

MINUTES
CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS
CITY COUNCIL MEETING
WORK SESSION

November 18, 2014
Clearwater City Hall – Council Chambers
129 E. Ross Avenue
Clearwater, KS 67026

CALL TO ORDER

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, City Council was called to order on Tuesday, November 18, 2014 at 6:00 p.m., in the Clearwater City Council Chamber, City Hall, 129 E. Ross Avenue, Clearwater, Kansas.

ROLL CALL

The Clerk called the roll to confirm the presence of a quorum. The following members were present:

Jim Whitney, Chris Griffin, Laura Papish, Paul Clark, Burt Ussery, Council Members.

The following staff members were present:

Kent Brown, City Administrator; Barbara Salinas, City Clerk and Austin Parker, City Attorney.

Mayor Mike York arrived to the meeting.

NEW BUSINESS

Discussion – Chisholm Ridge development lots

City Administrator Kent Brown stated that he just got an email from Christopher A. McElgunn with Klenda Austerman LLC stating the actual cost for the Chisholm Ridge property will be \$41,156.17. The cost/fee/expense column with \$378 was assessed to each parcel. This reflects the statutory costs that would have been collected if the property was redeemed by paying all the taxes before the sale.

After the sale and title work is completed and the City is the owner of the lots, Council discussed various options that the City could take with the lots. Discussion centered on the possibility of creating a Community Improvement District, outright sale of lots, tax credit or building incentives. City Attorney Parker reviewed the Community Improvement District process. Staff stated that inquiries have been made by 6 different persons or agencies for a lot or small set of lots. Staff noted that none of the inquiries has been for the entire set of 37 lots and that all parties have been notified that the City could not take any action until the sheriff's sale transaction is completed.

After discussion regarding the possible restrictive covenants and whether there is a homeowner's association for Chisholm Ridge, Mayor York asked City Attorney Parker to conduct research with the Sedgwick County Register of Deeds on the existence of

restrictive covenants and/or a homeowner's association for the development.

Council Member Ussery asked about the possibility of dedicating one of the lots to create a neighborhood park with some small play equipment. Discussion centered on lot 14, block 3 at the northeast corner of Chisholm Trail and Red River Drive.

Council Members asked for the cost to extend street and city utilities into the portion of the development that is not complete. Discussion continued to compare the portion of the 37 lots that are undeveloped and the portion of the lots that already have all utilities and infrastructure installed.

Discussion - Park Glen Estates

As part of the discussion on developments and streets, Council Member Griffin asked about the request for an additional entrance into the proposed Park Glen Estates development. After discussion, Council Members Whitney and Ussery both remarked that a road may be better suited at the east end of the sports complex instead of next to the parking areas on the east side of the ballfields and next to the tennis courts.

Discussion - 4th Street Drainage Project

City Attorney Parker reviewed the requests that were sent out for right of way agreements to the property owners along 4th Street including the school district. City Attorney Parker stated that there is not a need for the right of way agreement to be signed by the school district. In addition, due to an issue regarding building setbacks, City Attorney Parker would talk with the engineer regarding the format of a drainage easement instead of the right of way agreement.

Executive Session for Attorney Client

At 8:20 p.m., Council Member Griffin made a motion to adjourn into executive session for 40 minutes for Personnel Issues of Non Elected Personnel. Council Member Ussery seconded the motion and passed unanimously. 5-0

Mayor York stated that Council came out of executive session with no action taken.

Adjournment

With no further discussion to come before the Council, Council Member Whitney moved for adjournment. The motion was seconded by Council Member Clark 5-0. Meeting adjourned at 9:00 p.m.

CERTIFICATE

State of Kansas }
County of Sedgwick }
City of Clearwater }

I, Carol Reitberger, Deputy City Clerk of the City of Clearwater, Sedgwick County, Kansas, hereby certify that the foregoing is a true and correct copy of the approved minutes of the November 18, 2014 City Council meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 9th day of December, 2014.

Carol Reitberger, Deputy City Clerk