

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

February 10, 2015
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 by Mayor Michael York on Tuesday, February 10, 2015 at 6:30 p.m., in the Clearwater City Council Chamber, City Hall, 129 E. Ross Avenue, Clearwater, Kansas.

INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Griffin gave the invocation which was followed by the pledge of allegiance and flag salute.

ROLL CALL

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

Mike York, Mayor; Chris Griffin, Burt Ussery, Laura Papish, Paul Clark, Council Members. Council Member Whitney was absent

The following staff members were present:

Jim Heinicke, Interim City Administrator; Courtney Meyer, City Clerk; Others staff members present were: Gene Garcia, Police Chief; Ernie Misak, Public Works Director; Marvin Schauf, Fire Department; Donald Schauf, EMS Director; Pamela Riggs, Senior Center Director;

Others present: Sam Jack, Times Sentinel Newspaper; Shaun Weaver, Park Glen Estates; Jim Kohman, EBH Engineers; Paige Peppard, Charlie Troll, Ashton Pelz, Molly Kuntz, Erin King.

REVIEW OF THE MINUTES

Griffin moved, Ussery seconded to approve the consent agenda with one change to the minutes. Clark's vote on the zoning change needs to be changed to Yea. Consent agenda was voted on and passed unanimously with the change. 4-0

Public Forum

No one addressed the City Council at this time.

NEW BUSINESS

Engineering Agreement with EBH for Sewer Lagoon Project

Interim Administrator, Heinicke stated the amendment enables the engineer to draw up

specifications and detailed plans for recirculation piping, adjustment of the outflow pipe, and removal of sludge which has been accumulating since the 1960's. In addition, the engineer would assist with the bid process and perform the construction administration and inspection during the actual construction. This would see the City through to the end of the lagoon improvements. The only remaining issue would be analyzing the potential for irrigation options.

Griffin asked who will be performing the inspections on the job. Kohman stated the contract with EBH Engineers includes the inspections

Ussery asked how this new agreement would impact the City's budget. Heinicke stated the project will be bonded therefore will not affect our current budget.

Mayor York inquired about the time frame of the project. Kohman stated the project should be underway around July or August.

Ussery asked if it will be the City's responsibility to dispose of the sludge. Kohman stated the sludge removal will be arranged by the contractors.

Kohman stated the next item to talk about will be about irrigation.

Preliminary Plat for Park Glen Estates

Heinicke addressed the Council with an update from the Planning Commission meeting regarding the preliminary plat for Park Glen Estates. Several issues resulted from follow-up on Park Glen Estates Preliminary Plat. First, the Planning Commission has now approved the Preliminary Plat with conditions. The primary conditions are:

- a. Change in right-of-way layout to connect to eventual collector street from the north. A new drawing should be available.
- b. Execution of a Developer Agreement between the City and Developer identifying any special terms, conditions of financing, and other issues to be resolved for this subdivision. The specific agreement would be a City Council matter.
- c. Developer would not exercise the PUD process.
- d. Variance would be obtained for the minimum lot frontage for cul-de-sacs on Park Glen Court where the patio homes are planned.
- e. Variance would be obtained for the 6 foot side yard setbacks.
- f. Streets in Park Glen Estates would be built to curb and gutter standard.
- g. Routing of sewer service has now been worked out in conjunction with the Engineer and City. Details of assessments and other factors would be spelled out in Developer Agreement.
- h. The Final Plat would be phased, and only Phase 1 of the Preliminary Plat would be subject to final platting.

Heinicke stated he is still working on getting the cost for the collector street that would run along school property.

Ussery questioned if a decision needed to be made whether the street was going in for sure before the final plat was approved. Parker informed Council no that will not be the

case but any such action would be detailed in the Developers Agreement.

Shaun Weaver addressed the Council and informed them he is working on the HOA covenants and hopes to bring in final plat to next Planning Commission Meeting.

No action needed.

Discussion of Potential Aging Services Grant

Pamela Riggs, Community Center Director informed the Council, Clearwater may be eligible for increased grant funding for the aging program due to the programs and memberships that are being held through the Center. Riggs asked if she could move forward with program.

Council agreed by consensus to move forward with the program.

Concession Agreement for City Park Concession Stand

The Council considered how it will handle concessions this year at the City Park Concession Stand. Council could renew the 2014 agreement, solicit proposals, or not rent the facility in 2015.

Council stated there were no problems or issues with asking if previous renter would like to sign a 2015 contract.

The previous renter will be contacted to ask if they would like to proceed with a 2015 agreement.

Proposal for Water Well Security and Fencing

Council member Clark abstained from this discussion. He indicated a potential conflict of interest in the project.

Council had indicated that it wanted an update on the water well security and fencing project. The Director of Public Works, Misak has developed a plan of action. Fencing has been an item of discussion. There are two separate issues. First, there is a need to delineate the boundary of the well site in order to preclude a farmer from moving too close to the well with fertilizers and nitrates. This could contaminate the well resulting in substantial costs of finding additional supply of water. It is essential to control the perimeter of the site to protect against contamination.

The second concern is standard security. Council needs to determine if it is cost effective to construct a boundary fence for perhaps \$10,000. The fence needs to be far enough from the well house to enable large derricks to enter the site when a well needs to be pulled. Staff is not convinced that chain link perimeter safety fence is really needed at this time.

A relatively inexpensive security mechanism is to install alarms and cameras at each site. The Director of Public Works presented additional information at the meeting. Maps were presented showing proposed fencing options for the three wells.

Misak addressed the Council and suggested putting a barrier fence around the property line and alarms on the well doors versus fencing the entire well house in. The barrier fence would be posts spaced 20' to 25' apart with wire connecting them.

Council discussed the importance of having a barrier directly around the well house.

Griffin asked if alarms are installed on the doors who would have jurisdiction to respond to it since the well houses are not in city limits. Chief Garcia stated both City and County will be able to respond.

Misak suggested instead of making a fenced in barrier around the well house large enough to get trucks in he would like a fence around the well house with a 6' clearing around the building. That would give the protection to the well house that is requested and allow trucks to work on wells from outside the fence.

Misak was asked to get quotes on placing a barrier fence 6' from the well house buildings and alarm systems for all three wells and present to council.

Discussion of School Resource Officer Position

Heinicke stated the City Attorney has developed an inter local agreement as directed at the last meeting.

The School would like a small group meeting to discuss SRO. Heinicke suggests adding the potential collector street on that agenda.

Mayor York agreed to the meeting with the School and was asked to select a Council Member to attend. The Mayor will make a choice by the end of the week.

Department Head Reports

Chief Garcia stated the older patrol car and the animal control truck need new tires. The radiator in the animal control truck needs replaced and he will review whether it will be worth replacing the radiator on the truck.

Garcia is also reviewing animal control procedures. He would like the position to be more accountable.

EMS Director, Donald Schauf reported Wednesday Morning February 4th the new ambulance was in a small accident. On the way to St. Teresa Hospital an oncoming car crossed the center line and in order to miss the car the ambulance driver hit a road sign. No persons were injured. The only damage was the side mirror came off and there are now scuffs on the truck. Schauf will get body work and graphics quotes to repair the damage

Schauf is still working on the electronic patient reporting.

Public Works Director, Misak updated the Council on the Charles Engineering project. The main extension does need State approval. The City Engineer is working on the submittal documents.

Misak informed the Council that the Business Park sign is up.

Council Member Whitney enters meeting

Claims & Warrants

City Clerk Meyer presented the claims and warrants as of February 10, 2015 in the amount of \$65,644.85.

Ussery moved Whitney seconded to authorize the payment of all Claims and Warrants in the amount of \$65,644.85. The motion was voted on and it passed unanimously. 5-0

Staff Reports

Heinicke asked the how they would like to proceed with the SKT building for sale. The Staff has toured the building and gave their recommendations.

Council discussed and would like to see numbers to compare the cost of the new building and the cost to update and remodel the existing City Hall. They would also like to know if there is a deadline for an answer to SKT on whether the City is interested or not. If possible Council would like to see this project assigned to the new City Administrator.

Heinicke stated sewer rates will increase 1 percent per previously adopted ordinance unless Council takes action to the contrary. The Sewer Fund does not appear to require a higher increase at this point in time. A rate increase will be likely once final costs for the sewer lagoon project is identified.

Heinicke also stated that from the Priorities Checklist the request to conduct a strategic plan for future of emergency services in Clearwater was a high priority on the list. Heinicke has asked WSU to come to next meeting to discuss their proposal.

City Clerk Meyer reviewed with Council the new Financial Dashboard and walked through on how to read and review it.

Council Reports

Ussery updated the Council on the public meeting held on February 5, 2015. Mike Justice gave a presentation and answered questions about what a City Administrator job is. With the attendees of the meeting they came up with a list of what the public would look for in an Administrator. The Search Committee plans on using the list to help select an Administrator.

Griffin had nothing to report

Whitney had nothing to report

Clark had nothing to report.

Papish had nothing to report.

Mayor Mike York had nothing to report.

Adjournment

With no further discussion to come before the Council, Ussery moved, Clark seconded for adjournment. The motion was voted and passed unanimously. 5-0.

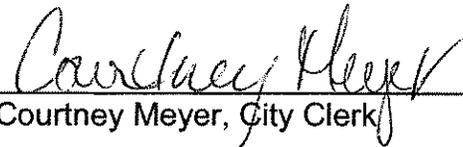
The Meeting adjourned at 7:52 p.m.

CERTIFICATE

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

I, Courtney Meyer, 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 February 10, 2015 City Council meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 24th day of February, 2015.



Courtney Meyer, City Clerk