

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

March 24, 2015  
Clearwater City Hall – Council Chambers  
129 E. Ross Avenue  
Clearwater, KS 67026

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**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, March 24, 2015 at 6:30 p.m., in the Clearwater City Council Chamber, City Hall, 129 E. Ross Avenue, Clearwater, Kansas.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Michael York 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; Burt Ussery, Laura Papish, Jim Whitney, Paul Clark Council Members were all present.

Chris Griffin 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; Marvin and Mary Schauf, Fire Department; Beki Zook, Recreation Director;

Others present: Nick, Danny and Shannon Tillotson, Jerry Falke, Shawn Weaver, Austin Wood, Stacy Tuxhorn, Mary Matlock, Abby Guiltner, Jordan Chambers, Miranda Sanders, and Kristin Zimmerman, WAMPO.

**Public Forum**

Jerry Falke addressed the Council and discussed the approach at 560 N. 4<sup>th</sup>. He stated the culvert is oversized and the asphalt is breaking up and exposing the culvert. The approach was to be fixed when 4<sup>th</sup> Street was to be done but the project has been delayed a year. Mr. Falke asked that the approach be fixed now since the 4<sup>th</sup> Street project has been delayed.

Council agreed and directed administration to ask the Public Works Director to do a temporary fix.

### **Consent Agenda**

Papish moved, Ussery seconded to approve the consent agenda as presented. Consent agenda was voted on and passed unanimously with the change. 4-0

### **NEW BUSINESS**

#### **WAMPO Presentation**

Kristin Zimmerman with the Wichita Area Metropolitan Planning Organization briefed the Council on the draft of the 2040 regional transportation move.

#### **Park Glen Estates developer Agreement**

Heinicke and Parker presented to the Council the proposed Developer Agreement regarding Park Glen Estates.

Council reviewed the document and requested the sentence 3 of paragraph 3 on page 4 be removed from the agreement. The sentence referenced easements/ rights of way for an emergency access point.

Ussery moved, Clark seconded to approve the developers agreement with the amendment. Motion was voted on and passed unanimously with the change. 4-0.

#### **Chisolm Ridge Development Concepts**

Heinicke presented to the council different concepts on how to develop the lots the City owns in Chisolm Ridge.

Heinicke stated he has been in multiple discussions with local realtors and home builders. The consensus appears to be in agreement with discussion at the last Council meeting. The problem in the local housing market is on the supply side, not the demand side. Realtors feel that prospective buyers are interested in Clearwater but drawbacks to moving here include:

- Low inventory of homes to buy.
- Very limited construction going on right now.
- Clearwater does have a variety of possibilities for the market:
  - Town home rentals.
  - Park Glen Estates upper-middle opportunities.
  - Chisholm Ridge: starter market.
  - Rural subdivisions annexed into Clearwater because of water supply.
  - For the most part, these areas are not competing with one another because they represent different levels of housing values.
- Lack of construction activity is a turn-off to buyers. Conversely, new construction activity would beget more activity; buyers would be more interested if they saw homes being built.
- Clearwater is not known to a large segment of potential buyers.
- There are no targeted marketing materials available for Chisholm Ridge or the community in general.

The conclusion would be to have a program that would invite and encourage builders to start construction in the community, along with a companion marketing program to more

fully expose the advantages of Clearwater to the greater metro area.

Heinicke was looking for direction from the council on how to proceed with lots in Chisolm Ridge.

Council would like administration to proceed with looking into marketing Clearwater and the lots available to purchase. This would include Indian Lakes, Chisolm Ridge, and Park Glen Estates. Shawn Weaver mentioned he would be interested in helping with the marketing costs.

### **Clearwater Business Park**

Heinicke informed the council that there is a request by Secretary Mike King of the Kansas Department of Transportation. They are seeking proposals for a Trans load Facility. In simplest terms, this is a facility that transfers semi-trailers from rail to truck and truck to rail. It would be a very large, busy facility with lots of semi traffic. The Clearwater industrial property at the north edge of town meets the minimum requirements.

Council discussed and came to a consensus that we should send in the application understanding that Clearwater has a small opportunity to be awarded the facility. This will still keep Clearwater on the list as potential development sites in the future.

### **Department Head Reports**

Garcia stated that 2 officers have been in training this month.

Garcia also stated that he has a part time employee that is interested in the full time opening. He requested an executive session to discuss employee.

Garcia informed council that the first annual Art Walk will be held this Friday and all permits were in order.

Zook updated the Council on the Park project. The concrete pads are being poured, the new equipment is on order, Westar has been contacted to move and remove wiring and Perk up the Park was successful with 20-25 people who came to help.

There is an Easter egg hunt April 4<sup>th</sup> at 9am.

Zook said a defibrillator has been ordered to keep on hand at the pool.

Rec Commission approached the council in February and informed the council of a Sunflower Grant that the park would like to apply for and deadline was March 11<sup>th</sup>. Zook stated that the deadline date was incorrect so the park missed out on the application. There will be another grant available to apply for in September

Marvin Schauf informed the council he has had equipment problems with engine 2. The brake cylinder was almost out of fluid so it was taken to Inland truck Tuesday and as it was being fixed the exhaust had to be fixed because it was leaking gas out of the carburetor. The 1977

tank meter was broken and the tank kept overflowing and was taken to Mayfield this afternoon.

Schauf also asked council if Clearwater Fire Department to start the cadet program back up.

Council discussed the cadet program and agreed that it was a good idea as long as all the federal guidelines could be followed. Council asked Schauf to look into all the guidelines and what paperwork would need to be done to keep the program up.

Whitney asked Misak to clean up the alleys where water pipes have been replaced.

### **Claims & Warrants**

City Clerk Meyer presented the claims and warrants as of March 24, 2015 in the amount of \$34,600.81

Papish moved, Ussery seconded to authorize the payment of all Claims and Warrants in the amount of \$34,600.81. The motion was voted on and it passed unanimously. 4-0

### **Staff Reports**

Heinicke stated the search committee has performed three interviews and has chosen one individual to appear before the council.

Council agreed to have a special meeting on April 1 at 5:30 to discuss matters related to non-elected personnel.

### **Old Business**

Whitney asked the status of the formal complaint for 410 S. 3<sup>rd</sup>. Parker stated all forms have been prepared and will be sent out in the next couple of days. He is still researching the contact about the condition of the property.

### **Executive Session**

Clark moved, Whitney seconded to enter into an executive session at 7:55 p.m. for 20 minutes with Austin Parker, City Attorney and Chief Garcia to discuss attorney/ client privileges.

Mayor Michael York reconvened the regular meeting at 8:05 p.m. Clark moved, Whitney seconded to hire Officer Ohlemeier as a full-time police officer for the City of Clearwater. The motion was voted and it passed unanimously. 4-0.

Ussery moved, Clark seconded to enter into an executive session at 8:13 for 20 minutes with Austin Parker, City Attorney to discuss attorney/ client privileges.

Mayor Michael York reconvened the regular meeting at 8:33 p.m. He indicated no decisions were made and no action was taken.

### **Council Reports**

Ussery asked the rest of the council to agree to a date to have a special meeting. Council picked April 1 at 5:30 to discuss matters related to non-elected personnel.

Whitney had nothing to report.

Papish had nothing to report.

Clark had nothing to report.

Mayor York had nothing to report.

**Adjournment**

With no further discussion to come before the Council, Clark moved, Whitney seconded for adjournment. The motion was voted and passed unanimously.4-0.

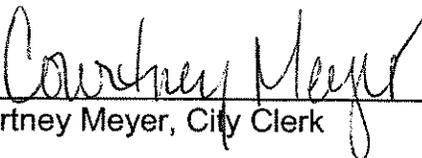
The Meeting adjourned at 8:41 p.m.

**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 March 24, 2015 City Council meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 14th day of April, 2015.

  
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Courtney Meyer, City Clerk