

**Glen Elder City Council Minutes
February 1, 2021**

The Glen Elder City Council met in regular session on Monday night at 6:00 p.m., February 1, 2021 at City Hall with Mayor Ryan Duskie presiding and council members: Darel Stuart, Sheila Paxson, Landen Cleveland, Barry McPeak, and Larry Wheeler present. Also in attendance: Bob Kastrup, Jeff Holling, Cody Richards, Emily Benedick, Heather Hartman, James Reed, Attorney Tim Demel, Eldon Behymer and Jerri Senger.

Minutes & Claims

The minutes of the January 4, 2021 meeting were reviewed. Barry made the motion to approve the minutes, Landen seconded the motion and vote carried with five ayes.

The claims on hand for the month of January amounting to \$62,693.85 plus the outstanding Sunflower Electric Power and City Attorney bills were reviewed. Sheila made a motion to approve the claims. Larry seconded the motion and the vote carried with five ayes.

Code Enforcement

Code Officer James Reed said he had another slow month. He did mention concern about an unregistered pickup on the Joe Smith property. James talked to Joe's wife and asked to have it removed.

Annual Appointments

Barry made a motion to approve the annual appointments made by Mayor Duskie. Larry seconded the motion and the vote carried with five ayes.

Mayor Duskie made the following annual appointments:

Council President	Darel Stuart
Municipal Judge:	Jim Johnson
City Attorney:	Timothy Demel
City Official Paper:	Cawker City Ledger
Financial Institution:	Guaranty State Bank & Trust Co.
City Clerk:	Jerri Senger
City Superintendent:	Eldon Behymer
City Maintenance:	Devon Housh
City Maintenance:	Garry Clark
City Treasurer:	Linda Mick
Fire Chief:	Garry Clark
Assistant Fire Chief:	Cody Thompson
Insurance Agency:	Linton Insurance

Light Committee: Ch: Darel Stuart, Landen Cleveland, Sheila Paxson

Water/Swim Pool Committee: Ch: Barry McPeak, Darel Stuart, Larry Wheeler

Street/Alley/Sidewalk Committee: Ch: Larry Wheeler, Darel Stuart, Sheila Paxson

Park/Building Permit Committee: Ch: Eldon Behymer, Landen Cleveland, Larry Wheeler

Cemetery Committee: Ch: Sheila Paxson, Barry McPeak, Landen Cleveland

Budget Committee: Ch: Ryan Duskie and all Council Members

City Council Meetings are to be held the first Monday of each month at 6:00 p.m., unless a holiday, then will be held the following night.

Authorize Clerk to pay payroll 1st of each Month.

Authorize City Clerk to pay bills prior to meeting night to avoid paying penalties.

New Floodplain Maps

The council reviewed the letter from FEMA on their new proposed Flood Insurance Rate Maps. The maps were reviewed. There is a significant increase in the proposed flood area that will affect several homeowners on the North end of town. The council is concerned for property owners and question the increase when those proposed areas were not affected by the 1993 flood. The clerk will submit concerns about the large increased flood area by Friday’s deadline.

Capital Improvement Plan

Emily Benedick, Executive Director at North Central Planning Commission (NCRPC), gave council members Capital Improvement Planning binders. She informed the council six meetings will need to be held on evenings other than council meeting nights. There is a lot of work to be done before each meeting, like gathering inventory lists and project needs in the city. Emily said the cost of the plan will be up to \$750.00 plus mileage. She asked for approval of the Memorandum of Understanding between the city and NCRPC for preparation of a Capital Improvement Plan. She also suggested setting up a small committee and a first meeting night. She added that community involvement will be important in this process.

Darel made a motion to move forward with a Capital Improvement Plan and approve the Memorandum of Understanding. Larry seconded the motion and the vote carried with five ayes.

Hobart Street

Darel requested this topic on the agenda. He said he has had good conversations with Jeff Holling and Cody Richards. He mentioned CVA is flexible about closing one of the streets on the truck route. He went on to say that CVA has some control over the commercial trucks that come into town, but has no control over the farmers and where they drive. Darel said he feels it would be best to close Kansas Street and have all the truck traffic on Hobart Street. He also would like to see new stop signs put up to slow the traffic and cut down on the dust on the truck route. After some discussion Darel said that we should either close Kansas or Hobart Street, leaving only one open to trucks, he didn’t care which one.

Mayor Duskie stated that he would prefer to see concrete on the truck route streets, which would hold up much longer with the heavy traffic. Landen and Larry said they would prefer to keep both streets open at this time. There is concern about the deteriorating state of Hobart Street and the impact that closing Kansas Street would have on Hobart Street.

Emily mentioned there are two Kansas Department of Transportation programs that may help the city with the streets on the truck route. She gave the council information sheets on the programs. After more discussion on the streets, the council tabled the matter.

Building Permits

Barry made a motion to approve building permit #21-1 a new front yard fence for the Friends Parsonage at 112 W. 2nd Street. Landen seconded the motion and the vote carried with five ayes.

Sheila made a motion to reopen discussion on building permit #20-18, a new grain dryer for Central Valley Ag, without the requested reports for further consideration and possible action. Landen seconded the motion and the vote carried with five ayes. Sheila started to make a motion to approve the permit and was stopped by Darel. Darel said he feels the building permit

needs to be re-written. He said the permit does not reflect the changes made to the dryer location and it needs more details about the propane tank. Darel also asked about a waiver for the propane tank they are requesting. It was mentioned CVA already has approval for the large portable propane tanks for their current grain dryer. Darel mentioned being concerned about the safety issues related to the new propane tank. He said the proposed location near the tracks is a concern, if the cars were to derail there. The Attorney recommended the council evaluate/approve each propane storage unit request as they come in.

Darel read the following: “With the response from CVA on the questions concerning both noise and arousal pollutions, I feel the new dryer will not be in the best interest of the citizens of Glen Elder. I believe that all future CVA expansion should be done east of Glen Elder at the bunkers or in Beloit. The Bees wings will continue to be a problem and will get much worse with the increase of corn products through a new dryer. The real concern is the increase in traffic noise, speeding semi’s, spilt grain, dust, exhaust fumes from the semi traffic, increase noise from the clanking doors on the rail cars, train engines idling at night all are presenting a quality of life and health issues.”

Barry said he was for the new dryer, but after this last weekend he isn’t. Barry said his house shook all weekend because the train engine was parked south of his house when they were loading cars. Now he feels the dryer should be put in another town.

Landen said he would like to see a new building permit application filled out. Landen made a motion to deny building permit #20-18 with the understanding a new permit application will be submitted with the new location of the dryer; the location, details and safety precautions of the new propane tank. Sheila seconded the motion and the vote carried with five ayes.

Darel said that he feels the city should get copies of all of CVA’s state inspection permits/reports, to keep on file.

Employee Report

Eldon presented the council with a bid from Carrico Implement for a 2021 John Deere Z720E zero turn 48” deck mower for \$5,480.00. He said the bid is without a trade-in. The old mower will be put up for sale on sealed bids. Landed made a motion to purchase the 2021 Z720E mower from Carrico Implement. Barry seconded the motion and the vote carried with five ayes.

Eldon said he talked to one of the Methodist Church farmers about increasing the dump to the south. They would be willing to lease about .3 acres to the south of the dump for five years at \$300.00 per year. He mentioned that the city would have to fence the leased area and move the fence back after the lease. Eldon did say the city owns more ground to the west of the existing dump fence, but they need to locate the rural waterlines to see just how much can be utilized. He is hoping for 100 feet. The council decided to discuss this topic further after the rural waterlines have been located.

Clerk Report

The clerk asked for permission to hire Hannah Haggard as the part-time office assistant/assistant clerk. The council gave their blessing. Hannah will start this week.

The clerk informed the council the Blue Cross/Blue Shield health and dental insurance plan premium increased 8.5% this year.

The clerk mentioned the printer needs to be replaced, as replacement parts are more expensive than purchasing a new printer. After some discussion, the council asked her to keep looking for a printer that will handle the utility bills.

The clerk asked to be renewed as the city’s KMEA board of director position.

The council was given the final 2020 financial reports.

Council Report

The council congratulated the city crew on the great job they did keeping the streets cleaned during the snow last week.

With no other business, Sheila made a motion to adjourn the meeting. Larry seconded the motion and with five council members voting aye, the meeting was adjourned at 7:15 p.m.

(These are unofficial minutes, until approved at the next council meeting!)

Jerri Senger
City Clerk