

May 3, 2021

## **Glen Elder City Council Minutes**

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The Glen Elder City Council met in regular session on Monday night at 6:00 p.m., May 3, 2021 at City Hall with Mayor Darel Stuart presiding and council members: Sheila Paxson, Landen Cleveland, Barry McPeak, and Larry Wheeler present. Also in attendance: Kevin Noller, Dan Winkel, Scott Jordan, Lori Augustine, Garry Clark, Emily Benedick, Heather Hartman, James Reed, Eldon Behymer and Jerri Senger.

### **New Councilman & Council President**

Mayor Stuart asked for the approval of Dan Winkel to fill his vacant council seat. Larry made a motion to approve Dan Winkel as the new council member. Barry seconded the motion and the vote carried with four ayes. Dan took his official oath of office and took his seat at the council table.

Mayor Stuart announced he would like to appoint Landen Cleveland as the new Council President. Larry made a motion to approve Landen Cleveland as the new Council President. Sheila seconded the motion and the vote carried with five ayes.

### **Minutes & Claims**

The minutes of the April 5, 2021 meeting were reviewed. Barry made the motion to approve the minutes, Larry seconded the motion and the vote carried with five ayes.

The claims on hand for the month of April amounted to \$68,428.34, plus the outstanding Sunflower Electric Power and the attorney bills were reviewed. Sheila made a motion to approve the claims. Landen seconded the motion and the vote carried with five ayes.

### **Capital Improvement Plan**

Emily Benedick, Executive Director at North Central Regional Planning Commission, went through the infrastructure inventory and notes she compiled, paying special attention to the project priority lists. Mayor Stuart said he would be very interested in State funding to repair Hobart Street since it is a bypass route for Highway 24. Emily said she won't have any idea if there will be funding until after the June KDOT meeting. She said she will let the council know if she hears of any money available after their meeting. Emily reported we have received 26 surveys to date. The council talked about how to encourage residents to fill out the survey and decided word of mouth is best. Surveys will be taken until June 1, 2021. Emily said a public meeting will be held in July to get residents involved and educated on the Capital Improvement Plan. She said the CIP will be completed in August, in time to begin working on the proposed city sales tax.

### **Fire Department**

Fire Chief, Garry Clark asked to have Zach Shelton appointed as a new fireman on the department. Barry made a motion to appoint Zach Shelton to the fire department. Larry seconded the motion and the vote carried with five ayes.

Garry asked for permission to purchase four new self-contained breathing apparatus (SCBA) bottles. He said they have a 15-year life span and they are approximately \$550.00 each. The council asked if he had the money in his budget, which he said he did. Barry made a motion to approve the purchase of four new SCBA bottles. Larry seconded the motion and the vote carried with five ayes.

Garry informed the council that the dive team will continue to use the department's ambulance vehicle. He said it may be used as far away as Lovewell, Kirwin and Wilson lakes.

It was noted that both of the department's fire trucks are close to 30 years old.

### **Code Enforcement**

Code Officer James Reed reported not much going on at this time. He said he expects tall grass/weed issues with the weather warming up. Barry asked him to keep an eye on the large equipment trailer occasionally parked along east Kansas Street.

### **Car Wash**

Eldon presented the council with bids for the car wash project. He said he is sure there will be more cost to the project, but his total came in at \$22,134.86 (with Ron's bid) for the project. Ron Eberle Construction's concrete bid is without materials (labor only) at \$9,037.66 and Senger Construction's concrete bid came in at \$19,500.00 for labor and materials. Dan Winkel suggested the building be made of blocks instead of wood and tin. Dan said wood and tin will deteriorate too fast, he added speaking from experience. He also said the state has requirements on the mud pit. The council talked about building the car wash, running it for a year to a year and a half, then selling it. It was mentioned to call other cities with a car wash to see how they are doing. Eldon mentioned Ron can start the project soon and have the concrete poured by June 1<sup>st</sup>. The council would like the building set up with a block ledge foundation so a possible future block building can replace the wood and tin. After a discussion on funding this project, Landen made a motion to approve building a car wash with a cap on the project of \$25,000.00. Using a contract with Ron Eberle to pour the concrete and funding this project with water, sewer, capital improvement, and a small amount of general fund money. Larry seconded the motion and the vote carried with five ayes.

### **Swimming Pool**

The council reviewed the swimming pool admission rates. They decided to leave them the same as last year. The opening day for the pool will be Saturday, May 29, 1:00 pm to 7:00 pm.

### **Mower Sealed Bids**

Mayor Stuart opened two sealed bids for the 2006 John Deere 717A zero turn mower, \$1,357.00 and \$1,810.00. Kevin Noller was the winning bid at \$1,810.00.

### **Building Permits**

Eldon said all the building permit applications looked good to him. Barry made a motion to approve the following building permits: #21-9 expand driveway approach & move mailbox for Tom & Beth Ford at 312 N. Hobart, #21-10 a new 10 x 20 concrete slab for Eldon Behymer at Behymer Cove 116 N. College, #21-11 move in a 10 x 20 new shed for Roger & Tina Hardaway at 501 W. 1<sup>st</sup> Street, #21-12 enlarge patio and erect new fence sections for Roy Bischoff at 336 N. Nash. Larry seconded the motion and the vote carried with five ayes.

### **Employee Report**

Eldon informed the council an old cistern was found at the southwest corner of the square. He said they are filling it with sand.

Eldon asked what the council wants to do about the really bad spots on Hobart Street. Larry and the rest of the council would like to repair the bad spots with flowable, working north to south until the money in the budget is depleted. The council is hoping to receive some help from the state on more permanent street repair on Hobart and Kansas Streets.

Eldon reported the curb and guttering at 208 and 209 East Kansas Street are in desperate need of replacement. He said if we leave the curb and guttering like they are, water could get under the street and deteriorate it like it has done on Hobart Street. He said he talked to John

Senger and they will pour the concrete and the city crew could do the tearing out of the old. He said the project should cost a total of \$5,000.00. Larry made a motion to approve the replacement of the curb and guttering at 208 and 209 East Kansas Street. Landen seconded the motion and the vote carried with five ayes.

There was more discussion on the large equipment trailer occasionally parked in the street on East Kansas Street and the hazard it creates. The Mayor asked to ban semi parking on Kansas Street from Hobart east to Marshall Street. There was some discussion on this, and an ordinance is needed. Eldon reported new signs will cost around \$26.00 apiece. The Mayor would also like signs put up in the square asking folks to pick up messes from their dogs. Eldon said all the signs requested will cost around \$150.00. Barry made a motion to put up signs in the square concerning dog clean-up and to ban semi parking along East Kansas Street. Sheila seconded the motion and the vote carried with five ayes.

### **Clerk Report**

The clerk informed the council the filing deadline for council positions is Tuesday, June 1 at noon. Positions up this year are: Sheila Paxson, Larry Wheeler, and Mayor Darel Stuart. Individuals are required to file a declaration of intent to become a candidate at the courthouse with the election officer. In addition to the forms required a \$20.00 filing fee is also required. If needed, a primary will be held August 3<sup>rd</sup> and the general election will be held on November 2. The newly elected city officials will take office on the first Monday in December, December 6, 2021.

The clerk expressed her concern about SB 87, which is still alive in Topeka. She again stated if this bill is passed it will be devastating to lose the sales tax money to the county. She informed the council SB 13 was passed. SB 13 repeals the property tax lid law, however it establishes new notification and public hearing requirements for all taxing subdivisions seeking to increase property taxes above those provided for by their “revenue-neutral rate.” She said the tax lid was about actual dollars. The revenue neutral rate is about the mill levy. She said it will require a public hearing in August along with the public hearing for the budget.

The clerk briefly mentioned the “American Rescue Plan” money the city may be receiving from the federal government. This money is to be used for COVID related expenses.

### **Council Report**

The council discussed the grease spot on the sidewalk in front of the old library. They also discussed the food trailer that was parked in front of the building on the west side of the street. The council would prefer all food vendors to be parked along the square side of the streets. The council said if the spot is not cleaned up, the city crew will clean it up and bill the food truck owner. The council asked to be sure the vendor permit states they need to be parked along the inside edge of the square.

Larry made a motion to approve the purchase of a new bagger for the new JD mower. Dan seconded the motion and the vote carried with five ayes.

The council meeting times were briefly discussed. It was the consensus to leave the meeting times at 6:00 pm.

With no other business, Larry made a motion to adjourn the meeting. Sheila seconded the motion and with five council members voting aye, the meeting was adjourned at 7:30 p.m.

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

Jerri Senger

City Clerk