



# Glen Elder, Kansas

## 2011 City Council Minutes Archive

### December 12, 2011 Special Meeting

The Glen Elder City Council met in Special session Monday night at 7:00 p.m. December 12<sup>th</sup>, 2011 with Mayor Bob Kastrup presiding. Council members Sheila Paxson, Ryan Duskie, Barry McPeak, and Larry Wheeler were present. Also in attendance was Leland Tice from KDOT, Linda Riley, Lori Augustine and employees Eldon Behymer, Mary Jo Gruwell and Jerri Senger.

#### Highway 24 Bridge Reconstruction

Mayor Bob Kastrup asked KDOT representative, Leland Tice to give the council an overview of the Highway 24 bridge reconstruction project. Mr. Tice announced the project was originally slated for 2014, but they have moved the bid letting up to October of 2012. He said he is glad they moved the project up as the east end of the bridge has rebar exposed, and the abutments are not good. The bridge is not in good shape. They looked at just repairing the bridge, but decided in the present shape it would be best to replace it. They explored different ideas for rebuilding the bridge. a) Rebuilding one-half at a time and keeping Highway 24 open, but this option did not look like it would work; b) They visited with Mitchell County about using Hobart and Kansas Streets running through Glen Elder; c) A Shoe-fly Detour was considered, but they felt the room was too limited and the required culvert would have been too difficult to put in; d) Using K36 and K14 as detour roads wasn't feasible as they are too far from Highway 24. It was determined the best option is to detour traffic through Glen Elder utilizing Hobart and Kansas Streets.

It will be middle to late November before the contract will be signed. KDOT will give the contractor a long stretch of time for the project to be completed. It will depend on which contractor is selected as to when they can start. All contractors will be pre-qualified to bid before the letting. The "low responsible bid" will be accepted. Working Mondays through Fridays a minimum of 6 to 8 months is the expected time it will take for construction. They count only good working days, depending on the weather. There are no guarantees how long it will take.

Larry asked about the expected volume of truck traffic. Mr. Tice had checked the counter, and found the daily volume is just fewer than 1800 vehicles per day with about 340 of those being trucks. Larry asked if KDOT will be placing signs in the area. They will put State Highway signs in Glen Elder directing traffic to US 24.

The plan is to mill out next to the curb and gutter. The surface will not be as thick as the middle of the street. They will be overlaying 1 ½" -2" more asphalt in the middle of the streets. The corner at Hobart and Kansas will need to be widened. The council asked if a stoplight would be utilized at that intersection. He stated they would not be changing the stoppage of traffic from its present set up. This causes problems especially for local traffic not used to stopping at that intersection. The council asked if he felt a stop sign would be sufficient for the amount of traffic it will have. He stated he looked at a busy intersection in Beloit and Concordia that each average 3000-4000 vehicles per day, and found stop signs in those locations were sufficient.

Larry asked if the state would consider extending the improvements on the streets two more blocks to finish Kansas Street. Mr. Tice said no, as he had a very hard time coming up with the money to repair the detour streets. Funds are tight and there will be no extra funds to do additional streets.

Barry asked about traffic traveling west on Kansas Street knowing to turn right on Hobart to access Highway 24. Leland said there will be US 24 directional signs placed before the intersection. Eldon asked if they will lower the speed limit in town. Mr. Tice stated he feels the 25mph limit presently in place would be good. He doesn't recommend going lower than this. Concerns for the type of substances traveling through town, such as hazardous waste, were

discussed. Mr. Tice stated we often don't know what is being transported, and would have no control over this.

The estimated cost for the bridge project is \$1,000,000. The total estimated cost for the roads both county and city is \$300,000 with \$172,000 in the city alone. They are "replacing the bridge" on a "repair the bridge" budget. The new bridge will be wider and have shoulders, which should make it safer.

Barry asked if Farmway Coop would be repairing the street by Wayne's when their new office is completed. Eldon stated that street doesn't have thick enough oil to mill. If you go down that deep you will hit rock. Once the new office is in place, this street will go back to minimal traffic again.

It was asked if the city could hire the asphalt contractor to repair the remaining two blocks of Kansas Street. He said this could be a possibility. It would depend on the contractor, and what their schedule is.

Larry asked if the state troopers would come through town. Yes, if they are on this stretch of Highway 24 they will come through town. This is not in KDOT's control. Leland suggested speaking with the county sheriff to request increased coverage by their department.

Barry asked if Greg Linton had been notified with regard to widening his corner. Bob stated Greg is aware of this and his only request is that it be put back to the original state when the project is completed. Leland said all of these requests will be detailed in the contract with the asphalt contractors.

Eldon asked if they will be reusing all of the millings. No, only 20% is mixed with the asphalt and reused. Eldon asked if the city could have the left-over millings. Leland said yes, this can be put in the contract. You just need to let them know where to dump the millings. He added that millings are a precious commodity.

It is suggested for the city to limit parking along Kansas Street as there will be limited space when trucks pass each other. They would like to keep traffic off of the side of the road since the milled surface will be weaker along the edges.

Mr. Tice stated he can almost guarantee by April of 2013 the contractor will be working. The council continued the discussion with regard to safety backing out of driveways, etc.

The council asked if they will be redoing the streets after the bridge is done. Mr. Tice said, they will repair any damage that might be incurred during that time, but will only do the whole detour route before starting the bridge. Kansas Street will have a hot-mix top, not sealed as it is now. Eldon stated Hobart and Kansas will be much better streets when they are finished. They will fix all soft areas before putting the asphalt over it, such as in front of Geneva Winkel's.

Ryan made the motion to approve the detour coming through Glen Elder on Hobart and Kansas Streets, KDOT redoing the valley gutter at Hobart and Allen, KDOT replacing the corner at Hobart and Kansas back to its original state when construction of the bridge is completed, and the city will keep the millings collected from our streets. Larry seconded the motion and the motion carried 4 ayes.

With no further questions or discussions Larry made the motion to adjourn, Sheila seconded the motion and the motion carried 4 ayes.

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

Jerri Senger  
City Clerk

## **December 5, 2011**

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., December 5<sup>th</sup>, 2011 at City Hall, with Mayor Bob Kastrup presiding and council members Barry McPeak, Larry Wheeler, Sheila Paxson and Lindsey Clark present. Also in attendance: Bill Hagman - Beloit Daily Call, Rod Cooper, Darel Stuart, Kevin Noller, Jim Slate, Bill Eberle, Lowell Neifert, Linda Riley, Mike Schrant - KDNS, Attorney Brenon Odle, Chris Wagner, Eldon Behymer, and Mary Jo Gruwell.

### **Minutes & Claims**

The minutes of the November 7<sup>th</sup>, 2011 meeting were reviewed. Barry made a motion to approve the minutes. Larry seconded the motion and the vote carried with four ayes.

The claims on hand for the month of November amounting to \$40,943.99 plus the outstanding Mid-Kansas Electric bill were reviewed. Sheila made a motion to approve all claims. Lindsey seconded the motion. Motion carried with four ayes.

### **Public Comment**

Bob stated he had been asked by Dan Winkel to let the council know he is still under construction at the Castle building and is not using water. Last month the city stopped charging him for sewer usage. He requests that he be reimbursed for the four months he has already been charged. Larry stated he feels we should refund those months, but rather than a refund of money give him 4 months credit when he does start using it again. It was the general consensus of the council that this would be the best way to handle it.

Linda Riley asked why the agenda has not been posted on the web site, and asked if it was on the local channel this month. The Mayor stated he will check into this.

Darel Stuart wanted to let everyone know Coop came through with funds for the remodeling project for the new American Legion Building site. They gave \$12,000. Darel stated, "Coop really stepped up to the plate." He wanted to publicly thank Farmway Coop and the Council for helping make this happen.

### **Prairie Land Electric Co.**

The Mayor asked Brenon if he has heard anything from Prairie Land about this. He said he had not. Bob stated we would by-pass this item.

### **American Legion**

Bob reviewed the building swap contract between the American Legion and the City. The city attorney had left blanks for the value of the two buildings to be filled in. Eldon stated the appraised value of the Pawnee building is \$9,000, and appraised value of the American Legion building is \$2000. The Mayor read that the deeds will be held in escrow at Gantenbein and Odle Law Office for 90 days. Both parties will have a certificate of title. Possession of the buildings will commence upon signing of the contracts. The American Legion members wish to begin demolition and construction as quickly as possible. Termite inspection has been completed as a requirement of the contract. Termites were found and the city will pay for the cost of treatment. After treatment the pest control company will come back to certify the termites have been killed.

Bob shared with the council we have a bid from Gray Pest Control for \$995.00. He talked with the company today to confirm that the chemical should last 15 years, but the company will guaranty it for 1 year. It will be up to the American Legion if they want to have it inspected in a year at their expense for \$100.00. Since both parties are tax exempt, this will be a tax free exchange. The Mayor concluded by reading that each party will maintain their own insurance, and then asked for a motion allowing him to sign the contract and deed. Larry made the motion to allow the Mayor to sign the contract for the building swap with the American Legion and to sign the deed. Sheila seconded the motion and the motion carried with 4 ayes.

The Mayor then asked if the council wanted to approve using Gray Pest Control with the bid of \$995.00 for treatment of the termites. Barry made the motion to accept the bid by Gray Pest Control for \$995.00. Larry seconded the motion and the motion carried with four ayes.

### **Code Enforcement Report**

Chris Wagner, Code Enforcement officer, stated it had been a month since he talked with the council about parking around the square. He said they had discussed possibly putting a time limit on how long a vehicle could be parked there. Eldon and Barry both mentioned this could be a problem since vehicles needing to be worked on may have to be there for an extended period of time waiting for parts, or repairs, etc. Chris also mentioned there was a concern for parking in front of the new playground area. The council mentioned they realize something may need to be done, but feel there has already been improvement with fewer vehicles being left around the square. The council chose to let it glide for a month or so to see if there is sustained improvement, and to have Chris bring it up for discussion at a later date.

### **Utility Services**

Eldon stated he feels the council needs to start thinking about increasing charges for sewer and water hook-ups for new construction as well as those just wanting to change their current set-up. Larry mentioned we don't want to over charge the patrons, but need to get our costs back. Bob mentioned several scenarios of possible costs, and agreed that we don't want to be unreasonable. Larry restated no, but we need to cover our costs. The Mayor stated we will come up with some figures to present to the council.

### **Capital Improvement Fund Plan**

The City Attorney stated for a Capital Improvement Fund we need a general timeline and list identifying where we want to do capital improvements. These plans can be very detailed and lengthy, or shorter and more simple. They want to see that the city has a thought out plan and are taking steps to move toward completing that plan. Brenon stated that as money is spent you log this onto the plan so they can see the money is being used. If they don't see this happening, they will make you move the funds back into the general fund. The council asked if they need to have more than one item listed for possible uses for the funds. Brenon said yes, ideally it is best to have more than one idea on the list. The Mayor asked Brenon if he has some examples we could look at. Brenon said he would email some samples to Jerri.

### **Daycare Guttering**

Larry came up with a bid for the guttering project. He stated this really needs to be done as the lack of guttering is what has lead to the problems we have had with the facility already. He also checked the ceiling and feels there is no problem at this time. He quoted the price of \$700 for guttering. He stated that most people use Rod Hoft for the work, and this is who he would most likely use too. Barry made the motion to accept Larry's bid for \$700. Lindsey seconded the motion and the motion carried with three ayes, with Larry abstaining.

### **Cereal Malt Beverage License**

Sheila made the motion to grant a CMB License to Wayne's Sporting Goods. Larry seconded the motion and the motion carried four ayes.

### **Solid Waste Collection Agreement**

The Mayor shared the agreement we received from Mitchell County for solid waste collection. Dunstan trucking has a contract with the county for the next three years. The cost for this service is \$14.20 and we currently charge \$14.56 for a profit of .36 cents per customer which works out to be around \$80 per month. Larry stated he didn't feel even if we raised the cost to the customer that it would increase our benefit enough to matter that much. Linda Riley asked if trash pickup would be on Tuesday's now. Bob stated yes, starting in January. He mentioned it will be advertised in the paper. Mary Jo shared it will be placed on the local television channel and that Jerri plans to put a notice on all utility bills next month. Lindsey questioned the dates stated on the contract indicate the agreement would not be for three years. She stated she feels this needs to be checked. Barry made the motion to allow the Mayor to sign the contract with Mitchell County for solid waste collection with clarification on the dates. Larry seconded the motion and the motion carried with four ayes.

### **Ordinances**

Larry made the motion to approve Ordinance #652, vacating the alley in Block 6, Original Town. Sheila seconded the motion and the motion carried four ayes.

### **Highway 24 Bridge Project**

Eldon told the council Mr. Tice from KDOT was in today and told him they will let bids for the project in October of 2012. Eldon added if the council chooses not to vote for this the people will drive through Glen Elder anyway and there is no way to stop it. We would be out the help we would receive from the state to repair our streets. Larry asked what the timeline for the project will be. Eldon stated Mr. Tice said 7-8 months, but it depends on the contractor, weather and other variables. The contractors would probably start a couple months after the bid is accepted. Barry asked if Greg Linton had been notified regarding the widening of the intersection at Hobart and Kansas. Eldon said he had talked with him. Greg is okay with it as long as it would be returned to the original state when they are finished, and he told Mr. Tice this today. Bob asked how much of the corner will be taken. Eldon said Mr. Tice said it would be quite a bit. Bob reminded the council that the city property actually goes up to the sidewalk anyway. Lindsey asked if the whole street will be overlaid. Eldon said Mr. Tice explained they will fix all soft spots, but only be milling 6'-8' from the gutter on each side and slope back from there. He said the middle of the streets already have a good base. Larry questioned if we would have them help with problems at Geneva Winkel's and Brett Winkel's. Eldon said he wasn't sure about that, but knew they will fix all soft spots. The council asked if no parking signs would be placed along the route. Eldon said no, and the city will have no control over the signs. Larry asked about the policing of the road. Eldon said state troopers would be policing it more often as it will be a state highway through Glen Elder throughout that time. Larry mentioned there could be up to 3000 vehicles per day. Barry felt it would be helpful to have a stoplight placed at Hobart and Kansas to help smooth the flow of traffic. Larry stated he would like for the council to be able to talk with Mr. Tice to discuss some of these concerns. Bob asked the council if they could meet next Monday night for a special meeting with KDOT to discuss the project. He will try to set this up for Monday, December 12<sup>th</sup> at 7:00 p.m.

(Jerry Senger came at 8:02 p.m.)

### **Employee Report**

Eldon and the council discussed the raw well test results. He said that we can blend our wells, one to three, to reduce the selenium and arsenic. Eldon contacted the Kansas Rural Water Association for assistance to resolve the matter. He noted that the two new wells had the highest readings and that if tested at different times the results may come back differently. He mentioned that the rural water representative will be here after the first of the year.

The council then discussed if water was needed from Rural Water District #2, our water rates would need to be increased. RWD #2 charges \$3.75 per thousand gallon of water and we charge \$2.90 per thousand.

Eldon reported that he visited with Scott, the Bobcat representative, and the new skid loader will be delivered the middle of next month. He said that we trade every 12 months for \$1,350.00 and 250 hours. Eldon stated that Scott is willing to extend our trade-in time to every 18 months, at the same money and hours. He said he liked the new option of longer trade-in times, for both skid steers.

### **Clerks Report**

The Clerk informed the council that the 2012 Waste Tire Mulch Grant through KDHE is now open, and applications are due January 15, 2012. She contacted Mandy at North Central Regional Planning Commission asking Mandy for help in applying. Mandy is willing to write the application for a fee of \$150.00. Larry made a motion to apply for the grant, Sheila seconded the motion and the vote carried with four ayes.

The Clerk mentioned that there was an electrical usage adjustment made last month and it has been paid.

### **Executive Session**

At 8:20 pm Larry made a motion to go into executive session for 15 minutes to discuss non-elected personnel with the council, mayor and attorney present.

At 8:35 pm Mayor Kastrup reopened the regular meeting.

Larry made a motion to give a 2% pay increase to Eldon, Jim, Daniel, Jerri, and Mary Jo. Sheila seconded the motion and the vote carried with four ayes.

With no other business Barry made a motion to adjourn the meeting. Sheila seconded the motion and with four council members voting aye, the meeting was adjourned at 8:38 p.m.

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

## **November 7, 2011**

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., November 7<sup>th</sup>, 2011 at City Hall, with Mayor Bob Kastrup presiding and council members Barry McPeak, Ryan Duskie, Larry Wheeler, and Sheila Paxson present. Also in attendance: Lindsey Clark, Bill Hagman - Beloit Daily Call, Mark Marzolf, Rod Cooper, Darel Stuart, Randy Paxson, John Cunningham, Kevin Noller, Jim Slate, Jim Coash, Terry Collins, Jerry Clark, Linda Riley, Lori Augustine, Bill Eberle, Attorney Brenon Odle, Chris Wagner, Daniel Firebaugh, and Jerri Senger.

### **Governing Body Changes**

Bob informed those present that Carl Fitzgerald resigned due to health reasons on October 25<sup>th</sup>. Bob was sworn in as mayor on October 26<sup>th</sup> by the clerk. Bob said that he would like to appoint Ryan Duskie as council president and Lindsey Clark to fill his unexpired term on the council. Sheila made a motion to accept Ryan as council president and Lindsey as a new council member. Larry seconded the motion and the vote carried with three ayes, Ryan abstained.

Lindsey took her oath of office.

### **Minutes & Claims**

The minutes of the October 3<sup>rd</sup> & 19<sup>th</sup>, 2011 meetings were reviewed. Barry voiced his concern about Art's comment in the October 19<sup>th</sup> minutes, referring to Eldon assisting Coop when they have electrical problems. It was reiterated that when Prairie Land takes over electrical service to the elevator, the city will not be assisting them with any electrical issues. With that clarified, Barry made a motion to approve the minutes from both meetings. Ryan seconded the motion and the vote carried with five ayes.

The claims on hand for the month of October amounting to \$45,188.71 plus the outstanding Mid-Kansas Electric bill were reviewed. Larry made a motion to approve all claims. Sheila seconded the motion. Motion carried with five ayes. Bob noted that he has done some figuring and the city is doing a little better financially, but "we need to cut our expenses" he said. He mentioned that the new utility rates will go into effect the end of the month, which should help some.

### **Prairie Land Electric Co.**

There was a discussion on the clarification as to which exact area Prairie Land will be servicing. Jim Coash said that Prairie Land will have to report their new territory to the State Corporation Commission. The council is releasing the area from Vallette Street west to Mill Street, north of the railroad tracts and south of the proposed 30 foot Railroad Street. The council only wants to release Farmway Coop's load-out facility to Prairie Land Electric, and no other customers in that designated area. Coash will bring a franchise agreement to the next meeting and will check with the commission about excluding customers in an established territory.

There was a brief discussion of ordinance #514 & 516 designating Railroad Street as an official street in the city. It appears that they are incorrect and were not recorded with the register of deeds office, so Brenon will rewrite an ordinance designating Railroad Street.

Larry made a motion allowing Prairie Land Electric to service only Farmway Coop electricity within the boundaries of Vallette Street west to Mill Street, north of the railroad track to the south side of Railroad Street. Ryan seconded the motion and the vote carried with five ayes.

Jim Coash said the Bureau of Reclamation is working on transferring their line, but the process will take approximately two months. He stated that he will continue to call the Bureau until the matter is finalized.

### **Committee Appointments**

Bob said that he is appointing Lindsey to his spot on the light and water committees. Sheila will be the building permit chairman, with Lindsey a new building committee member.

### **American Legion**

Jim Slate stated that it is their understanding that the city is willing to trade the Pawnee building for the Legion building. Bob stated that it would be an even up exchange involving no cash. Bob also suggested the city pay for the title insurance and deed preparation, due to the Legion having limited funds. Jim mentioned that this trade would be a "bridge" until the community

building is built and the exchange would have to be voted on and approved by their board. He just wanted to know if the city was committed to the trade first. Darrel Stuart stated that it would cost between \$10 and 15,000.00 to remodel the Pawnee building for what the Legion needs. It was mentioned that a possible donor is willing to pay for the remodeling, but a written commitment has yet to be received.

Larry made a motion to do a "like kind property exchange," the Legion building for the Pawnee building. Barry seconded the motion and the vote carried with five ayes.

### **Fire Department**

The annual fireman's meal was discussed. Jerry Clark stated that they are thinking of asking Jim Klema to cater the meal. Ryan made a motion to approve the fire department to spend \$14.00 per plate for their annual dinner. Sheila seconded the motion and the vote carried with five ayes.

Garry Clark will receive his 10-year service pin and certificate this month.

Jerry said that the City of Beloit has an equipment van that he had hoped to purchase. However, it is now his understanding that they will be putting the van up for sealed bids or will be selling it by auction. Ryan made a motion allowing Jerry to submit a bid within his budgetary constraints. Larry seconded the motion and the vote carried with five ayes.

### **Code Enforcement Report**

Chris Wagner, Code Enforcement officer, said that there is some concern about parking around the square. He asked if the council would be considering posting a time limit to parking especially since the new playground and shelters will be in the square. Different ideas were discussed; posting time limits around different sections of the square and enforcement of possible limits. Dennis Rominger contacted Larry and he is concerned about the effect a parking limit would have on his business. This topic was tabled until the next regular council meeting.

Chris reported briefly on the progress or status of his top three residents and a business. He also mentioned that there are a few old garages that he may address this winter.

### **Park Shelters**

Bob stated that two bids were received on the concrete for the two park shelters and sidewalk improvements. Rich's Renovating bid came in at \$6,462.00 and Senger Construction came in at \$5,600.00. Senger was hired when the bids were opened on October 24<sup>th</sup>.

Bob went over the list of materials and prices for the shelters. He said using all low bids the project should cost around \$3,257.03. Ryan mentioned that he personally prefers the steel posts so electricity can be run inside the posts. It was mentioned that the city has the \$30,000.00 from Farmway Coop to spend on the playground. Ryan made a motion to go with West Hampton for the tin, Koster's for the lumber and Winkel Mfg. for the steel posts at an approximate cost of \$4,605.00. Sheila seconded the motion and the vote carried four ayes with Larry abstaining.

### **Law Enforcement**

It was noted that Cawker City has hired a part-time law enforcement officer. The topic was tabled until spring or later.

### **Utility Services**

Bob stated that we need to start charging for equipment and the employee services required to install or improve utility services in town for residents. Ryan said that there is a difference between a homeowner wanting something done and the city needing to move utility service. This matter was tabled until Eldon Behymer can be present.

### **Franchise Fees**

Bob mentioned that the city has a franchise agreement with the gas company, and will soon have one with Prairie Land Electric Company. John Cunningham said a franchise tax is a "pass through tax" that the customers will have to pay. He said that years ago the city asked Cunningham to provide cable TV in town and the city has not charged a franchise tax.

### **Ordinances**

Sheila made a motion to approve Ordinance #650, designating stop signs in town, it was noted that this is correcting an error on the ordinance numbering from last month. Larry seconded the motion and the vote carried five ayes.

Bob requested Farmway Coop send the city a letter stating that the insurance money is a donation for the future community building. Bob asked Sheila if she would help him with a plan for the Capital Improvement Fund. Sheila made a motion to approve Ordinance #651 establishing a Capital Improvement Fund. Ryan seconded the motion and the vote carried with five ayes. It was noted that the new fund will become effective upon publication.

### **Christmas Bonuses**

Larry made a motion to leave employee Christmas bonuses as is, \$300.00 less withholdings for full-time employees, and \$100.00 less withholdings for the Asst. Clerk and Treasurer. Barry seconded the motion and the vote carried with five ayes.

### **Building Permits**

Larry made a motion to approve building permits: #11-36 a new garden shed for Harry Harrison at 309 E. Allen, #11-37 a driveway and car port for Darin Zimmer at 101 N. Vallette, #11-38 a car port for Rick Gruwell at 204 N. Vallette, #11-39 an approach and building with concrete floor for Andy Gruwell at 114 N. Marshall, #11-40 enlarge shed for Garry Clark. Sheila seconded the motion and the vote carried with four ayes, Lindsey abstained.

### **Clerks Report**

The Clerk asked to have two additional signers for KPERS. Larry made a motion to appoint Ryan and Mary Jo as the KPERS additional signers. Sheila seconded the motion and the vote carried with four ayes, Ryan abstained.

The Clerk mentioned the letter received from the state concerning the high selenium and arsenic levels in the water. She said notices will be mailed out in the next couple days informing the residents. She also stated that Eldon contacted the state and special water samples will be taken to determine which well is high in these contaminants.

The Clerk asked about a customer's request for a refund and the request for the sewer charge to be taken off their bill since it is not currently being used. After some discussion, it was determined to leave the ordinance and charges as is.

With no other business Larry made a motion to adjourn the meeting. Ryan seconded the motion and with five council members voting aye, the meeting was adjourned at 8:50 p.m.

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

Jerri Senger

City Clerk

## **October 19, 2011 Special Meeting**

The Glen Elder City Council met in special session on Wednesday night at 7:00 p.m., October 19<sup>th</sup>, 2011 with Acting Mayor Bob Kastrup presiding and council members Barry McPeak, Ryan Duskie, Larry Wheeler, and Sheila Paxson present. Also in attendance: Art Duerksen, Terry Collins, Wes O'Bannon, Jim Coash, Chuck Look, Linda Riley, Mike Schrant – KDNS, Attorney Brenon Odle, Eldon Behymer, and Jerri Senger.

### **Electrical Needs**

Jim Coash, Prairie Land Electric, informed those present of the alternatives to providing the additional power needed at the elevator. The current city electrical system can not handle the electrical demands at the elevator due to the expansion taking place. Additional power is needed by the 2012 wheat harvest.

The options are as follows: **1.** The City could run a high voltage line from the existing sub station through the residential area down to the elevator; this option was the proposal from the Hutchinson engineering firm. **2.** Another option would be to use the existing city system and bump up the voltage. "This option would be very expensive," said Coash, as every transformer in town would have to be changed out. **3.** The third option will cost approximately \$700,000.00 to bring a line in east from highway 24 along the railroad tracks to the east side of the elevator. This option would require another interconnect, and for this the city would need a revision to the contract with Prairie Land. **4.** The final option Prairie Land gave was for them to acquire the bureau of

reclamation electrical line going south along the dam. Jim said that they could bump up the voltage on that line and provide service to Farmway from the west, which would cost around \$200,000.00. He said it will take a few months to find out if the bureau will give up the line. The city would have to allow them to come into our service territory and Farmway would be billed by Prairie Land for the line they would run to the elevator.

Art Duerksen, Farmway Coop, suggested they pay a franchise tax to the city and would like to be able to call Eldon for help when they have outages or problems. Bob Kastrup commented on the contracts and rate schedules. It was noted that when the new bin is turned on, the city system will be maxed out and in the summer we will have outages around town. Larry stated he is concerned that the city is losing tax money for ten years and we can not afford to lose an electrical customer. Barry asked questions about the city running the line. Ryan and Eldon both said that the city crew and equipment are not qualified to work on a high voltage line. Barry said he would like to wait until the November 7<sup>th</sup> meeting to make a decision. Prairie Land said they would wait to acquire the line after the city makes their decision.

Ryan made a motion to restrict Prairie Land Electric to the new elevator load-out facility; the city will keep the west elevator, west of Mill Street, and new office facility, if Prairie Land can acquire the Bureau of Reclamation line. The city will charge a 5% franchise fee on gross receipts Prairie Land receives from Farmway Coop. Bob seconded the motion and the vote was as follows: Ryan, Bob, Sheila, and Larry voting yes, with Barry voting no. Motion carried. Brenon will draw up a contract. It was noted that if Prairie Land does not get the Bureau line, then we will be finding another solution for the electrical needs.

### **Insurance Check**

Bob mentioned that if he remembers correctly, in contract law no one should benefit more than the other party. Brenon stated that we had a pending contract so the insurance money should go to the new owner of the property, which was Farmway Coop. Art Duerksen said the money rightfully belongs to the city and they will give the money back which should benefit the city as matching funds to be used for a community building. The council asked if Coop would designate what the money would be used for. Art said they would prefer it be used for a community building. There was some discussion on a location for a future community building.

Bob made a motion to authorize the clerk to write a check for \$63,820.00 to Farmway Coop, giving them the insurance funds. Larry seconded the motion and the vote carried with five ayes.

### **Daycare Roof**

Larry said the nails on the roof need re-tapped and each needs siliconed. Larry said his crew is too busy now to do the work. There was some discussion on having the city crew do the work. Larry said he has the sealant and it will take two to three coats. It was also mentioned that the daycare needs guttering. There was some discussion on removing the sheetrock from under the window that had leaked. Larry said he can check into a roofing crew and the council asked him to hire a crew, if possible, for \$300.00 to \$400.00.

With no further questions or discussion, Ryan made the motion to adjourn, Larry seconded the motion and the motion carried with 5 ayes. Meeting adjourned at 8:45 p.m.

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

Jerri Senger  
City Clerk

## **October 3, 2011**

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., October 3<sup>rd</sup>, 2011 at City Hall, with Acting Mayor Bob Kastrup presiding and council members Barry McPeak, Ryan Duskie, Larry Wheeler, and Sheila Paxson present. Also in attendance: David Ahlvers, Scot Loyd, Jerry Clark, Bill Hagman - Beloit Daily Call, Adam & Jodi Vowinckel, Jim & Brenda Tietjens, Linda Riley, Denise Jackson, Mike Schrant – KDNS, Lindsey Clark, Attorney Brenon Odle, Chris Wagner, Eldon Behymer, and Jerri Senger.

## **Service Award**

Bob Kastrup thanked Jim Tietjens for his 25 years of employment with the city and presented him with an engraved pocket watch.

## **Minutes & Claims**

The minutes of the September 6<sup>th</sup>, 2011 meeting were reviewed. Barry made a motion to approve the minutes. Sheila seconded the motion and the vote carried with five ayes.

The claims on hand for the month of September amounting to \$52,749.58 plus the outstanding Mid-Kansas Electric bill were reviewed. Larry made a motion to approve all claims. Sheila seconded the motion. Motion carried with five ayes. Bob noted that last month the city was at a \$13,000.00 loss and this month we are behind approximately \$23,239.00.

## **Auditors**

David informed everyone that the 2010 audit for the city will be his last. He said due to health reasons he will be retiring. David started working with the City of Glen Elder in 1978. He said "Thank You," to all the council members past and present and the clerks – Jerri and Geneva. He introduced Scot Loyd, with Swindoll, Janzen, Hawk & Loyd. David stated that he feels Scot is the best we can get.

Scot said that he loves small towns; he is from one and lives in one. He said his firm has 30 employees and his CPA's enjoy their jobs. It was noted that Michelle Huddle will be the main person working with the city on audits. Scot will do the budget and attend the council meetings. He said ultimately he is responsible for the audits. Scot offered an attachment to the audit contract allowing the early termination of the contract if needed. Larry made a motion to approve the 5-year contract with Loyd's firm, with the termination attachment. Ryan seconded the motion and the vote carried with five ayes.

## **Public Comment**

Linda Riley shared that there are now two motion lights at the recycle center and they have taken five boxes or 180 cubic feet of material to Beloit. She said the open house went well with 31 people in attendance. Roy Winkel made the sign for the center and Greg Snyder put it up. Some comments were made about the reduced amount of trash going to the curb for pick-up, which ends up in the landfill. She said "It's working."

Fire Chief Jerry Clark said Beloit is getting a new equipment truck and he would like to purchase their old one. He said he has no idea of the price yet, but feels it will be cheap. He said it is a 1976 Step Van, with lockers inside. He stated that he just wanted to give the council a heads-up.

Denise Jackson asked everyone to email the legislature asking to keep high speed internet in our small towns, go to [www.saveruralbroadband.org](http://www.saveruralbroadband.org).

## **Chili Cook-off**

The council discussed the October 15<sup>th</sup> Chili Cook-off. Larry made a motion to donate \$200.00 to the cook-off. Ryan seconded the motion and the vote carried with five ayes.

## **Housing Sidewalk Request**

After a brief discussion, Larry made a motion to approve the sidewalk permit for the housing authority. Barry seconded the motion and the vote carried with five ayes.

## **Park Improvements**

The building plans for two park shelters were discussed. Each shelter will measure 20' x 26' and will be located closer to the center on the south quarter of the square. The shelters will be handicapped accessible and will be two inches higher than the sidewalks in the square. The southwest corner of the square needs to be made handicapped accessible and a couple sections of the sidewalk need redone. A 50' x 60' playground area will be centered in the south quarter and will have 8" pipe around the edge with approximately 8" mulch. Applying for a tire mulch grant was discussed. Bob asked to get a cost for the needed pipe.

Once a contractor pours the concrete for the shelters, the city crew will start building the shelters. The council will advertise for concrete bids. The bids will be opened on October 24<sup>th</sup> at 11:00 am. The council wants the concrete complete within 30-days. Larry made a motion to start with cement work on the shelters, sidewalks, and handicapped corner. Larry and Bob will open the bids at 11:00 am on the 24<sup>th</sup>. Ryan seconded the motion, and the vote carried with five ayes. Bob said he would like the entire project completed by April 2012.

## **Code Enforcement Report**

Chris Wagner, Code Enforcement officer, reported that he, Larry and Barry rode around and discussed some problem properties. He then visited with three property owners.

The ordinance concerning the parking of camping trailers on the streets was briefly discussed. It is illegal to park any camper, trailer, boat trailer, etc. from October 1 to April 1 on any city street.

## **Co-op Electrical Needs**

The city received the ESC engineering estimate of \$180,000.00 for a new 34.5V system to the elevator from the substation. This estimate is \$15,000.00 more than the last estimate. Eldon stated that Prairie Land can do the project for around \$200,000.00. He said they would come in from the east, from highway 24 along the north side of railroad tracks to Coop's property. Jim Coash will get us a written bid, and all three options will be shown to Farmway Coop.

There was some discussion on possibly having a special meeting with Coop, just to discuss their electrical needs, but nothing was scheduled.

## **Ordinances**

There was a discussion on the stop sign at the corner of Mill and Allen streets. During the winter, when the snow and ice are on the streets, there is concern that someone will not be able to get started again after stopping. Larry made a motion to approve stop sign ordinance #638, changing the stop sign at Mill and Allen Streets to a yield sign. Sheila seconded the motion and the vote carried with five ayes.

Sheila made a motion to approve the 2011 Standard Traffic Ordinance for Kansas Cities ordinance #646. Ryan seconded the motion and the vote carried with five ayes.

There was a discussion on the sewer ordinance as to whether it needed amended or repealed to add an extra section relating to water disconnection. The attorney said that the entire ordinance needs repealed with a new ordinance, and the new ordinance will need to be published. Barry made a motion to approve Ordinance #649, which repeals #642 and adds section #6 concerning sewer fees and water disconnections. Sheila seconded the motion and the vote carried with five ayes.

## **Pawnee Building**

The council discussed advertising the Pawnee building for rent and asked to have a sign put up in the window. Larry made a motion to spend up to \$300.00 on advertising. Ryan seconded the motion and the vote carried with five ayes.

## **Building Permits**

Ryan made a motion to approve building permits: #11-9 a fence for Shad Coulson at 209 S. Nash, #11-34 steps and a sidewalk for Mike Riley at 200 E. Kansas, and #11-35 a 60' x 60' metal building for Linn Bickel at 116 N. Vine. Larry seconded the motion and the vote carried with five ayes.

## **Employee Report**

It was discussed if the city should repair Wayne's sign east of town. The council instructed Eldon to have his crew repair the sign.

## **Clerks Report**

The Clerk mentioned the October 18<sup>th</sup> CDBG housing application site visit. The state folks will be here at 2:00 pm that afternoon and she asked which council members will be here to represent the council. Sheila and Ryan volunteered.

The Clerk said that the insurance check was received for the loss of the old Norris building. There was some discussion on a resolution required to set up a capital improvement building fund. Larry made a motion to have Brenon draw up a resolution so the money can be set aside for a future community center. Ryan seconded the motion and the vote carried with five ayes.

The Clerk informed the council that the city received \$8,284.69, or 75% of total cost, from the State Emergency Management grant for the new tornado siren.

The council reviewed the final swimming pool figures. The concession stand did make a profit, but as a whole the pool fund was over-spent.

The clerk announced that \$13,170.76 was received from Farmway Coop for the 2<sup>nd</sup> quarter bushel set-off. The council instructed her to put the money into the general fund.

The council gave permission for the clerk to attend the KPERs training in Beloit on Oct. 13<sup>th</sup> and the software training in Goessel on Oct. 27<sup>th</sup>.

### **Council Report**

Bob mentioned that next month he plans to bring up finding new revenue sources through franchise fees.

With no other business Larry made a motion to adjourn the meeting. Ryan seconded the motion and with five council members voting aye, the meeting was adjourned at 8:45 p.m.

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

Jerri Senger, City Clerk

## **September 6, 2011**

The Glen Elder City Council met in regular session on Tuesday night at 7:00 p.m., September 6<sup>th</sup>, 2011 at City Hall, with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Bob Kastrup, and Sheila Paxson present. Also in attendance: Dan Winkel, Jody Vowinckel, Mark Marzolf, Kevin Noller, Lindsey Clark, Denise Jackson, Lee Brinker, Bill Hagman - Beloit Daily Call, Linda Riley, Doug McKinney, John Cashatt, Mike Schrant – KDNS, Chris Wagner, Eldon Behymer, and Jerri Senger.

### **Minutes & Claims**

The minutes of the August 1<sup>st</sup>, 15<sup>th</sup>, and 22<sup>nd</sup>, 2011 meetings were reviewed. Barry made a motion to approve the August 1<sup>st</sup> minutes. Sheila seconded the motion and the vote carried with four ayes. Sheila made a motion to approve the August 15<sup>th</sup> minutes. Ryan seconded the motion and the vote carried with four ayes. Ryan made a motion to approve the August 22<sup>nd</sup> minutes. Sheila seconded the motion and the vote carried with four ayes.

The claims on hand for the month of August amounting to \$89,375.09 plus the outstanding Mid-Kansas Electric bill were reviewed. It was noted that the bills for Senger Construction, totaling \$14,810.81, were not included. Ryan made a motion to approve all claims. Bob seconded the motion. Motion carried with four ayes.

### **Code Enforcement Report**

Chris Wagner, Code Enforcement officer, reported that he received a complaint on an empty lot that was overlooked all summer. He said the city crew mowed the property and he will be contacting the owner in the spring. He stated that he has three properties that are an issue at this time and he asked a couple council members to go with him to visit with the property owners. Barry and Carl said they would go with Chris to visit with folks next week.

It was mentioned that the elevator is dumping rubber, plastic and rotten grain in their pit located at the old fertilizer site, and it was asked if they can burn those materials. Chris said that he would do some checking into the matter.

### **Housing Grant & Project Funding**

Doug McKinney, North Central Regional Planning Commission, informed the council that Kansas Department of Commerce representatives will be here on Tuesday, October 18<sup>th</sup>, 2011 to do a walk-through of our town, especially the target area. He suggested residents be ready and have their properties cleaned up. He stated that they will notice nuisances and animals running at large. Doug said that Glen Elder is competing against other towns for the rehabilitation money. He stated that the state will ask the city questions about their application and target area.

Doug posted information about the KDOT US Hwy 24 bridge re-construction, which could take place anywhere between July of 2012 and 2014. He posted a list of the truck route options along with their estimated costs. He then put up a list of funding options for the city and went over each option. Doug stated that when applying for any of the listed funds, the city must have a firm truck route plan in place. He said that it would be tough to get any money within a year.

There was some discussion on KDOT coming to fix Hobart and Kansas streets in preparation for the bridge repair. It was noted that KDOT plans to leave the project with the city streets repaired back to state standards. The Mayor thanked Doug for all his work on this matter.

## **Truck Route Engineer**

John Cashatt, Schwab-Eaton, informed those present that he was hired by the council, back when Mr. Holling was mayor, to come up with possible truck routes and their cost estimates. John recommended that the city do a truck route correctly the first time to save future maintenance and having to re-do the route within five to ten years. He said the road bed must be the correct depth and if a bridge is needed, build a good one that will last. He stated that he is willing to look at other options; he simply came up with four to start with. He said that which ever route is taken, it would cost around one million dollars. He mentioned that Hobart is not a viable option, because it is too close to the Hwy 24 bridge and that turn would be difficult for trucks. He said that a route across the dam would not be economical and the dam road is difficult to maintain. John said that environmental studies would be needed to build any new roads. Some other route options were briefly discussed.

Lee Brinker asked why a conveyer system couldn't be used to haul grain into town. He stated, "There are still other options out there." John replied that conveyer systems are not his expertise.

John suggested that a couple city council members attend a county commissioner meeting. He also recommended that it would be wise to let KDOT take care of our streets for the bridge repairs.

## **Public Comment**

Lee Brinker asked to have the council meetings video taped. He also asked to have noise barriers along the railroad.

Jody Vowinckel asked if the city would have to fund 100% of the cost for a new truck route.

Dan Winkel said that the county road below the dam is difficult to maintain and the tax abatement program was taken on by the county commissioners.

Mark Marzolf asked if the county roads are used for the truck route, does the city still feel they would receive the bushel set-off money. He also asked about the legality of folks riding rascals down the streets.

## **Housing Sidewalk Request**

Denise Jackson, Housing Manager, asked about the sidewalk assistance policy. She would like the city's help with putting in a sidewalk on the west edge of the alley parking area. The council felt it best to ask the attorney about the matter and have the sidewalk committee go check out exactly what Denise wants.

## **Chili Cook-off**

Denise reported that there was a good turn out at the last community club meeting and they decided to take over the chili cook-off and set a new date of October 15<sup>th</sup>. She asked if the city crew would put up the banner, lights, and run the electricity. She said that a dance will be held in the old lumberyard. Denise asked if they could use the old Pawnee building for the judging again, the council felt that would be fine. She asked if the city would make a donation or if they had a fund for the cook off. The council will make a decision on the donation at the next regular meeting.

## **Recycle Center**

Linda Riley handed out a flier about the recycle center's open house to be held on September 24<sup>th</sup> from 10:00 am to 2:00 pm. She said things are coming along nicely. They have a pallet jack and will get the boxes from OCCK on Thursday. She said that Rodger Williams will be giving a presentation at the grade school on Friday afternoon, to get the kids excited about recycling. She said they still need volunteers who would take the full boxes to Beloit.

## **Co-op Electrical Needs**

The proposal from ESC Engineering to construct a new 4160V electrical line from the substation to Farmway Co-op came in with a cost estimate of \$167,940.97. The council discussed getting a proposal for a 34-5KW system, which would be higher voltage, and hopefully cost less due to smaller wire size and fewer poles/materials required. To have ESC draw up a new proposal will cost an additional \$3,960.00. Ryan and Eldon mentioned that they feel the 34-5 system will be the best option for future expansion of customer usage. Eldon stated that the new system would be metered at the substation and if the city crew needed to work on the line, then the power would be killed to that entire line. Ryan made a motion to get a proposal for a 34-5KW system. Bob seconded the motion and the vote carried with four ayes.

## **Executive Session**

Barry made a motion to go into executive session for ten minutes to discuss non-elected personnel, with the council, Eldon and Jerri present. Bob seconded the motion and the vote carried with four ayes.

At 8:45 pm, Barry made a motion to resume the regular meeting with no decisions being made in the executive session. Bob seconded the motion, the vote carried with four ayes.

## **New Building**

The council reviewed and discussed the invoices on the new shop. Bob noted that there was an increase from the original proposal of \$7,872.82, mostly due to an increase in the building materials. Bob made a motion to pay all invoices presented. Ryan seconded the motion and the vote carried with four ayes. There was some discussion on the insurance money coming from the roof damage on the old Norris building.

## **Auditor Retiring**

The clerk referred to the letter from the auditor stating his retirement and his recommendation to hire Swindoll Janzen Hawk & Loyd out of McPherson. She said that the McPherson firm would like to visit with the council and the council instructed her to invite them to the October meeting.

## **Ordinances**

Bob made a motion to table the stop sign ordinance #638 until next month. Sheila seconded the motion and the vote carried with four ayes.

Bob made a motion to approve ordinance #643 establishing new court costs at \$75.00. Sheila seconded the motion and the vote carried with four ayes.

Bob made a motion to approve ordinance #644 increasing electrical rates. Ryan seconded the motion and the vote carried with four ayes.

Bob made a motion to approve ordinance #645 increasing the water rate .10¢ per thousand, after the initial 2,000 gallons. Ryan seconded the motion and the vote carried with four ayes.

Bob made a motion to table the Standard Traffic Ordinance for Kansas Cities ordinance #646 until next month. Barry seconded the motion and the vote carried with four ayes.

Bob made a motion to approve the 2011 Uniform Public Offense Codes for Kansas Cities, ordinance #647. Sheila seconded the motion and the vote carried with four ayes.

Bob made a motion to approve ordinance #648 increasing connection fees to \$25.00 per meter. Barry seconded the motion and the vote carried with four ayes.

## **ATV & Building Permits**

Ryan made a motion to approve ATV permit #2011-2B, a temporary permit for Robert C. Flesher. Sheila seconded the motion and the vote carried with four ayes.

Sheila made a motion to approve the following building permits: #11-31 a privacy fence for the grade school along the washed out creek bank. #11-32 a new deck for Jim Slate at 212 N. Center. Bob seconded the motion and the vote carried with four ayes.

## **Employee Report**

Eldon reported that the Bobcat bid for a replacement skid steer is \$1,250.00 with a January 1<sup>st</sup> delivery date. He mentioned that they would be trading skid steers in January and July of each year if the council continues in the program. He said that Bobcat has more features than the John Deere units and he has had problems with past delivery dates of the John Deere units. He asked the council if they wish to stay in the program. Ryan made a motion to go ahead with the January 1<sup>st</sup>, 2012 trade. Bob seconded the motion and the vote carried with four ayes.

## **Clerks Report**

The Clerk asked about sewer charges at trailers when the landlords disconnect water for the winter. Bob made a motion to have Brenon draw up an amendment to the new sewer ordinance, if the water is off, then they will not be charged sewer. Ryan seconded the motion, and the vote carried with four ayes.

## **Council Report**

Barry asked to have the shelter at the swimming pool opened up, especially for the Chili Cook-off.

With no other business Ryan made a motion to adjourn the meeting. Sheila seconded the motion and with four council members voting aye, the meeting was adjourned at 9:20 p.m.

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

Jerri Senger, City Clerk

## **August 22, 2011 Special Meeting**

The Glen Elder City Council met in special session on Monday night at 7:00 p.m., August 22nd, 2011 with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Larry Wheeler, Sheila Paxson, and Bob Kastrup, present. Also in attendance: Rod Barker, Art Duerksen, Jeff Bechard, Mark Paul, Tom Hacker, Lance Cochran, Wes O'Bannon, Calvin Diehl, Linda Riley, Attorney Brenon Odle, and Jerri Senger.

### **Executive Session**

Bob made a motion to go into executive session with the mayor and council, city attorney, and Farmway Coop representatives present for a period of two hours. Ryan seconded the motion and the motion carried with five ayes.

At 8:30 p.m. Mayor Fitzgerald resumed the open meeting with no decisions being made in executive session.

With no further questions or discussion, Bob made the motion to adjourn, Larry seconded the motion and the motion carried with 5 ayes. Meeting adjourned at 8:30 p.m.

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

Jerri Senger  
City Clerk

## **August 15, 2011 Special Meeting**

The Glen Elder City Council met in special session on Monday night at 7:00 p.m., August 15<sup>th</sup>, 2011 with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Larry Wheeler, Sheila Paxson, and Bob Kastrup, present. Also in attendance: Kim Gaston, Rod Barker, Mike & Linda Riley, Marla Snyder, Kevin & JoDee Noller, Bill Hagman - Beloit Daily Call, Jodie Vowinckel, Mark Marzolf, Sally Herndon, Marj Eberle, Phyllis Weidenhaft, John & Tina Senger, Mike Schrant – KDNS, Brent Cunningham, Tom Whoolery, Attorney Brenon Odle, Eldon Behymer, and Jerri Senger.

### **Playground Equipment**

Mayor Fitzgerald addressed the council, "since the old Norris building is now torn down we need to decide where to put the playground equipment." The council asked Eldon how the playground equipment fared after the roof debris was removed. He reported that all but the monkey bars and a sand digger was in good condition. He stated that the large swing to the west and the merry-go-round would not be relocated.

Bob Kastrup mentioned that Kansas Wildlife and Parks gave their blessing to move the equipment north of the swimming pool. He said that most of the equipment would fit at that location. Three location possibilities were mentioned: north of the pool, in the square, or north of Wayne's. There was some discussion on using the pool shelter for a picnic area. It was even suggested that in the future a new shelter be built south of the swimming pool and then the north shelter could be utilized by the park patrons.

Bob referred to the contract with Senger Construction. He noted that the original plans included building a new shelter as well as sidewalks. Larry suggested putting the equipment in the city square on the south side, to better utilize the park. Barry suggested having the playground equipment on the north side of the square to keep everything away from the truck traffic. Eldon

mentioned that he feels the south side is more suitable since there are fewer trees on the south side of the square and the little Church would have to be moved if the equipment was put on the north. Eldon suggested building a shelter closer to the center of the square, on the south side. John Senger stated that he doesn't have a problem with any locations the council chooses. He did mention that the \$684.17 paid by the city was for wire and is non-recoverable since plans have changed. John also said that the down payment of \$3,028.80 already made by the city can be applied toward the city building.

Larry made a motion to move the playground equipment to the south side of the city square. Bob seconded the motion and the motion carried with four ayes. Barry voted no on the motion.

Bob made a motion to eliminate the zoo at this time. He noted that in the future when a suitable location is determined, a zoo could be built. Larry seconded the motion and the vote carried with five ayes.

Bob made a motion to allow the city employees to get the measurements for the concrete, new shelter, and a fence to Senger Construction so a proposal can be drawn up and considered at the September regular council meeting. It was noted that four to five pieces of playground equipment will be relocated to the area. Barry seconded the motion and the vote carried with five ayes.

### **Truck Route**

Larry, chairman of the street committee, said that a truck route on Kansas Street will affect 17 homes, and a route on Marshall Street will affect five homes. He stated that there is no way to bring trucks into town on our existing streets. He suggested that Farmway Coop build a bridge across Limestone creek and a new road to get trucks to their facility, or they utilize the county roads to get into the elevator. He referred to Beloit's ordinance concerning overnight parking and feels it best to limit trucks in town to periodic delivery trucks for businesses. He said the city can not afford to build a truck route. Larry stated that he proposes to disallow Farmway to bring their trucks into town and throw the problem back onto the county's lap.

Kim Gaston stated that when they take their trucks on gravel roads, law enforcement is called. There was some discussion on the types of trucks that come into town "farmers" and "haul for hire" were two classifications determined. Larry said he doesn't have a problem with the farmers during harvest time, just the haul for hire trucks that come into town every four minutes. Marla Snyder suggested the trucks go across the top of the dam, and directly into and out of the elevator on the road below the dam. She stated this would eliminate the need to be on any city streets and the route is all blacktop, so all concerns would be addressed. Bob asked what if the Bureau of Reclamation closes the road on the top of the dam. Larry made a motion to have Brenon draw up an ordinance to keep haul for hire trucks out of town. No one seconded the motion, so the motion died.

Someone asked when the state repairs the bridge north of town, how traffic will come through town. It was asked about the trucks with oversized loads, how they will come through town, since they can not go under the train tracks on highway 24. Mark Marzolf asked if the county had a right-of-way through town.

Brenon mentioned that Beloit has a highway going through town that is maintained by the state, where Glen Elder does not. He then said that folks should sit down, let go of their personal agendas and really try to come up with the best solution to the situation. He said instead of things getting so personal and fighting amongst each other, work together. He asked who will regulate the ordinances if passed. Brenon suggested that the city council and residents attend a Mitchell County Commissioner meeting, and ask them about the lack of law enforcement in the city. He said why get mad at each other, Farmway coop, or the city council. Brenon said that he can draft a couple ordinances ideas concerning trucks.

It was suggested that a work session or special meeting be held with Farmway representatives and the street committee. The next regular council meeting will be Tuesday, September 6<sup>th</sup>, both Larry and Bob said they will be absent that evening.

With no further questions or discussion, Larry made the motion to adjourn, Bob seconded the motion and the motion carried with 5 ayes. Meeting adjourned at 8:05 p.m.

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

Jerri Senger  
City Clerk

## **August 1, 2011**

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., August 1<sup>st</sup>, 2011 at City Hall, with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Bob Kastrup, and Sheila Paxson present. Also in attendance: Bill Hagman - Beloit Daily Call, Carol Torkelson, Mandy Fincham, Linda Riley, Mark Marzolf, Mike Schrant – KDNS, Chris Wagner, Brenon Odle, Eldon Behymer, and Jerri Senger.

### **Minutes & Claims**

The minutes of the July 5<sup>th</sup> and 13<sup>th</sup>, 2011 meetings were reviewed. Barry made a motion to approve the July 5<sup>th</sup> minutes. Sheila seconded the motion and the vote carried with four ayes. Bob made a motion to approve the July 13<sup>th</sup> minutes. Ryan seconded the motion and the vote carried with four ayes.

The claims on hand for the month of July amounting to \$56,325.27 plus the outstanding Mid-Kansas Electric bill were reviewed. Sheila made a motion to approve all claims. Bob seconded the motion. Motion carried with four ayes.

### **Public Comment**

Mark Marzolf asked about the rumor going around that the council has set a temporary truck route. The council responded by saying that nothing has been decided on any sort of truck route and it is a work in progress for the committee. He asked if the council is concerned about safety. He stated they should designate the truck route as "no parking" on either side of the streets, if safety is a major concern. He gave examples of kids darting out from between parked cars and folks opening vehicle doors, all of which are hazards.

### **CDBG Housing Grants**

Carol Torkelson handed out the final figures on the CDBG housing rehabilitation grant just completed. She noted that 16 homes were rehabilitated, three more than originally planned on. The final monitoring on the project went well and is in the process of closing out the project. She stated that the city should be commended for the great job done on this grant. The Mayor thanked Carol for all her hard work and congratulated her on how well the project went.

Mandy Fincham is writing the new CDBG grant application. That application will be sent to the state on August 26<sup>th</sup>. Mandy gave the council a copy of the new target area and briefly discussed the project budget form. She stated that we will ask for \$400,000.00 from the state in this grant, enough to rehabilitate 15 homes and demolish two structures.

Ryan made a motion to approve resolution #11-4, authorizing the Mayor to sign and submit the 2012 CDBG housing grant application. Barry seconded the motion and the vote carried with four ayes.

Ryan made a motion to approve the combined administration and inspection agreement between the city and NCRPC. Bob seconded the motion and the vote carried with four ayes.

Ryan made a motion to approve the asbestos inspection, lead assessment and lead clearance agreement for the 2012 CDBG housing grant. Barry seconded the motion and the vote carried with four ayes.

### **2012 Budget Hearing**

Carl opened the public hearing on the 2012 budget. With no one present to comment on the budget, the public hearing was officially closed. Bob made a motion to approve the 2012 budget as written. Sheila seconded the motion and the vote carried with four ayes.

### **Farmway Co-op**

The land swap is now final and the city received a check for \$89,219.19 from Farmway Co-op. The city also received \$11,963.64, a bushel check-off for the first quarter in 2011 from Farmway. The clerk asked where the council wanted to put the check-off money. There was some discussion about putting it into a community building fund, but the majority of the council felt it best to keep the money in the general fund and be used for needed street repairs. There was some discussion on the insurance money expected from the roof damage on the old Norris building. No one knows an amount or when that money will arrive. Eldon mentioned that the demolition on the old Norris building is expected to begin anytime.

There was some discussion on a future community building. It has been mentioned that the library and daycare would both like to be housed in the new building. There was some discussion on utilizing the old Pawnee building, but no good conclusions were made. The library's request was tabled.

### **Code Enforcement Report**

Chris Wagner, Code Enforcement officer, reported that he received one verbal complaint on a yard that needs mowed on East Main. He said that he has visited with the tenants. He listed a few other properties that he is keeping an eye on. The council asked him to visit with Dennis Rominger about the old vehicles, iron and wood pallets around Lakeside Service.

### **Recycle Center**

Linda Riley reported that the old white garage currently south of the old Norris building would work for the recycle center. She asked where it will be relocated to. She requested that it have a light in it, a concrete or solid rock floor, a garage door and a walk-in door. After some discussion, it was decided that behind city hall would be the best location. Eldon asked who would pay for the concrete and garage doors. He said they have the old garage doors, but they would need redone. Bob made a motion to move the building, pour concrete, and build the needed doors, all at the city's expense. Barry seconded the motion and the vote carried with four ayes. Eldon mentioned that if all goes well, the building could be moved within a month. Linda asked if she could send out a mailer with the utility bills advertising the open house for the new recycle center, the council gave their permission.

### **Co-op Electrical Needs**

Bob Kastrup reported that the light committee and Farmway Co-op representatives met last week. He stated that the elevator needs additional electricity which will cost extra money, and at this time he is not sure how much it will cost. Bob said he is guessing that it will be from a quarter to half a million dollars. Bob mentioned the bond possibilities for the city, but none look like they would work for Glen Elder. Farmway Co-op will need the additional power as soon as January or February, and the electrical project needs to be complete by the end of 2012.

Farmway Co-op is willing to help financially with the project, but we need to know how much the project will cost first. Eldon reported that he would like to hire an engineering firm from Hutchinson to come up with a proposal for the project. Eldon stated that it would cost the city \$125.00 to meet with Distribution Line Designer, Tim Thomas on Wednesday, August 3<sup>rd</sup>. The completed proposal is expected not to exceed \$2,716.00. Bob made a motion to hire ESC Engineering to do a proposal, for no more than \$2,716.00, for the construction costs to provide Farmway Co-op's electrical needs. Barry seconded the motion and the vote carried with four ayes. The clerk was asked to keep track of all expenses for this project.

### **Utility Rates**

Bob stated that we are behind on our utility rates and they need to be increased. Carl said that the auditor did suggest that utility rates be regularly increased. It was mentioned that the connect fees also need to be increased and the water rates be increased as well. Bob made a motion to increase the water rates by 3.5 % or .10¢ per thousand gallons/after the first 2,000 gallons. Increase connection fees to \$25.00 per utility. Increase the electric fees to the following: Urban residential .091¢ per kWh, Rural residential .095¢ per kWh, Urban commercial .091¢ per kWh, Rural commercial .094¢ per kWh, Urban power demand .057¢, and Rural power demand .059¢. The new rates to become effective with the November 18<sup>th</sup>, 2011 billing. Ryan seconded the motion and the vote carried with four ayes.

### **Stop Signs**

There was a discussion on stop signs, especially along Railroad Street. Mr. Odle stated that intersection control is a good thing for the city. Carl is concerned about the need for stop signs around the square. The council tabled any decision on the stop sign ordinance until September.

### **Building Permits**

Ryan made a motion to approve the following building permits: #11-24 a privacy fence and patio for John Senger at 300 N. Nash, #11-29 a lean-to for Senger Construction LLC at 216 N. Nash, and #11-28 a deck and wire fence for Pat Kelley at 304 N. Nash – it was noted that Mr. Kelley needs

permission from the neighbors to put his fence any closer than five feet from the property line. Bob seconded the motion and the vote carried with four ayes.

There was some discussion on the building line ordinance pertaining to fences.

### **Employee Report**

The council reviewed the Employee Training Agreement drafted by the attorney. Eldon stated that the \$1,639.00 wastewater training for Daniel begins this month. Barry made a motion to approve the training agreement as written. Sheila seconded the motion and the vote carried with four ayes.

Eldon informed the council that Cunningham Telephone and Cable needs to have the transformer and meter upgraded to their "head-end" located on West Main Street. He said that Cunningham's will do the boring and the city will need to purchase the transformer and meter at a cost of \$2,000.00. Bob made a motion to approve the purchase of a new transformer for Cunningham. Barry seconded the motion, Ryan and Sheila both abstained from the vote. The motion carried.

Eldon handed out guttering bids for the daycare building, City Hall, and the city shop building. There was some discussion on moving the small storage building next to the daycare; no final decision was made on the guttering.

### **Clerks Report**

The Clerk gave the council a list of residents that are delinquent on their dog tags. They reviewed the letter she will be sending out and it was noted that those who do not purchase tags will be taken to municipal court. Attorney Odle noticed that the municipal court costs are pretty low and recommended the council increase them. Bob made a motion to increase municipal court costs to \$75.00. Ryan seconded the motion and the vote carried with four ayes.

### **Council Report**

Ryan asked if cats could be tagged as well, he feels we have too many stray cats running around town.

Bob reminded the council that the city has paid Senger Construction over \$3,000.00 for the new playground area. It was briefly discussed that a new location needs to be determined for the playground equipment.

Law Enforcement coverage for Glen Elder was discussed. The Mayor wants to attend a county commissioners meeting.

With no other business Bob made a motion to adjourn the meeting. Ryan seconded the motion and with four council members voting aye, the meeting was adjourned at 9:15 p.m. *(These are unofficial minutes, until approved at the next council meeting!)*

Jerri Senger, City Clerk

## **July 13, 2011 Special Meeting**

The Glen Elder City Council met in special session on Wednesday night at 7:00 p.m., July 13th, 2011 with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Larry Wheeler, Sheila Paxson, and Bob Kastrup, present. David Ahlvers and Jerri Senger also in attendance.

### **Budget**

David informed the council that a budget is a plan. The budget doesn't tell you if you have a profit or not. He said that the budgeted expenses are inflated to allow for unexpected expenses. The revenue, or receipts, he tries to budget as close as possible to what will actually come in.

He stated that transfers between funds are budgeted but can still be made even if they are not budgeted. David said that utility funds can transfer money to any other fund. General fund money can not be transferred into a utility fund, because it is made up of tax money. He said the swimming pool fund is treated as a utility fund.

David mentioned that an equipment reserve fund is to be used for planned large equipment purchases. He said that money from the reserve fund can be moved back into the fund that the money originally came from.

David went over the budget page by page explaining most of the figures and the reasoning behind each. He informed the council if they wish to increase taxes from their current level they would need to approve an ordinance and it would need to be published. He suggested we be consistent and levy the tax the city is entitled to even if, for some reason, it is felt the money is not needed.

David explained in detail the mill levy and the assessed valuation. When the assessed valuation goes up, then the mill levy goes down. Basically there has been an increase in taxes over the years due to the increased valuation.

He stated that in his opinion it is best to make money in as many sources as possible; light, water, sewer, trash, and taxes.

There was some discussion on the Library mill levy, which has been set at two and a half. In the case of an emergency David said money can be given to the library out of the general fund, but he doesn't recommend making a habit of it.

There was a brief discussion on the special highway fund. David likes to see the clerks spend money out of the special highway fund first, before using the general fund to pay for street repairs.

Light fund transfers over the last five years were briefly discussed.

In conclusion David urged the council to keep utility rates steadily increasing. He said if not every, or every other year, then definitely every third year all rates should be increased.

### **Stop Signs**

Larry stated that he feels it is a good idea to put stop signs on any street that the trucks are on. Bob feels we will have traffic problems at the corner of Mill and Railroad Streets. He would like the trucks to stop rather than the general public traveling north and south through that intersection. It was the general consensus of the council to have the stop signs on the east and west bound sides of that intersection. The council asked the clerk to find out from the attorney if traffic signs can be put up on Railroad Street since it is technically railroad property.

Putting up a southbound yield sign on the southwest corner of the square was briefly discussed.

Hiring a part-time law enforcement officer was briefly discussed.

The topic of stop signs along Railroad Street was tabled until the August 1st regular meeting.

### **Recycle Center**

The city owns a 12' by 16' building, which now sits south of the old Norris building. Eldon has plans to have John Senger move it when they are putting up the new storage shed. Bob asked Linda Riley to look at the building and determine if it would work for the recycling building. Bob mentioned that it was brought to his attention that the floor of the recycle building needs to be concrete.

A location to move the small city building was discussed. The council felt it would be best to put it up on the hill in a solid spot, since they could not come up with a better solution.

With no further questions or discussion, Larry made the motion to adjourn, Sheila seconded the motion and the motion carried with 5 ayes. Meeting adjourned at 9:00 p.m.

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

Jerri Senger  
City Clerk

## **July 5, 2011**

The Glen Elder City Council met in regular session on Tuesday night at 7:00 p.m., July 5<sup>th</sup>, 2011 at City Hall, with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Bob Kastrup, Larry Wheeler, and Sheila Paxson present. Also in attendance: Bill Hagman - Beloit Daily Call, Tammy Cline, Crystal Cunningham, Linda Riley, Chris Wagner, Brenon Odle, Eldon Behymer, and Jerri Senger.

## **Minutes & Claims**

The minutes of the June 6<sup>th</sup> and 9<sup>th</sup>, 2011 meetings were reviewed. Larry made a motion to approve both minutes. Sheila seconded the motion, and the vote carried with five ayes.

The claims on hand for the month of June amounting to \$78,728.59 plus the outstanding Mid-Kansas Electric bill were reviewed. Barry made a motion to approve all claims. Bob seconded the motion. Motion carried with five ayes.

## **Fire Department**

Bob made a motion to approve the mutual aid agreement between Cawker City, Mitchell County Rural Fire District #3 and the Glen Elder City Fire Department. Larry seconded the motion and the vote carried with five ayes.

## **Daycare**

Larry informed the council that the daycare has water damage from a leaking roof and water improperly draining into a window, from a small storage shed, on the west side of the new addition. He said the roof needs repaired first. Larry stated that West Hampton would sell the materials at cost but they do not have the manpower for the job at this time. He estimated that it would cost around \$500.00 to coat the roof with a white sealant.

Bob asked Crystal Cunningham if the daycare is making money yet. He said over the years they have always had problems making ends meet. Crystal said since the city is helping with their bills, yes they are making ends meet.

Larry said that there is mold behind some of the sheetrock and it needs to be redone. Tammy Cline stated that she is going to ask one of the Churches if they can use their building while repairs are going on in the daycare. It was suggested that the old Pawnee building could be used, but no playground is available near there. Tammy said that she would be willing to get volunteer help from the daycare families. Eldon stated that he will get a bid for guttering from Rod Hoff. Larry suggested fixing the roof and moving the storage building now, and then tackle the interior after estimates have been received. Bob made a motion to fix the roof and move the storage shed immediately. Larry seconded the motion and it carried with five ayes. Larry will order the roof sealant.

## **Code Report**

Chris Wagner, Code Enforcement officer, reported that he sent out a couple letters last month. He went through a list of residents that he is working with to get their properties cleaned up. The weeds at Farmway's old D & S property were mentioned.

## **Recycle Center**

Linda Riley reported that she received a bid from Perry Copeland for a 12' by 21' metal building for \$2,435.00, which includes a garage door and walk-through door. She said that rock would be used for the floor. The recycle center will be placed northeast of the city's new storage building being put up where the old tastee-freeze was. She stated that volunteers will deliver the recycled items to OCCK in Beloit. After some discussion, the council tabled a decision on the recycle center until next month when the new storage building will be up.

## **Preliminary Budget**

Larry made a motion to hold a special meeting, on Wednesday, July 13<sup>th</sup> at 7:00 pm, with accountant David Ahlvers to explain the 2012 budget to the council. Ryan seconded the motion and it carried with five ayes.

## **City Attorney**

With the attorney needing to get to the Beloit council meeting, there was a brief discussion on drafting a new ordinance to put up new stop sign at College and Kansas. It was also mentioned that Brenon will revise the sewer ordinance to clear up a billing question. When asked about Theft of Service on utilities, Brenon informed the council that under the Uniform Public Offense Code #6.4 it is a Class A violation and a report should be made and the county attorney will prosecute.

## **Utility Rates**

Bob discussed the WAPA electricity the city receives. He stated that a January email informed the city that the "B" pool electricity will be lost over the next few years. Electrical rate ideas were discussed. There was some discussion on the future needs of Farmway Coop. Eldon

stated that we will have three options: 1. Run new wires from the old sub-station down to the elevator. 2. Build a new sub-station on the south side of town. or 3. Let West Plains come in and service Farmway Coop. Eldon estimated that it would cost \$7,500.00 per day, without materials, to run a new line. A new sub-station would cost around \$700,000.00 to build.

Bob would like to have a special meeting to discuss utility rates sometime before the first of the year. Eldon will visit with area towns about their utility rates. The council will ask David on Wednesday, if the utility funds are making money.

### **Sewer Ordinance**

There was some discussion on the new sewer rates. Glen Haven Housing will be charged a commercial rate per building. There is some concern when two units are on one electrical meter but each have sewer, so Brenon will revise the ordinance. Ryan made a motion to approve Sewer Ordinance #642, upon Brenon's revisions. Bob seconded the motion and the vote carried with five ayes.

### **Stop Sign Ordinance**

Larry made a motion to put up a stop sign at the corner of College and Kansas Streets, with a new ordinance to be drafted on the matter. Barry seconded the motion and the vote carried with five ayes.

### **KMEA Board of Directors**

Larry made a motion to appoint Ryan as an alternate to the KMEA Board of Directors, representing the City of Glen Elder. Barry seconded the motion and the vote carried with five ayes.

### **Building Permits**

Ryan made a motion to approve the following building permits: #11-20 a new garage for Devon Housh at 105 N. Mill, #11-21 a fence for Joe Smith at 113 N. Eberle, #11-22 a privacy fence for Henry Nelson at 309 N. Vallette, #11-23 a new deck for Lee Green at 213 E. Allen, #11-25 a privacy fence for Nic Mellies at 200 E. Main, and #11-27 a sidewalk for Greg Linton at 112 E. Kansas. Sheila seconded the motion and the vote carried with five ayes.

### **Sidewalk Permits**

Barry made a motion to approve the following sidewalk permits: #11-1 approximately 750 square feet for Larry Thompson at 325 N. Hobart, #11-3 approx. 1,000 square feet for John Senger and Senger Construction at 300 and 216 N. Nash. Bob seconded the motion and the vote carried with five ayes.

### **Employee Report**

Eldon reported that both sewer pumps will get worked on in the next couple weeks. The cost will be around \$4,481.00.

Eldon asked for permission to send Daniel Firebaugh to wastewater training. There will be a 16-week class in Concordia beginning on August 25<sup>th</sup>. He said the cost of the training is \$1,639.00. There was some discussion on the reimbursement of training fees for employees who leave employment within two years of certification. A policy will be drafted on the matter for approval next month.

### **Clerks Report**

The Clerk reported a problem of theft of service on a residential meter. She informed the council that she is now charging them for the services. There was some discussion on a delinquent customer; the light committee will meet with him tomorrow evening.

### **Council Report**

Barry reported that the pool paint is well liked by his daughter.

Larry presented the council with a Beloit Ordinance on traffic. He asked the council to read section four concerning trucks. Larry stated that he would like the truck route to be settled before fall harvest. He mentioned that he will bring up this topic when the city attorney is present.

Bob is concerned about the young children riding scooters, four-wheelers, and toy vehicles on the streets. The council asked the clerk to put a notice on the cable channel.

Sheila has had some parents on her block requesting that speed bumps be put on Nash Street, to slow down traffic because there are so many small children on that street.

With no other business Ryan made a motion to adjourn the meeting. Sheila seconded the motion and with five council members voting aye, the meeting was adjourned at 9:05 p.m.

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

Jerri Senger

City Clerk

## **June 9, 2011 Special Meeting**

The Glen Elder City Council met in special session on Thursday night at 7:00 p.m., June 9<sup>th</sup>, 2011 with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Larry Wheeler, Sheila Paxson, and Bob Kastrup, present. Also in attendance: Adam Vowinckel, Mark Marzolf, Art Duerksen, Mark Paul, Tom Hacker, Darel Stuart, Lori Augustine, Brenon Odle, and Jerri Senger.

### **Farmway Building Permit**

Art Duerksen presented the council with a new draft of the building plan for the building permit. The new plan moves the office and scale more to the middle and west of the block; it also moves the truck traffic differently within the block. He stated that the new plan can take traffic from any direction. Art also noted that the new office plans were widened by ten feet, to accommodate one additional office space.

Bob commented that he does not want a high volume of trucks to go by the proposed new community building. Larry stated that he wants the truck traffic to stay on Railroad Street.

Larry voiced his concern as to what type of materials will be used for their roads within the lot and the time-line they were expecting for the building process. Art mentioned that winter would help settle the road beds.

Carl mentioned that he doesn't want any trucks on the square. Larry simply wants to keep trucks off our streets. Art feels that the building permit plans will work with what-ever the future truck route may be.

Barry said that he is also concerned about what type of road materials Farmway will be using. Brenon said that we are discussing a building permit and not what type of road materials will be used. He stated that when someone applies for a deck permit, the council doesn't tell the property owner what type of grass should be planted around the deck. Brenon said if there is a problem with the road materials that would be a separate matter later.

Larry made a motion to approve building permit #11-8, a new office and scale for Farmway Coop located in block six in the original township. Ryan seconded the motion and the vote carried with five ayes.

There was some discussion on the possibility of a new community building. Art mentioned that it is Farmway's intention to donate the former D & S property to the city, for grant purposes to build a new community building.

Carl commented that he has faith that when Farmway says something, then they will do what they have said.

Lori Augustine asked about the zoo. Carl said that the committee needs to get to work on finding a new location. Carl suggested that all committees get busy with their assigned tasks.

Darel Stuart asked why the city does not have a designated truck route yet. Darel recommended the new community building be built between Wayne's and the Senior Center. He would like to leave options open on the south side of the square for future businesses.

Barry asked where the playground equipment will go. He doesn't want to isolate Wayne's store and would like to keep something near him.

With no further questions or discussion, Bob made the motion to adjourn, Ryan seconded the motion and the motion carried with 5 ayes. Meeting adjourned at 7:35 p.m.

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

Jerri Senger, City Clerk

## June 6, 2011

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., June 6<sup>th</sup>, 2011 at City Hall, with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Bob Kastrup, Larry Wheeler, and Sheila Paxson present. Also in attendance: Mark Paul, Rod Barker, Rodger Williams, John Stover, Mark Marzolf, Bill Hagman - Beloit Daily Call, Joyce Winkel, Doug McBlair, Linda Riley, Carol Torkelson, Lori Augustine, Chris Wagner, Brenon Odle, Eldon Behymer, and Jerri Senger.

### Minutes & Claims

The minutes of the May 2<sup>nd</sup> and 19<sup>th</sup>, 2011 meetings were reviewed. Larry made a motion to approve the minutes from May 2<sup>nd</sup>, seconded by Bob. Motion carried with five ayes. Barry made a motion to approve the minutes from May 19<sup>th</sup>, seconded by Sheila. Motion carried with five ayes.

The claims on hand for the month of May amounting to \$41,511.78 plus the outstanding Mid-Kansas Electric bill were reviewed. Sheila made a motion to approve all claims. Ryan seconded the motion. Motion carried with five ayes.

### Senior Center

Doug McBlair informed the council that the senior center needs quite a bit of repairs. He stated that Rodger Williams was present on their behalf, because he writes grants. Doug said the grant they found needs to be requested on behalf of the city. Rodger informed the council that the grant is a competitive community development grant and is similar to the one the city has to repair the houses in town. Applications for the grant are due in October and awarded the first of the year. It was mentioned that the center needs a new roof and windows.

Carol Torkelson said that the city would have to choose which grant they wanted to apply for, either the housing rehabilitation or the grant for the senior center, because you can only apply for one at a time. She stated that the city would need to conduct a low to moderate income survey of all residents to be eligible for the grant the center is wanting. She suggested that a Rural Development Grant might work for what the center needs. Carol said that she would do some checking into going through the county for the Rural Grant since the center prepares all the nutrition site meals for the county. It was mentioned that the council has already decided to apply for a housing rehabilitation grant.

### CDBG Housing Grant

Carol presented the council with a map and list of pre-applications received for the new CDBG Housing Rehabilitation Grant application. She said hopefully we can rehab 15 homes with the new grant. She noted that 18 pre-applications and 4 demo pre-apps were received. Selecting a new target area was discussed. The target area must not have more than 200 homes and the state frowns on rehabbing two-story homes due to the amount of money they take. Carol proposed that the council select a target area; west from city limits along Second Street to Hobart Street south to Allen Street, then east to city limits, basically the south part of town. Barry made a motion to approve the target area Carol proposed. Ryan seconded the motion and the vote carried with five ayes. Carol added that we can still take pre-applications up until the City's application is sent into the state.

### Land Swap/Building Permit

Bob Kastrup discussed the size of the block Farmway Coop proposes to build their new office and scale on. He is concerned that they don't have enough room for everything they want to develop. The permit doesn't state what type of road materials will be used, as well as their not having the block surveyed. He basically wants to be sure that they stay within their property lines. He also mentioned the one-year building plan and where will the grain probe will be; he feels it is a hazard at its current location.

Larry Wheeler would like to know what road materials will be used and he is very concerned about the damage the Farmway trucks have caused to the streets. He would also like the traffic to slow down on the streets and feels we are losing residents.

The handicap parking at Wayne's was discussed, it is totally destroyed and Bob said that he would vote no for any truck traffic going by Wayne's. Sheila mentioned that Cunningham Telephone is concerned about their buried and above ground lines in the proposed vacated alley.

Carl wants to get this land swap matter solved, even if we have to have a special meeting with Farmway executives to do so.

Mark Paul said that debate is good and he is glad that the city is asking questions. He stated that their roads would be a rock base with asphalt top. He said that they have 128,000 tons of millings ordered to use at their facility here and they don't want the dust either. He said that they want to be good neighbors and that Farmway would be willing to fix the dip at Wayne's and put in different drainage. He also mentioned that he did measure out the proposed building plans and they can make the turns drawn in the plans. He said the truck turn-around east of the elevator is 103 feet side to side, so the proposed permit specs can be done.

The Mayor and council planned a special meeting to be held Thursday, June 9<sup>th</sup> at 7:00 p.m. here at City Hall. Farmway Coop representatives will be invited.

### **Public Comment**

Mark Marzolf asked if the quarter cent per bushel, that Farmway proposes to pay the city, can be used toward street repair.

Lori Augustine said that one of her tenants reported that the new paint in the swimming pool is very slick.

### **Code Report**

Chris Wagner, Code Enforcement officer, reported that he sent out a couple letters last month. He said there is some improvement at Lakeside Service and is keeping his eye on a couple properties. The council asked about the old Staley properties.

### **Utility Rates**

The council tabled the discussion on utility rates. The Clerk asked for clarification on the new sewer rates, which take effect July 1<sup>st</sup>.

### **Pawnee Building**

The city owned office building located on the northeast corner of the square is now available for rent. The council asked that an ad be put on the internet.

### **Housing Board**

Ryan made a motion to appoint Darin Zimmer to fill Rick Gruwell's unexpired term on the Housing Board, effective immediately. Larry seconded the motion and the vote carried with five ayes.

### **Fireworks Sale License**

Larry made a motion to approve the fireworks sale license for Shauna Remus at The Corner Lodge. Ryan seconded the motion and the vote carried with five ayes.

### **Building Permits**

Bob informed the council that Jack Clausen and Rhonda Martens' building permits both look fine. Bob made a motion to accept building permit #11-15 a deck for Clausen and #11-17 a dog fence for Martens. Barry seconded the motion and the vote carried with five ayes.

There was a brief discussion on Brian Kennedy's request for a dog pen and new driveway culvert. Bob is concerned that the dog pen is proposed to be built on the property line, and wants Mr. Kennedy to get permission from the neighbor. Barry made a motion, upon Bob's final approval, to approve building permit #11-19 a culvert and dog pen for Brian Kennedy, and he noted that Kennedy would pay for the culvert. Ryan seconded the motion and the vote carried with five ayes.

### **Clerks Report**

The Clerk informed the council that the City has been awarded the Kansas Emergency Management Grant for a new tornado siren. The grant pays 75% up to \$15,000.00 for a siren.

The council discussed the Library's request to have the city furnish a swimming party for the summer reading program. Larry made a request to allow the Library to have a pool party. Sheila seconded the motion and the vote carried with five ayes.

Larry made a motion to donate \$250.00 for the annual fireworks display at be held July 3<sup>rd</sup>. Bob seconded the motion and the vote carried with five ayes.

### **Employee Report**

Eldon presented the council with skid loader bids from Carrico and Bobcat. He prefers to go with the bid from Bobcat, as it has more bells and whistles and the trade-in is \$1,350.00 for 250 hours of use. He mentioned that they don't really need any other equipment at this time. After

more discussion, Ryan made a motion to trade in the 2000 JD Skid Steer for the new Bobcat at \$14,750.00. Larry seconded the motion and the vote carried with five ayes.

Eldon stated that he would like to have B & H Paving come into town and do the streets. He said that they can do 24 to 26 blocks in a day. He said it would cost approximately \$30,000.00 for them to come and do the job, and we would need to provide the chat. Eldon said that the city crew would patch the streets, and then B & H would sweep, oil, chat, and pack the streets. Eldon estimated it would cost around \$17,000.00 for oil this year.

Eldon informed the council that they will start summer hour's tomorrow, 6:30 am to 3:30 pm.

Eldon mentioned that he is still trying to get the Bureau of Reclamation to approve the City to go over-head with power lines to supply the rural water plant with electricity.

### **Council Report**

At 9:05 pm Barry made a motion to go into executive session for 15 minutes to discuss non-elected personnel with the Mayor, Council, Attorney and Eldon present. Bob seconded the motion and the vote carried with five ayes.

At 9:25 pm with no decisions being made in the executive session, the regular meeting was re-opened.

With no other business Ryan made a motion to adjourn the meeting. Larry seconded the motion and with five council members voting aye, the meeting was adjourned at 8:30 p.m.

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

Jerri Senger

City Clerk

## **May 25, 2011 Special Meeting**

The Glen Elder City Council met in special session on Thursday night at 7:00 p.m., May 19<sup>th</sup>, 2011 with Mayor Carl Fitzgerald presiding and council members Barry McPeak, Ryan Duskie, Larry Wheeler, Sheila Paxson, and Bob Kastrup, present. Also in attendance: Lori Augustine, Leslie Clark, Bill Hagman, Mike Schrant, Brenon Odle, Eldon Behymer and Jerri Senger.

### **CDBG Grant**

The council briefly discussed the final house, the O'Harro home, to be completed with the existing CDBG housing rehabilitation grant. The state has granted a "high cost waiver" to the city to complete this house. Larry made a motion to approve the lowest bidder, Aldridge Construction to rehabilitate the O'Harro house. Sheila seconded the motion and the vote carried with five ayes.

### **Land Swap**

The council had the agreement drawn up by the Farmway Co-op attorneys. Brenon said that the agreement was basically the same as the last one, however they re-worded it. He mentioned that they left NCK Title the same, to save the additional cost associated with hiring a new title firm.

The alley vacation was discussed. It was noted that the utility easements will remain in the alley. The council was concerned that Farmway was only requesting that part of the alley be vacated, the middle part. They felt it was an oversight when drafting the agreement.

The section concerning the issuance of a building permit was discussed. Larry asked why the agreement didn't mention Farmway fixing the streets that have been torn up by the trucks already. Eldon was asked to list the streets that need repairs at this time. He said Kansas Street from Mill to College and Mill Street from Kansas to Railroad.

The council asked if paragraph "D" concerning the building permit could be deleted and asked if the entire alley could be vacated. The council said that they are not denying a building permit, but would like Farmway to go through the proper procedures in obtaining a building permit and leave it out of the land swap agreement.

There was some discussion as to what would happen to the zoo and a possible new location. The mayor would like the committee to determine where the zoo should go. He would also like to start from scratch on the animals, in an attempt to improve the quality of animals. The committee will determine what animals will be in the new zoo.

Bob made a motion to vacate the entire alley, strike paragraph D on page six in the agreement and authorize the mayor and deputy clerk to sign the land swap agreement with Farmway Co-op. Ryan seconded the motion and the vote carried with five ayes.

Attorney Odle will make the corrections to the agreement in the morning and three copies will be signed and forwarded on to Farmway Co-op. The mayor asked the park committee chairman, Bob Kastrup, to find new locations for the animals during the transition period of re-locating the zoo.

### **Sewer Rates**

Barry stated that he visited with Eldon about sewer rates. The trailer parks, apartments, and multiple housing units, at this time are only charged one sewer fee. Bob suggested having a work session or wait until the next regular meeting and then discuss all the utility rates. Bob referred to the 2008 Electrical study done for the city and said that some of our electrical rates are too low. There was discussion on how to charge each person using the sewer and what new sewer rates should be. Larry made a motion to increase residential sewer to \$12.00 and commercial to \$20.00 per month, with the sewer fee included on the electrical bill of individual users. New sewer rates to be in effect as of July 1<sup>st</sup>. Bob seconded the motion and the vote carried with five ayes. The attorney will draft a new ordinance.

With no further questions or discussion, Larry made the motion to adjourn, Ryan seconded the motion and the motion carried with 5 ayes. Meeting adjourned at 8:00 p.m.

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

Jerri Senger, City Clerk

## **May 2, 2011**

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., May 2<sup>nd</sup>, 2011 at City Hall, with Mayor Carl Fitzgerald presiding and council members Bob Kastrup, Larry Wheeler, and Sheila Paxson, a quorum, present. Also in attendance: Mike Schrant - KDNS, Mark Marzolf, Art Duerksen, Bill Hagman - Beloit Daily Call, Kyle Peterson - MCHS Museum, John & Tina Senger, Bill & Bernita Eberle, Vada Winkel, Sally Herndon, Geneva Winkel, Jan Slate, Lowell & Joan Neifert, Linda Riley, Lee Brinker, Carol Torkelson, Darel Stuart, Lori Augustine, Leslie Clark, Kevin & JoDee Noller, Adam Vowinckel, Marj Eberle, Chris Wagner, Brenon Odle, Eldon Behymer, and Jerri Senger.

### **Minutes & Claims**

The minutes of the April 4<sup>th</sup> and 25<sup>th</sup>, 2011 meetings were reviewed. Larry made a motion to approve the minutes, seconded by Bob. Motion carried with three ayes.

The claims on hand for the month of April amounting to \$47,437.42 plus the outstanding Mid-Kansas Electric bill were reviewed. Larry made a motion to approve all claims. Sheila seconded the motion. Motion carried with three ayes.

### **Oath of Office**

Barry McPeak and Larry Wheeler took their oath of office as elected council members.

### **CDBG Housing Grant**

Mayor Fitzgerald stated that the City received a three-month extension on the current housing grant. Carol Torkelson, North Central Regional Planning Commission informed the council the final home will be bid out this Wednesday. She said that 15 homes have been rehabilitated with the grant. If the council approves applying for another round in the housing grant, Carol will set-up a public meeting to inform the public and distribute pre-applications. Carol mentioned that if they want to pursue another housing grant now is the time to have a city wide clean up as the state will come tour the project area. A few of the requirements have changed in the grant process, for example, the state is now allowing a larger area for the grant meaning the target area can include up to 200 homes. Another change is that not every home in the target area needs to be rated, only the homes that qualify. Carol went over the new point system the state now uses. She noted that the homes must be permanently occupied to qualify for the grant and must meet income eligibility.

Ryan Duskie arrived at the meeting. He took his official oath of office and his seat at the council table.

Barry made a motion to proceed with the CDBG Housing Rehabilitation Grant application process. Larry seconded the motion and the vote carried with five ayes. Carol mentioned that the maximum grant amount funded is \$400,000.00, with the new spending limit of \$20,000.00 per home, which should rehabilitate 14 to 16 homes in the new target area. Carol informed those present that a public meeting will be held on Monday, May 16<sup>th</sup> at 7:00 pm at the elementary school gym. Pre-applications will be handed out and questions will be fielded from the public then.

### **2010 Audit Report**

Auditor David Ahlvers thanked the council for allowing him to do the annual audit again this year. He discussed the first two letters in the front of the audit report and explained his basic audit process. He noted that the city treasurer is implementing the reviewing and checking procedures of expenses that he requested last year. David thanked the council for purchasing the accounting software, which makes the audit much easier.

### **City Recycling Project**

Linda Riley read a letter to the mayor and council requesting a convenient, easily accessible location for a recycling facility. She said that a 12' x 12' shed would be needed to house the recycling boxes that OCK in Beloit will provide. Funding for the project will come from donations and she is checking into grants. Newspaper, magazines, mixed paper and food boxes, clear, brown and colored glass, tin, corrugated cardboard, and #1 and #2 plastics would be accepted. The boxes when full would be taken by volunteers to the Beloit OCK facility. There was a question about the smell and flies on such a facility, Linda said she would do some checking into those concerns. The council was very positive about the idea and will give the project consideration.

### **Land Swap**

Brenon Odle, City Attorney, gave the council a "working copy" of the new contract for the land swap between the City and Farmway Co-op. He said that he is waiting to hear back from Farmway's attorneys for their input on the contract. He said he removed the D & S lots and when the contract is finalized, Carl will sign it and Mary Jo will attest his signature. It was noted that the new contract has nothing to do with building permits of any kind. The talk at this point is to swap the zoo park for the old tastee freeze property. There were some questions on specific tracts and about the vacation of the alley in block 6 Original Township. It was noted that the easements for utilities will still be in effect.

There was some discussion on what happens to the zoo and the animals currently in the zoo. It was mentioned that it would be nice to have pairs of animals and have the pens better organized to house each species. Citizens want to keep the zoo but don't want it located on the truck route. Larry made a motion to allow Brenon and Farmway Co-op's attorneys to come up with a contract to be voted on at the next meeting. Bob seconded the motion and the vote passed with four ayes, and Barry voting no.

### **Public Comment**

Lori Augustine said that she wants to keep the zoo and playground equipment. She said they counted 86 or 87 kids ages 12 and under in Glen Elder, and the zoo is important to young families.

Geneva Winkel wants the truck route changed to College Street down off the hill and to keep the trucks off the city square.

Kyle Peterson, Mitchell County Historian, said that he has received several calls over the last two months concerning the square, the old Norris building, and the old bank. Glen Elder has no historical district. He said that he surveyed the old Norris building and it is not a possible historical site. He has not surveyed the old bank, since that only happens upon the owner's request. He mentioned that the square could possibly be listed as a historical site, which would give tax credits and preserve the area. However it makes it difficult to change or remove anything from the site.

### **Fire Department**

Jerry Clark presented the council with a draft of a mutual aid agreement between the Cities of Cawker City and Glen Elder fire departments. He stated that it is a standard agreement and he has had Mr. Odle review the agreement. Jerry said that they would like to have a similar agreement with Mitchell County Rural Fire District #3. Jerry would like the length of the agreement to be ten years. There was some discussion on how the agreement works when there is a fire.

Sheila made a motion to appoint Daniel Firebaugh to the fire department, replacing Jake Smith. Barry seconded the motion and the vote carried with five ayes.

Jerry informed the council that the transmission may be going out on the green fire truck. They are still doing some checking and when they do the pump tests they will be able to tell for sure. He said that it will cost anywhere between \$7,500 and \$10,000.

### **Code Report**

Chris Wagner, Code Enforcement officer, said that he visited with several property owners and sent out one letter last month. He said we have the same trouble spots and no real grass issues at this time.

The council asked Chris if he would visit with Lakeside Service about cleaning up their property and removing vehicles, especially from around the square.

### **Annual Appointments**

Mayor Fitzgerald made the following annual appointments:

Council President	Bob Kastrup
Municipal Judge:	Bonnie Wilson
City Attorney:	Brenon Odle
City Official Paper:	Cawker City Ledger
Financial Institution:	Central National Bank
City Clerk:	Jerri Senger
Water/Sewer/Supt:	Eldon Behymer
Park/Cemetery Supt:	James R. Tietjens
City Maintenance:	Daniel Firebaugh
City Treasurer:	Linda Mick
Fire Chief:	Jerry Clark
Assistant Fire Chief:	Garry Clark
Insurance Agency:	Brooke Insurance

Light Committee:

Ch: Ryan Duskie, Bob Kastrup, Sheila Paxson

Water/Swim Pool Committee:

Ch: Barry McPeak, Ryan Duskie, Bob Kastrup

Street/Alley/Sidewalk Committee:

Ch: Larry Wheeler, Ryan Duskie, Barry McPeak

Park/Building Permit Committee:

Ch: Bob Kastrup, Sheila Paxson, Larry Wheeler

Cemetery Committee:

Ch: Sheila Paxson, Barry McPeak, Larry Wheeler

Budget Committee:

Ch: Carl Fitzgerald and all Council Members

### **City Council Meetings:**

1st Monday night each month at 7:00 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.

It was noted that we will pay Brenon Odle \$80.00 per hour for his services. Mayor Fitzgerald asked the street committee to come up with all possible ideas for a truck route and then run them by John at Schwab-Eaton. He said that the electrical committee will need to find a good solution for the extra power that Farmway Co-op will need. These committees will then come to the council with their suggestions.

Bob made a motion to approve the appointments made by the Mayor. Ryan seconded the motion and the vote carried with five ayes.

### **Sealed Mower Bids**

Mayor Fitzgerald opened six sealed mower bids. Barry made a motion to accept the highest bid of \$1,392.00 from Jim Tietjens. Larry seconded the motion and the vote carried with five ayes.

### **Housing Board**

Bob made a motion to appoint Linda Riley to fill Beth Holling's unexpired term on the housing board. Sheila seconded the motion, the vote carried with five ayes.

## **Building Permits**

Ryan made a motion to approve building permits: #11-6 a new deck for Lori Augustine at 301 E. Kansas, #11-10 a wooden storage building for Jeff Holling, #11-11 a patio for Jeff Holling at 113 N. Vallette, #11-12 a fence for Larry Wheeler at 120 E. Kansas, #11-13 a fence by Farmway Co-op for the Glen Elder Housing property, and #11-14 a storage shed for the Christian Church. Bob seconded the motion and the vote carried with four ayes, Larry abstained from the vote.

## **ATV Permits**

Larry made a motion to approve the following ATV Permit: #2011-11 for Larry Hiserote. Barry seconded the motion and the vote carried with five ayes.

## **Community Building**

Mayor Fitzgerald said that he feels there is a need to have a community building in town. He has done some checking into finding grants for such a building and a grant would require all the labor to be donated. He would like to see a committee formed that would work out all the details to get and maintain a community building. He said that Jim Slate had volunteered to serve on the committee and asked for others to serve as well.

## **Employee Report**

Eldon announced that the new skid steer came in today, and cost \$1,020.00. He said that we are to call when this skid steer gets 50 hours on it and Carrico will order the new one. He mentioned that it helps having two skid steers to keep the hours down. The trade-in program was discussed, which eliminates the need for servicing and purchasing new tires.

Eldon stated that he has hired Vincent Kresin, Quentin Kresin, and Alex Clark as summer help.

## **Clerks Report**

The Clerk mentioned the thank you received from the Lakeside After Prom.

The Clerk briefly discussed the financial reports presented to the council. It was noted that the sewer and trash funds have consistently been losing money. She recommended that all utility rates be reviewed.

## **Council Report**

Larry mentioned that he is concerned about the speed bumps. He said that the trucks pick up speed as they leave town empty and make an awful banging noise going over the bumps. He said he feels for the folks that live near the speed bumps and asked if the bumps could be removed for the outgoing lane. He suggested putting up larger speed signs.

Bob made a motion to remove all speed bumps from town. Ryan seconded the motion and the vote carried with five ayes.

Geneva Winkel wants the zoo issue to be put up to a public vote. She also asked that all future projects be put up for bids, instead of hand picking who gets the work.

Barry thanked the city crew for removing the trees at the swimming pool. He also thanked everyone for the Easter Egg Hunt. He said there were 2,300 eggs, everyone got eggs and had a good time. Barry asked, since he is new, what the city pays for at the daycare.

With no other business Ryan made a motion to adjourn the meeting. Larry seconded the motion and with five council members voting aye, the meeting was adjourned at 8:55 p.m.

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

Jerri Senger

City Clerk

## **April 25th, 2011 Special Meeting**

The Glen Elder City Council met in special session on Monday night at 7:00 p.m., April 25<sup>th</sup>, 2011 with Council President Carl Fitzgerald presiding and council members Ryan Duskie, Larry Wheeler,

Sheila Paxson, and Bob Kastrup, a quorum, present. Also in attendance: Barry McPeak, Doug McKinney from North Central Kansas Regional Planning, KDNS Radio representative, and numerous citizens. Also attending was Brenon Odle, Eldon Behymer and Mary Jo Gruwell.

## Community Building Ideas & Housing Rehab. Phase II

The Mayor explained the purpose of the meeting as listed on the agenda is to discuss ideas for a community building and the second phase of the Housing Rehab Project. He explained the city can only submit one or the other of the projects to the Housing Authority for consideration. For example, possibly do homes this year and a Community Center next year.

Doug McKinney from North Central Regional Planning discussed the KAN STEP Program. He first addressed the possibility of submitting an application for a community building. Other communities have used this for similar projects, community building/library, community building/fire station, and fire station alone. For this project you must have community involvement, and a group of coordinating people. The application deadline for this year is August 16<sup>th</sup>. The plans don't have to be complete at this time, just ideas and ability to show the need for the facility. The steps to KAN STEP include: **Realizing** a problem exists, **Deciding** to do something about it, **Generating** community support, **Securing** key people to be sparkplugs for the program (their job is to coordinate volunteer help for the project), **Developing** a Core Committee (possibly containing 1 or more council members), **Signing** up volunteers (builders, concrete workers, finish workers), **Applying** for funds and finally, **Build** the project.

Mr. McKinney explained if your application is accepted, architects work with the community to shore up the plans for the facility and set projected costs. This is a cost share program roughly 60% of the funds would come from the grant to be utilized for materials, and 40% comes from the community in the way of labor, machinery, and possibly land acquired for the site.

Barry asked what the window or time frame for the project would be. Mr. McKinney stated 2 years from the award date to completion of the project. Citizens must fill out forms regarding income. To be awarded the grant the city must meet the requirements for percentage of low to medium income families. A question was asked as to what percentage of our town fell into those requirements the last time. Mr. McKinney stated about 50-60% did. Carl asked if persons living outside the city limits could fill out the forms. Mr. McKinney said this could possibly be done as they may use the building at some point, but the best thing would be to use those living in the city limits. Daryl Stewart asked about the level of competition for funds for the community building when compared to fire stations, etc. Mr. McKinney felt the community building would be given as much consideration as long as the need and community involvement is demonstrated. Of course there is always the chance we could not be awarded the grant which is true of any submission. Carl asked if the land could be considered part of our matching funds. Doug said yes if the land acquisition occurred at the time of the submission and the city has it all ready to go. Finalizing the matter would need to be done after approval of the grant. Carl asked if time city workers spend on the facility could be counted. Mr. McKinney said yes. Larry asked about donated items, such as air conditioners counting. He said it would be a possibility. Ryan asked if there are any cookie-cutter project costs the state might already have that we could see projected costs for the building. Mr. McKinney said not really as projects vary and there aren't that many of them completed.

The council and community members present continued to discuss possible costs/square footage of a building. It was stressed this would totally depend on what you want to include on the inside, such as kitchen, bathrooms, etc. and what type of finish on the outside.

Mr. McKinney then mentioned there are other programs the city could consider to help with the cost of building a community building, such as the Community Block Grant Program. This is also a matching funds program and would have a November deadline. This program has more applicants submit for it and usually two times more are submitted than are granted, but you can apply for enough to have a contractor complete the project and not rely on volunteers. It is a 50-50 match program. He also mentioned a Rural Development low interest loan. These run 3 1/2%-4% interest and can be spread over 30-40 years. This keeps the payments down but accrues a lot of interest over the life of the loan. There are fewer applications for this and you could use contractors to build the facility.

Mr. McKinney then presented information specific to the submission of homes for Phase II of the Housing Rehabilitation Project. This also has a August 31<sup>st</sup> deadline. The city must select a target area. To pick all the remaining area of Glen Elder in the state's mind would show less of an impact. The state wants the target area to be about 50-60 homes. With a large target area the percentage of homes rehabilitated is lower because there are more houses. After the area is selected the state comes out and walks through the target area. The city has to have a group meeting for all interested persons and pre-applications must be filled out and signed. Then the state comes back and looks at the homes who have submitted pre-applications. Carl asked if weatherization process goes along with it. Doug said yes, they are concerned with insulation and furnace needs. The council continued to discuss income level for households to be accepted and possible target areas with no decision being made.

## **Land Swap**

Mr. Art Duerksen discussed the proposed plan for land swap with the City of Glen Elder. He supplied a drawing of the proposed new office area and truck route within the Farmway facility that would utilize the land swapped with the city.

Barry stated he had observed Farmway building boxes around the fans in Beloit to control the noise. Art said yes, they had tried mufflers to lessen the noise, but they were not successful. They are actually constructing buildings around the fans to limit the noise. They have done this in Lincoln already with success. The council asked what the roads would be surfaced with around the office. Art said at first they will be gravel. This will have to be used for a while to pack the ground down sufficiently. They would look at asphalt or some other surface after that time. Regarding the land swap involving the zoo and Norris building, Carl mentioned the Mitchell County Museum wants some of the limestone taken from the Norris building to develop a Glen Elder memorial project. There was discussion among council members and community members about whether to keep the zoo or not. It was suggested to bring it up to a vote of the city whether to keep the zoo. Art stated he felt we should break the land swap into two separate situations. The land from the Glen Elder Drive In and the land where the Farmway temporary office is now agreement could be finished so the building that is already in could be erected. The council liked this idea. Mr. Odle said he felt it would be better to separate them into two proposals.

Mr. Duerksen stated he knows we have to make this whole situation into a win-win for both Farmway and the City of Glen Elder. He feels there is a need in Glen Elder for a community building for the Legion, Lions Club, graduations and weddings. He feels Farmway should help in funding this. He stated this proposal for the city: For every bushel taken into Farmway each year they will donate ¼ cent/bushel to the city. This could be as much as \$50,000 a year on years that they bring in 20,000,000 bushels. It could be less some years and more on others, but would be a yearly commitment.

Barry mentioned the cost to the city for upgrading the electrical facilities to handle Farmway's needs. Eldon mentioned one option would be to put a new substation close to Farmway's facility and that cost would possibly be \$700,000 range. The second option would be to upgrade the lines from the existing substation with a cost closer to \$200,000. Art mentioned the third option would be to have REA serve them. Eldon mentioned this option would mean a large loss of revenue for Glen Elder.

Art was asked about the projected completion time for the silos in respect to the need for increased electricity. He felt they would be ready to be used by next winter but the need for the electricity would be in 2013. Eldon mentioned if we knew which way we want to proceed we could be doing some of the work ourselves to help save costs. He mentioned we could have Jim Koash come to a council meeting to explain options.

Bob mentioned the city could qualify for Revenue Bonds to help pay for this project. They are at 4% interest at this time. An economic development block grant was also mentioned but that is dependant on jobs created.

Mr. Duerksen discussed further that Farmway does not want to be seen as taking advantage of the city. They have to be able to compete in the changing world market. The grain loaded on

train cars here is going overseas. He stated the railroad is an advantage for Glen Elder. Times have changed in agriculture. A discussion continued regarding producers also donating in some way to Glen Elder. Carl mentioned he had thought about making a plaque for those who might donate X amount of money for the new Community Building.

With no further questions or discussion, Bob made the motion to adjourn, Ryan seconded the motion and the motion carried with 4 ayes.

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

Mary Jo Gruwell  
Assistant Clerk

## **April 4th, 2011**

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., April 4<sup>th</sup>, 2011 at the Lakeside Elementary School Gym in Glen Elder, with Council President Carl Fitzgerald presiding and council members Ryan Duskie, Larry Wheeler, and Sheila Paxson, a quorum, present. Also in attendance: KDNS Radio representatives, Beloit Daily Call representative, MCHS Museum representative, numerous citizens, William Kastrup, Brenon Odle, Eldon Behymer, Mary Jo Gruwell, and Jerri Senger.

### **Minutes & Claims**

The minutes of the March 7<sup>th</sup>, 2011 meeting were reviewed. Larry made a motion to approve the minutes, seconded by Sheila. Motion carried with three ayes.

The claims on hand for the month of March amounting to \$51,086.44 plus the outstanding Mid-Kansas Electric bill were reviewed. Ryan made a motion to approve all claims. Larry seconded the motion. Motion carried with three ayes.

### **Resignations/Oath of Office**

Larry made a motion to accept the resignation from Mayor Jeff Holling. Ryan seconded the motion and the vote carried with three ayes. Carl read an explanation of state statute #15-201, concerning filling the vacancy of the mayor and council members in a city of the 3<sup>rd</sup> class. Carl took the oath of office for the position of Mayor.

As new Mayor, Carl recommended that the council appoint William Kastrup to fill his unexpired term as a council member. Ryan made a motion to appoint William Kastrup to fill Carl's council seat. Sheila seconded the motion and the vote carried with three ayes. Mr. Kastrup took the oath of office and a seat at the council table.

Ryan made a motion to accept the resignation from council member Clay Henningsen. Larry seconded the motion and the vote carried with four ayes. Mayor Fitzgerald stated that since elections are tomorrow, Clay's seat will remain open until the regular May meeting when the new candidates take office.

Larry made a motion to accept the resignation from City Attorney Bruce Berkley. Sheila seconded the motion and the vote carried with four ayes. Carl stated that Attorney Brenon Odle has consented to become the Glen Elder City Attorney. Sheila made a motion to appoint Brenon Odle as City Attorney. Larry seconded the motion and the vote carried with four ayes. Mr. Odle took the oath of office and a seat at the council table.

### **Co-op Building Permits and Land Transfer**

Mayor Fitzgerald informed everyone present that the lawyers at the League of Kansas Municipalities and our city attorney find that the building permits are legal. City Attorney Brenon Odle explained the building permits can't be reversed as they are not a contract. He stated you must have a very serious situation to consider rescinding a permit, and a process must be then followed to do so. If the council rescinds a permit after it has been given, they would be liable for all the money spent while utilizing the permit. The League of Kansas Municipalities stated that the permits cannot be voided by the council.

Mayor Fitzgerald stated that Farmway Coop withdrew the offer for the land transfer at the last meeting, so it's not an issue at this time. He mentioned that after the new council is seated

following the election, that council can decide if they want to enter into a new legal agreement with Farmway.

### **Public Comment**

Mayor Fitzgerald informed those present that each would get two minutes to make comments. He asked that the comments be kept to the topics on the agenda.

There was no one that chose to speak.

### **Contract with Senger Construction LLC**

Mayor Fitzgerald explained to the public the contract with Senger Construction LLC for the new building was signed without the vote of the council. If the council voids the contract Senger will be stuck with the cost of the building. Ryan made a motion to accept the contract with Senger Construction for the new building. Larry seconded the motion and the vote carried with four ayes.

### **ABC Learning Center**

Mayor Fitzgerald read the First Amendment to the Commercial Lease Agreement with ABC Learning Center. Bob Kastrup made a motion to approve Resolution #11-2 allowing the amendment to the lease agreement with the daycare. Sheila seconded the motion and the vote carried with four ayes.

### **Sale of Lot at Kansas and Market**

The Mayor read Resolution #11-3 selling the south ½ of lot five block fourteen, original town to Kenneth and Roberta Kusler for \$1,200.00. Larry made a motion approving the sale of the lot, the signing of the quit claim deed, and passing of Resolution #11-3 as written. Ryan seconded the motion and the vote carried with four ayes.

### **CDBG Grant**

The housing board has a vacant seat due to the resignation of Jeff Holling. Carl asked if any of the council members would volunteer for the position. Ryan made a motion to appoint Carl Fitzgerald to the housing board. Larry seconded the motion and the vote carried with four ayes.

Mayor Fitzgerald informed the public that it was found that the grant still has enough money to do work on one additional home. However, a time extension would be needed from the state to get the job done. Sheila made a motion to send an official request to the state to extend the current grant three months, allowing time for the completion of the additional home. Larry seconded the motion and the vote carried with four ayes.

### **Code Report**

Chris Wagner, Code Enforcement officer, gave a list of properties he is keeping an eye on and will visit with in the next week. He mentioned that he will give these property owners 15 days to clean up their violations.

### **Pool Manager**

Mary Jo Gruwell stated that she visited with both girls that applied for the manager position and they would like to share the job. Sheila made a motion to hire Kylie Moore and Shanae Porter as pool managers. Ryan seconded the motion and the vote carried with four ayes.

The Mayor stated that in the past the city has paid for lifeguard training, purchased one suit and one cover-up for each guard. Bob made a motion to pay for training, purchase one suit and cover-up as in the past. Ryan seconded the motion and the vote carried with four ayes.

### **Pawnee Lease**

It was with great regret that Mayor Fitzgerald read the letter from Pawnee Mental Health stating due to a loss in state funding Pawnee would be terminating their lease with the city on May 31, 2011. The letter mentioned they will have all their belongings removed from the building on May 31<sup>st</sup>.

### **ATV Permits**

Bob made a motion to approve the following ATV Permits: #2011-3 for John Cunningham, #2001-4 & 5 for Farmway Co-op, #2011-6, 7, 8, 9 for PPP LLC, and #2011-10 for Art Duerksen. Ryan seconded the motion and the vote carried with four ayes.

### **Library Board**

Sheila made a motion to appoint Casey Coulson to replace Teri Henningsen's unexpired position as a library board member. Larry seconded the motion, the vote carried with four ayes.

### **Building Permits**

Ryan made a motion to approve building permit #11-7, a new fence for Nathan Anderes at 312 N. Hobart, and #11-8 a new fence for Eldon Behymer at 117 N. Mill. Sheila seconded the motion and the vote carried with four ayes.

### **Employee Report**

Eldon asked to extend the application period for summer help. He mentioned that Vincent is planning on coming back again this summer and asked for a .25 cent per hour raise for Vincent. Larry made a motion to extend the application period one more month. Bob seconded the motion and the vote carried four ayes. Ryan made a motion to give Vincent Kresin a .25 cent per hour raise for returning this summer. Larry seconded the motion and the vote carried with four ayes.

Eldon asked for permission to purchase a new John Deere mower from Carrico Implement for \$2,499.00. He said that they will not give anything for trade-in on the old mower and he asked to have it put up for sale by sealed bids. Eldon mentioned that he has the money in the equipment reserve fund to make the purchase. Bob made a motion to purchase the new mower and put the old mower up for sealed bids. Larry seconded the motion, vote carried with four ayes.

### **Clerks Report**

The Clerk mentioned the thank you notes received from Kay Thompson for the grant work done on her house, and from the ABC Learning Center.

The Clerk stated that she transferred \$10,000.00 into the swimming pool fund from the electric fund.

The Clerk mentioned that the council received copies of the two plumbing repair bills for the daycare last month totaling \$516.66.

The Clerk informed all present that the employee Blue Cross/Blue Shield health insurance policy came in at a 13.69% increase from last year. It was noted that the policy period begins April 1<sup>st</sup> each year.

### **Council Report**

Sheila said that the community club would like the city to have a community wide clean-up day. Mayor Fitzgerald spoke favorably toward the request and mentioned that the city would need volunteers to help with the project.

With no other business Ryan made a motion to adjourn the meeting. Sheila seconded the motion and with four council members voting aye, the meeting was adjourned at 7:55 p.m.

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

Jerri Senger & Mary Jo Gruwell  
City Clerk Assistant City Clerk

## **March 7, 2011**

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., March 7<sup>th</sup>, 2011 at the American Legion, with Mayor Jeff Holling presiding and council members Carl Fitzgerald, Ryan Duskie, Larry Wheeler, and Sheila Paxson present. Also in attendance: Marla & Greg Snyder, Dan Winkel, Lee Barnett, Chris & Chandra Wagner, Barry McPeak, Jack Marzolf, Art Duerksen, Denise Jackson, Jeff Bechard, Lee & Karen Brinker, Dennis & Glenda Shoemaker, Allen Eilert, John & Tina Senger, Crystal Cunningham, Brent Cunningham, John Cunningham, Nathan Anderes, Adam Vowinckel, Tom Whoolery, three Lakeside High Government Students, numerous other citizens, Bruce Berkley, and Jerri Senger.

### **Minutes & Claims**

The minutes of the February 7<sup>th</sup>, 2011 meeting were reviewed. Carl made a motion to approve the minutes, seconded by Larry. Motion carried with four ayes.

The claims on hand for the month of February amounting to \$47,584.44 plus the outstanding Mid-Kansas Electric bill were reviewed. Larry made a motion to approve all claims. Ryan seconded the motion. Motion carried with four ayes.

### **Public Comment**

Mayor Holling informed those present that each would get two minutes to make comments. He asked that everyone be respectful of those speaking.

Marla Snyder expressed concern about the high volume of trucks on Kansas and Hobart Streets. She spoke in favor of a truck route and thanked the council for purchasing the speed bumps.

Barry McPeak talked about his concern with the expansion of Farmway Co-op. He questions the cost and the effect it will have on the community of Glen Elder.

A letter submitted from Bob Kastrup was read. He spoke in favor of the property trade, and the demolition of outdated buildings. He stated the new structures should help to increase tax and utility revenue for the city. He also addressed the traffic situation and stated he feels the proper approach would be to hire a qualified person to enforce traffic laws.

Others in attendance also asked about the lack of law enforcement in Glen Elder, stating they personally observe traffic violations. The council told the group they are interested in sharing law enforcement with Cawker City, but at this time we have not talked with the Cawker City Council about this matter.

Attorney Lee Barnett addressed the council and residents in attendance. He stated his concern with the legality of the land transactions between the City of Glen Elder and Farmway Co-op. He stated concern regarding home and property values being negatively affected.

Art Duerksen, CEO of Farmway Co-op talked about Kansas being an agriculture state, and Farmway is there for the producers. He explained with a large grain loading facility they can pass on higher prices to the producers for their crops.

Denise Jackson, Housing Manager stated her concern about the moving of the zoo and the demolition of the Norris building. She asked how the housing units would be protected from the increased dust and truck noise.

Jeff Bechard, Ag Mark, stated Glen Elder was selected for the loading center mainly because of the railroad. He also spoke regarding the truck traffic.

### **Executive Session**

At 7:50 p.m. Carl, acting mayor, moved that the city council - Carl, Ryan, Larry, Sheila, and city attorney go into executive session for ten minutes, pursuant to the attorney client privilege. Ryan seconded the motion and the vote carried with four ayes.

At 8:00 p.m. Carl reopened the regular meeting with no decisions being made in executive session.

Ryan moved to have a city wide vote on the exchange of land with Farmway Co-op as soon as possible. Larry seconded the motion, and the vote carried with four ayes.

Art Duerksen stated that Farmway Co-op withdraws their offer to exchange land.

Marla Snyder expressed concern for a truck route.

Chandra Wagner expressed concern for an environmental study.

Carl informed those present that without the land exchange the city is now out \$89,288.00 in a new building and new zoo that has already been ordered.

John Senger, Senger Construction, stated that the proposals have been signed. Part of the fence for the new zoo is already here and the building is on its way. He mentioned that those things can not be returned. He expressed his concern for his business.

Tom Whoolery stated that he has worked on the old Norris building and the roof is the only thing of value in it.

Ryan made a motion not to proceed with a city vote due to the withdrawal from Farmway Co-op on the land exchange. Larry seconded the vote and it carried with four ayes.

Dennis Shoemaker asked about the route study possibilities. Carl addressed the question, stating that Schwab-Eaton is researching several different options.

There was more discussion on the land exchange. Carl stated that the truck route will be discussed later after receiving some information from Schwab-Eaton.

The council took a five minute break in the meeting, so they could proceed with the rest of the agenda.

Crystal Cunningham stated that their board had met with the council in a work session a couple weeks ago and wanted to know what the council had decided about their requests. The city paying for all utilities and doing all the maintenance was discussed. There was some discussion on how the city would do payroll for the center and how much it would cost for the clerk to do their payroll. Ryan made a motion to pay accountant Brenda Tietjens for the daycare payroll expenses. Sheila seconded the motion and the vote carried with four ayes. A contract amendment which will include paying all the utilities, the maintenance, and the insurance will be reviewed by the council next month. Larry made a motion to pay the city utilities for the daycare this month. Carl seconded the motion and the vote carried with four ayes.

### **Code Report**

Chris Wagner, Code Enforcement officer, didn't have anything new to report. He mentioned that he is keeping an eye on a couple properties.

### **Pool Manager**

Mayor Holling stated that Mary Jo Gruwell and Sarah Miller had turned in a resignation as pool managers. Carl made a motion to accept the resignations of Mary and Sarah. Ryan seconded the motion and the vote carried with four ayes.

The council has two applications for the manager position. They would like to conduct interviews. Ryan made a motion to have Jeff contact the applicants and set up interviews with both applicants. Carl seconded the motion and it carried with four ayes.

### **Lot at Kansas & Market**

Ken Kusler has offered to purchase the city lot located next to his building at the corner of Kansas and Market streets. His offer stated that he would give \$1,200.00 for the lot and he would use it for a yard. Carl made a motion to accept the offer for \$1,200.00 for the lot at Kansas and Market. Larry seconded the motion and the vote carried with four ayes. Bruce will draft a deed for next month.

### **Building Permits**

Sheila made a motion to approve building permit #11-4, a new garage for Eldon Behymer. Larry seconded the motion and the vote carried with four ayes.

### **Clerks Report**

The Clerk asked the council about the donations to Lakeside After Prom and Beloit's Project Graduation, she stated that \$100.00 has been given to each in the past. Carl made a motion to give \$100.00 to each Lakeside and Beloit. Ryan seconded the motion and the vote carried with four ayes.

The Clerk informed the council about the reimbursement request from Sandy Webster. A disconnect order was taken for the electricity in November and it didn't get turned off, resulting in an unusually high gas utility bill for the Webster's. The reimbursement request is for \$308.84. The council agreed that it should be paid since it was an oversight on the city's behalf.

The Clerk asked the council to replace Luke Thompson on the KMEA board of directors and informed them that her term would expire next month. Larry made a motion to appoint Eldon to replace Luke and renew Jerri's appointment to the KMEA board. Carl seconded the motion and the vote carried with four ayes.

### **Council Report**

Jeff informed those present that the council will be meeting with John Cashett about the potential truck routes.

There was concern from residents on receiving the agenda before meetings. The council asked the clerk to post the agenda on the local cable channel and the website.

There was a brief discussion on the possibility of relocating the zoo and its future location. Adam Vowinckel and Nathan Anderes asked if the city implements a new truck route, how it would affect those parking trucks in front of their homes.

There was more discussion on a truck route.

With no other business Carl made a motion to adjourn the meeting. Ryan seconded the motion and with four council members voting aye, the meeting was adjourned at 9:12 p.m.

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

## February 7, 2011

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., February 7<sup>th</sup>, 2011, with Mayor Jeff Holling presiding and council members Carl Fitzgerald, Ryan Duskie, Larry Wheeler, Clay Henningsen, and Sheila Paxson present. Also in attendance: Karen Pahls, Tracy Anderes, Crystal Cunningham, Jim & Jan Slate, Doug McBlair, Kevin & Kenneth Noller, Mike Riley, Delicia Zimmer, Creighton & Shauna Remus, Bill Eberle, Newt Eberle, Jerry Clark, Bruce Berkley, Chris & Chandra Wagner, Eldon Behymer, and Jerri Senger.

### Minutes & Claims

The minutes of the January 3<sup>rd</sup>, 2011 meeting were reviewed. Carl made a motion to approve the minutes, seconded by Sheila. Motion carried.

The claims on hand for the month of January amounting to \$49,444.74 plus the outstanding Mid-Kansas Electric bill were reviewed. The mayor informed the council that a 10% down payment was made on the new building and zoo. Larry made a motion to approve all claims. Clay seconded the motion. Motion carried with four ayes.

### ABC Learning Center

Crystal Cunningham addressed the council. She stated that they are now a group home; however they need to get back to a licensed childcare center. She said a group home is limited to just twelve kids and they need to have that increased back to 23 kids. She said that their kid count is up and in fact they have a waiting list. She said they do not have a director at this time and they lost the state food program which reimbursed the center approximately \$400 to \$500 per month. She asked the council if the city would help with utilities, maintenance, doing their payroll, or even hire a director be a city employee with benefits. Crystal introduced Karen Pahls from the Early Learning Center in Beloit. Karen informed the council that the City of Beloit and the Beloit School District helps their daycare. She said that their employees are employees of the school district. They do pay the city a monthly set payment, instead of utilities, and they are in city buildings. Chandra Wagner asked the council to support the daycare and mentioned that it is as important as having a city pool. Chandra asked the city to get grants for the daycare.

The council decided to have a work session with the daycare board on Monday, February 21<sup>st</sup> at 7:00 pm. They asked the daycare to have a list of needs.

### American Legion/Lions Club Request

Jim Slate informed the council that the Legion and Lions groups would like to see a new community building put up on the south side of the square. He stated that something similar to the building in Jewell would be nice. He mentioned that due to the current condition and problems with the Legion building, it could be torn down. Doug McBlair suggested that if we added information about including a daycare in the new building it might help to get a grant to build it. It was mentioned that a building approximately 25'x 50' would be needed. Several events were listed that could be held in such a building. Newt Eberle expressed his concerns.

### Truck Route Study

The Mayor informed the council that he received two quotes from engineers to conduct a truck route study for the city. Schwab-Eaton in Beloit will present three route possibilities and will give the pros and cons of each, for \$1,000.00. Wilson & Company in Salina will do a very in-depth, very involved study on route possibilities for \$16,000.00. There was some discussion on the topic. Carl made a motion to hire Schwab-Eaton to conduct the truck route study. Ryan seconded the motion and the vote carried with five ayes.

### Housing Grant

The council discussed new target area possibilities. Jeff will talk to Carol Torkelson about possible areas. Pre-applications will be mailed out to residents. It was noted that in the past, the area with the most completed pre-applications is selected for the target areas. The council asked the clerk to put an ad on the local cable channel concerning the importance of the pre-applications.

### Code Report

Chris Wagner, Code Enforcement officer, didn't have anything new to report. He mentioned once the weather warms up things will get busy again.

### **Land Contract**

The Mayor informed the council that he has received a contract from Farmway Coop for the exchange of real estate and payment of \$89,288.00 to the city for the new building and zoo. The attorney mentioned that the contract reads just like the verbal agreement that was made a couple meetings ago between the city and Farmway. There was some discussion on the vacation of the alley in block six. It was noted that the city will need to keep easements to the utilities in that alley. It was also mentioned that in the future, the council needs to be sure not to approve putting up any structures over the utilities in said alley. Larry made a motion to give permission to Mayor Holling to sign the real estate exchange contract. Carl seconded the motion and the vote carried with five ayes.

### **Playground Material Grant**

Mayor Holling informed the council that the grant for the playground material was written, ready to be signed and sent off. However, it was discovered that the area where our new zoo would be located didn't qualify due to its previous use.

### **Housing Board**

Clay made a motion to re-appoint Crystal Cunningham for a one-year term, Rick Gruwell for a two-year term, and Dan Geist to a four-year term on the Glen Elder Housing Board. Sheila seconded the motion and the vote carried with five ayes.

### **Building Permits**

There was a discussion on the building permit application for Farmway Coop. The council would like for a second application to be filled out for the temporary office and scale since it is located across the street. Carl made a motion to approve building permit #11-2 for new grain storage bins, a new dump pit and shed for Farmway Coop and with an additional permit for the temporary office and scale. Sheila seconded the motion and the vote carried with four ayes and Larry voting no.

Carl made a motion to approve building permit #11-1, a new car port for Joe Smith. Larry seconded the motion and the vote carried with five ayes.

### **Employee Report**

Eldon informed the council that Leland Tice called him and invited him to a meeting in Beloit on March 10<sup>th</sup>. The meeting will be concerning the bridge north of town on highway 24. Larry, Jeff and Carl said that they would go with Eldon to the meeting. Eldon mentioned that he would like to keep the trucks off of Hobart Street. He said due to water under the street from the hill, it is a weak street and can not take the heavy truck traffic on it. He would like to visit with KDOT about widening the turn from the north onto Felix Trail.

Jerry Clark said that he would like to have some of the space in the new building to keep the fire trucks, but would give more thought to the idea. He said that vehicles continue to park in front of the fire station blocking their exit, and it is quite a problem. The council discussed this issue and told the fire chief to get tag numbers and turn in complaints to the clerk and the violators will be taken to municipal court. Eldon informed the council that it would cost an extra \$10,000.00 to accommodate the fire trucks in the new storage building.

### **Clerks Report**

The Clerk informed the council that the annual pet inoculation clinic has been set for Saturday, March 19<sup>th</sup> from 1:30 to 3:00 at the Fire Station.

The Clerk asked for permission to mail out a library survey with the utility bills to customers. The council okayed this.

The council reviewed an email from Neil Rowland, Kansas Municipal Energy Agency, concerning the decrease in the WAPA "B" pool energy for the city. The Mayor asked for 2010 expense and income figures on electricity.

There was a brief discussion on sick leave. It is to be accrued and awarded monthly for the previous month worked.

Council Report

Jeff informed the council that Pawnee Mental Health has contacted him concerning their contract which expires in June 2011. He said that they love the building and want to renew the lease, however due to cut-backs in state funding they can only renew one year at a time.

With no other business Carl made a motion to adjourn the meeting. Ryan seconded the motion and with five council members voting aye, the meeting was adjourned at 9:15 p.m.

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

Jerri Senger  
City Clerk

## January 3, 2011

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., January 3<sup>rd</sup>, 2011, with Mayor Jeff Holling presiding and council members Carl Fitzgerald, Ryan Duskie, Larry Wheeler, Clay Henningsen, and Sheila Paxson present. Also in attendance: Kim Gaston, Mark Marzolf, Jerry Clark, Garry Clark, Bruce Berkley, Chris Wagner, Eldon Behymer, and Jerri Senger.

### Minutes & Claims

The minutes of the December 6, 2010 meeting were reviewed. The council asked the clerk to reword the paragraph concerning the speed bumps. The amended minutes will read, "The council asked Eldon to order two sets of rubber speed bumps." Carl made a motion to approve the minutes with the amendment, seconded by Sheila. Motion carried.

The claims on hand for the month of December amounting to \$39,374.70 plus the outstanding Mid-Kansas Electric bill were reviewed. Clay made a motion to approve all claims. Larry seconded the motion. Motion carried with five ayes.

### Speed Bumps

Kim Gaston addressed the council and said he is concerned about the speed bumps on the east end of town. He asked the council to either remove them or give them another truck route. He stated that the speed bumps tear up their trucks. Jeff informed everyone that he is currently in contact with two engineering firms concerning a new truck route. Mark Marzolf said that the speed bumps have increased traffic on the other streets and simply make everyone mad. There was some discussion as to why Mitchell County Law Enforcement will not write tickets within the city. Kim and Mark both thought there is another way to control the speed of the traffic on the two main streets into town. However no good solution was determined.

The Mayor asked each council member what they would like to do with the speed bumps. Eldon presented the council with a quote on new speed "humps"; these would be 24 inches wide and only 1.2 inches tall. Eldon informed the council that the existing bumps are 12 inches wide and 2 ½ inches tall. There was some discussion about relocating the existing bumps to the school zone on Nash Street.

Carl made a motion to keep the existing bumps and put them both on Hobart Street and purchase the two new speed humps for Kansas Street. This motion died for lack of second.

Larry made a motion to buy the new sets and put them on Kansas and Hobart Streets, and move the existing bumps to the school zone, with discussion from Mr. Green. Clay seconded the motion. The vote carried with four ayes and one opposed from Ryan.

### Fire Department

Jerry Clark addressed the council and informed them that they can be short handed during the day hours along with area towns. He asked the council for permission to work with area towns on structure fires only. The council liked the idea of small towns helping each other out.

### Housing Grant

Jeff presented the council with a list of contractor bids on the final five homes. He informed the council of the housing board recommendations. He noted that the council needed to waive the bid irregularities on the Cline house for M&R Building. Clay made a motion to award the contractor bids as suggested by the housing board and waive the bid irregularities. The motion was seconded by Carl and carried with five ayes. It was noted that work on these homes is expected to begin immediately and must be complete by April 15<sup>th</sup>, as the grant deadline is April 30<sup>th</sup>. The Mayor said that we should come close to spending all the grant money and this will look good for the City. The

Mayor asked the council to think about a new target area to be set at the next council meeting. He said that the next deadline for the grant application is July 1<sup>st</sup>, 2011.

### **Code Report**

Chris Wagner, Code Enforcement officer, reported that he hasn't received any new complaints.

### **ATV Permits**

Ryan made a motion to approve the 2011 ATV Permits #1 for Rodger Williams, and #2 for Darrell Parker. Clay seconded the motion and the vote carried with five ayes.

### **GAAP Resolution**

Clay made a motion to approve Resolution #11-1, authorizing the wavier of the requirements of using generally accepted accounting principles for the year ending December 31, 2011. Carl seconded the motion, motion carried.

### **Ordinance #641**

Larry made a motion to approve Ordinance #641 establishing salaries for the full-time employees. Ryan seconded the motion and the vote carried with five ayes.

### **Employee Report**

Eldon informed the council that he hasn't heard if we will be getting the grant on replacing the old tornado siren. He suggested that the council approve to move the location of a new siren closer to the middle of town. He also asked permission to purchase a new small siren for a noon whistle, around \$500.00. The council did not wish to purchase a whistle at this time.

Eldon expressed his concern about dogs running at large and not being able to catch some of the dogs to put in the pound. The council and attorney instructed the city crew to write complaints on these problem animals. Then the owners will be taken to municipal court.

### **Council Report**

Jeff asked the council for several different ideas on possible new truck routes to present to the engineers this week.

With no other business Carl made a motion to adjourn the meeting. Larry seconded the motion and with five council members voting aye, the meeting was adjourned at 8:30 p.m.

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

Jerri Senger  
City Clerk

## **December 6, 2010**

The Glen Elder City Council met in regular session on Monday night at 7:00 p.m., December 6<sup>th</sup>, 2010, with Mayor Jeff Holling presiding and council members Carl Fitzgerald, Ryan Duskie, Larry Wheeler, Clay Henningsen, and Sheila Paxson present. Also in attendance: Art Duerksen, Wes O'Bannon, Rod Barker, Dan Winkel, John Cunningham, Mike Riley, Tom Whoolery, Bruce Berkley, Chris Wagner, Eldon Behymer, and Jerri Senger.

### **Minutes & Claims**

The minutes of the November 1, 8, & 11, 2010 meetings were reviewed. Clay made a motion to approve the minutes, seconded by Carl. Motion carried.

The claims on hand for the month of November amounting to \$56,868.59 plus the outstanding Mid-Kansas Electric bill were reviewed. Larry made a motion to approve all claims. Ryan seconded the motion. Motion carried with five ayes.

### **Daycare Lease**

Carl made a motion to approve resolution 10#4. A four year extension on the daycare lease payments of \$25.00 per year. Ryan seconded the motion and the vote carried with five ayes. The Clerk will draft a new agreement and resolution to be signed.

## **Code Report**

Chris Wagner, Code Enforcement officer, reported that he hasn't received any new complaints. There was a brief discussion on the Doyle property.

## **Farmway Coop**

Farmway Coop representatives Art Duerksen, Wes O'Bannon, and Rod Barker were present and addressed the council on their plans to relocate their office building and scales to the city block where the zoo is currently located. It was mentioned that Coop has already obtained the west half of the block. Rod presented the council with a proposal to trade city owned property for Farmway owned property. He said that the zoo and playground would be moved to where D&S Repair is currently. Rod stated that a new 40'x 100' building would be put up at the former Tasty Freeze building site and that would be traded for the City's old Riley garage.

Art Duerksen stated that new, larger bins and state-of-the-art dump pits would be put in where the old office is now located.

Ryan Duskie asked about their additional long-term goals for expansion. He also asked if they have had an economic study done for the town of Glen Elder in relationship to their expansion plans. Tom Whoolery asked if a survey could be put into utility bills asking the residents how they feel about Farmway's expansion plans.

There was a lot of discussion on the traffic. It is expected that the truck traffic will still come down Kansas Street to the new office and scales. Attorney Bruce Berkley suggested that the city contact an engineer to help determine the best truck route. Art said that Farmway supports a truck route and would finically help with the engineering study. With council permission, Mayor Holling stated that he would contact an engineer.

There was some discussion on the dust the elevator creates, not just from the grain but also from the truck traffic. Art informed those present that Glen Elder will be one of their first locations to treat the grain with an edible oil to cut down on the dust.

There were a few resident comments asking why Farmway doesn't financially help with road repairs or improvements. Art mentioned that Farmway tried to pay for an oiler, but that oiler was returned. Basically the streets are the city's responsibility, but they would support a truck route.

Art stated that tonight's issue is the swapping of land and cleaning up a city block that is a mess.

Carl made a motion to accept the relocation proposal for land presented by Farmway. Larry seconded the motion and the vote carried with five ayes.

Carl made a motion to immediately begin the steps to conduct a truck route study with Jeff contacting Swab-Eaton in Beloit and Wilson in Salina. Ryan seconded the motion and the vote carried with five ayes.

## **CDBG Update**

The Clerk read an email from Carol Torkelson updating the council on the progress of the CDBG housing grant. Eight homes are now complete and work is beginning on the ninth. Lead assessments will be done on the final group of homes and a bid opening will be scheduled soon.

## **Old Tractor**

The Mayor opened eight sealed bids on the 1985 545 Ford tractor. Harley Gerdes Auctions was the high bid at \$5,100.00 and Martin Blad's bid came in second at \$4,653.00. Clay made a motion to accept the high bid from Harley Gerdes Auctions. Larry seconded the bid and the motion passed with five ayes.

## **CMB License**

Larry made a motion to approve the on and off premises cereal malt beverage licenses for Wayne's Sporting Goods. Ryan seconded the motion and the vote carried with five ayes.

## **Library Board Appointment**

Ryan made a motion to appoint Charla Monty to the library board beginning immediately with her term to expire in June of 2012. Larry seconded the motion and the vote carried with five ayes.

## **Wage Review**

At 8:35 p.m. Ryan made a motion to go into executive session for ten minutes to discuss non-elected personnel with the mayor, council and attorney present. Larry seconded the motion, motion carried.

At 8:45 p.m. with no decisions made in the executive session, Mayor Holling reopened the regular meeting.

Carl made a motion to increase Eldon, Jim and Jerri's wages by .25¢ per hour, leaving all other wages the same. Ryan seconded the motion and the vote carried with five ayes.

### **Employee Report**

There was some discussion on the large number of stray cats in town. The current ordinance on running at large was discussed and fining folks that allow their cats to run free was also discussed. The council would prefer residents to have their cats spayed or neutered to keep the population under control.

Putting up a camera overlooking the new playground/zoo site was briefly discussed. The new tractor has arrived and the council was invited to look it over after the meeting.

### **Clerk's Report**

The clerk informed the council that in 2011 Ryan, Larry, and Clay's council terms will expire.

### **Council Report**

Larry wants two sets of rubber speed bumps ordered. Eldon said he would get them priced again, the council informed him to go ahead and order them if they are less than \$1,200.00.

The KDHE waste tire mulch grant for the playground was mentioned. Jeff will contact NCRPC and see if they would help the city apply for the grant.

With no other business Carl made a motion to adjourn the meeting. Larry seconded the motion and with five council members voting aye, the meeting was adjourned at 9:00 p.m.

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

Jerri Senger  
City Clerk