

REGULAR MEETING; COUNCIL CHAMBERS; WASHINGTON, KANSAS; DATE: SEPTEMBER 6, 2005

The Governing Body of the City of Washington, Kansas met in Regular Session in the usual meeting place in said City on Tuesday, the sixth day of September, 2005, at 7:00 P.M. with the following members present: Mayor Travis Kier; Council Members Tom Dragastin, Meyler Gibbs, Dawn Kramer, Roxanne Schottel, and Jon Snapp.

ABSENT: None.

ALSO PRESENT WERE: City Administrator Tim Schook; City Clerk Denise Powell; Gary Holman, Holman Properties; Mike Bergstrom, Duckwall's manager; JoAnn Nider, Washington; Mary Kay McCarty, Washington; Dan Thalman and Bill Hays, Washington County News; Don Alldredge, Washington; and Terry Morse, Power Plant Superintendent.

Mayor Travis Kier called the meeting to order at 7 p.m.

Xerox Copies of the minutes of the Previous Regular Meeting of Monday, August 1, 2005, and Adjourned Meeting of Tuesday, August 16, 2005, were given to the Mayor and each Council Member for review. Council Member Tom Dragastin move to approve the minutes as written. Council Member Jon Snapp seconded the motion. Motion carried.

COUNCIL MEETING NOTES

WESTSIDE PROPERTY: Gary Holman, Holman Properties, Macon, Missouri, presented a commercial application for the former Westside property under the Homestead Act. Holman is proposing to put a 130x70 foot building on the property and leasing it to Dollar General Store. Council took no action.

JoAnn Nider and Mary Kay McCarty voiced concern about the town supporting two variety stores and they did not want to lose Duckwall's.

The Council also received a letter of concern from Dean Van Horn, vice president of operations for Duckwall's.

ATV TRACK: Don Alldredge, Washington, visited with the Council to clarify the ATV track contract as per the August 16 council minutes. Alldredge expressed concern over notifying the Council of a written plan on the improvements one year in advance, insurance and taxes. Alldredge questioned whether the club would find it feasible to continue. Council Member Jon Snapp stated he doesn't want the City to get left with a lot of problems. Mayor Travis Kier said it was not the Council's intention to squash the project. Alldredge stated the Club is still in the planning process, waivers will be signed by those utilizing the track and rules are in the process of being established.

ATV RULES: City Administrator Tim Schook had tentative rules for riding ATV's on city streets: a) Must have red whip flag attached to ride on city streets; b) Must have proof of liability insurance; c) ATV's shall only be allowed on streets from dawn to dusk; d) An adult must accompany anyone under the age of sixteen; e) \$100 fine for any violation. No action was taken.

KUHLMAN BUILDING AND CORNER LOT: Mayor Travis Kier opened one bid for the Kuhlman building. John and Christy Metz, Washington, submitted a bid for Tract 1 in the amount of \$10,000. Council Member Roxanne Schottel moved not to accept the bid. Council Member Dawn Kramer seconded the motion. Motion carried.

Brian and Dawnya Sasse, Oregon, are negotiating a contract of the former National Guard Armory building but only if they also could purchase the city-owned parking lot at 102 East Second Street. Sasse inquired about having to install a fire sprinkler system; asked for a written list of any changes and improvements to sidewalk, exterior of building and alley; cost of building permits and other permits; and negotiation of property taxes of the building and lot. The Council agreed the City has no zoning policy that requires action and the city is not able to negotiate the property tax. Council Member Meyler Gibbs made a motion to start negotiations at \$6,000 for the sale of the lot. Council Member Dawn Kramer seconded the motion. Motion carried.

WELLS: City Administrator Tim Schook stated the lease from Robert and Marvel Boston for brome grass at the city water wells terminates Oct. 31, 2005, and he will have a renegotiated contract for review at the October council meeting.

UTILITY BILLING: City Attorney Paul Monty and City Administrator Tim Schook working on code, which is not ready for review.

NEIGHBORHOOD REVITALIZATION PLAN: City Attorney Paul Monty is to review City Administrator Tim Schook's plan and have a rough draft for review. Plan was not ready for review.

ZONING: The Council will review the zoning policy once they have completed the personnel policy.

PERSONNEL POLICY: Article O. Residency was given to the Council for review. The Council asked that the article be rewritten and proposed at the October meeting.

PROPERTIES: A garage, owned by Darrell Hubka, which was damaged by a fallen tree at 236 West Third Street has been cleaned up according to Tim Schook, City Administrator. The property sold and utilities were switched to the new owner August 19, 2005.

FAIR BUILDING: Tim Schook, City Administrator, stated he is still looking into the most cost effective heat for the fair building.

SIDEWALKS: Tim Schook, City Administrator, stated he is still exploring grant options for the replacement of sidewalks and driveways along D Street.

FREE LOT PROGRAM: The Council discussed the residential application for the free residential lot at 221 East Third Street. The Council gave tentative approval but will wait on documentation of financing and construction plans.

HISTORICAL SOCIETY: Bob Boston, a representative of the Washington County Historical Society, contacted Mayor Travis Kier about bringing the Emmons School House into town to be placed on the lot south of the former Happy Hour. The Council stated they had no objections locating the School on that property as long as it remained an attractive maintained site.

RECORD DESTRUCTION: Council Member Roxanne Schottel made a motion to pay 40 cents per mile reimbursement to the Kansas State Historical Society for Justin Dragosani-Brantingham, Government Records Archivist, to come on site to assist in determining which old records can be removed from City Hall and destroyed. Council Member Meyler Gibbs seconded the motion. Motion carried.

LEAGUE CONFERENCE: The Council received information about the League of Kansas Municipalities conference Oct. 8-11 at Wichita. Tim Schook, city administrator, asked the Council who would be attending so registration and lodging could be made. Council Member Roxanne Schottel stated she would be attending. Council Member Dawn Kramer stated she would possibly attend. Council Member Meyler Gibbs made a motion to appoint Roxanne Schottel as voting delegate and Council Member Dawn Kramer as alternate voting delegate representing the city in the conduct and management of affairs of the League of Kansas Municipalities. Council Member Jon Snapp seconded the motion. Motion carried.

VEHICLES: City Administrator Tim Schook asked the Council about purchasing a good used car. Schook stated Power Plant Superintendent Terry Morse and he will be attending lots of meetings over the next couple years on a power contract and said it may pay for itself with savings in gas alone. The Council asked Schook to look into what is available.

ELECTRIC: The City will need to make some decisions about joining a power pool by January according to City Administrator Tim Schook. According to Schook the power industry is very unstable. Having the power plant does give a bargaining tool and also security to the residents of the City. Power Plant Superintendent Terry Morse told the Council if it is cheaper to generate our own electricity than buy the City would generate.

SEWER: Sewer cleaning was completed the first week of August and everything went well. The public is welcome to look at the videos.

D STREET: Washington County was approved for federal money for the reconstruction of D Street with money available in 2008. City Administrator Tim Schook stated he previously asked that the portion not funded by federal funds be split 50/50 between the county and city. The city's share would be around \$120,000 with money coming from the street and/or special highway improvement funds. No action was taken.

ROADS: City Administrator Tim Schook informed the Council he is getting complaints from resident about dust coming off the gravel roads. Schook suggested the dirt roads be paved along with curb and gutter. He also suggested creating benefit districts which would mean landowners whether rural or city would be responsible for the cost of footage running across their property.

INDIVIDUAL COUNCIL MEMBER COMMENTS: Council Member Dawn Kramer expressed concern about the condition of a house located at 122 East Fourth Street. City Administrator Tim Schook told the Council the house is being sold and he has visited with the new property owners about cleaning up the outside. Kramer also inquired as to how the Council was going to address bids for employee health insurance for 2006. Council Member Roxanne Schottel stated she would contact the City's Blue Cross and Blue Shield representative about a 2005 run/loss ratio report and bids for 2006.

Council Member Roxanne Schottel informed the Council she had a call from a City resident concerning fluoride in the City's water. Tim Schook, City Administrator, stated the fluoride level in the City's water is .25 parts per million. Council Member Meyler Gibbs stated the ideal dental standpoint is one part per million. A survey recently sent to City residents showed the public is not interested in adding fluoride. No action was taken.

CITY ATTORNEY COMMENTS: City Attorney Paul Monty had a quit claim deed for lot six in block forty-two in the City of Washington to Travis McAtee. Monty stated the attorney failed to file the deed and is now deceased. Council Member Roxanne Schottel moved to authorize the Mayor and Clerk to sign the deed. Council Member Meyer Gibbs seconded the motion. Motion carried.

LAGOON: Roxanne Schottel, council member, moved to terminate the contract to Larry L Ditmars and Diane K. Ditmars which allowed for irrigation of excess waste water from the third cell of the lagoon. Council Member Dawn Kramer seconded the motion. Motion carried.

There came on for consideration an Ordinance entitled:

APPROPRIATION ORDINANCE NO. 2005-9

“AN ORDINANCE ALLOWING FOR PAYMENT OF THE CITY'S BILLS AND DEBITS.”

Thereupon on motion made by Council Member Meyler Gibbs moved for its adoption, that the City Clerk is hereby authorized and directed to issue payroll Check Numbers 2264 through 2351 and warrant Check Numbers 32022 through 32128 in payment of just bills and claims against the City and debit the appropriate fund for each expenditure. Thereupon Council Jon Snapp seconded the motion. Thereupon the President of the Council declared the motion carried.

ADJOURNMENT: Council Member Roxanne Schottel made a motion to adjourn. Council Member Meyler Gibbs seconded the motion. Motion carried.