

CITY OF NEW STRAWN
COUNCIL MEETING
Thursday, June 13, 2019

Present were: Mayor Mark Petterson

Council Members: Richard Croll
Jeanne Haas
Gary Haehn
Rhonda Taylor
Jim Weeks

Others Present: City Superintendent Ron Parkey
City Clerk Joni Hernandez
Zoning Administrator Carl Ware
Bobbi Gellhaus, TrustPoint Insurance Agent
US Cellular Representatives:
Paul Renhardt and Kenny Crist

Patrons present:
Mike Classen
Marc Chester
Keith Schaller

Call to Order: Mayor Mark Petterson called the meeting to order at 7:00 p.m.

Flag Salute: The meeting opened with the Pledge of Allegiance.

Agenda Additions and/or Amendments:

Under Parks and Recreation Report

- a. Purchase Playground Equipment
- b. Baseball Diamond

Haas moved, seconded by Weeks, to approve the agenda with additions. **Motion carried 5-0.**

Public Comment: Marc Chester and Keith Schaller present to discuss the golf course.

TrustPoint - Bobbi Gellhaus: Insurance Agent Bobbi Gellhaus presented a refund check for \$4,557.14 to the City from EMC Insurance profit share/dividend plan.

She also addressed a question regarding an insurance to cover Strawnfest. The current quote for \$1 million worth of coverage is \$397.50; however, there is a possibility that it may be added onto the regular policy at no extra charge. She is awaiting that information and will inform the city next week.

Approval of Consent Agenda:

- Move to approve the April 3, 2019 work session notes
- Move to approve the April 24, 2019 work session notes
- Move to approve the May 9, 2019 regular council meeting minutes
- Move to approve the May 16, 2019 special meeting minutes
- Move to approve the May 23, 2019 special meeting minutes
- Move to approve the Warrants dates May 10, 2019 through June 13, 2019 in the amount of \$147,554.49
- Move to approve the May 2019 Payroll in the amount of \$13,204.17
- Move to approve Fireworks Permit for Nolan Strawder
- Move to approve Contractor License for Ozone Roofing, Inc.
- Reviewed Building Permit approved by Zoning Administrator for Robert Foster
- Reviewed Building Permit approved by Zoning Administrator for Garold & Glenda Gilkison

Haas moved, seconded by Weeks, to approve the consent agenda. **Motion carried 5-0.**

Financial Reports: No Additional Warrants

Staff Reports:

City Superintendent Report

- Water samples collected daily
- Chlorine residual testing completed
- Master meter reading/comparison weekly
- Checked for high water usage
- Watch for potential water leaks
- Meter readings monthly
- BAC-T samples tested and sent to KDHE lab
- Lead & Copper testing notices to households that will collect samples
- Lead & Copper paperwork for KDHE upcoming testing in July
- Lagoon samples taken/sent to lab
- Feed fish at City Lake daily
- City-Wide Cleanup week of May 15 (more than normal loads picked up this year)
- Asphalt Overlay week of May 22
- Mowing (Mower & Batwing-took longer due to rain)
- Mowing more often due to grass growing at faster rate due to more rain
- Contacted Mike Schmidt to blade millings on Industrial Road
- Repairs toilets at Park Restrooms and Community Center
- Spread AB-3 gravel on driveway entrances where needed
- Hauled three loads of AB-3 from quarry
- Emptied trash containers at City Park, etc.
- New Dumpster arrived for City Shop from Republic Services
- Checked on private property mowing – All attempted to mow
- Installed parking blocks on First Terrace and parking by horseshoe pits
- Used cold patch asphalt to repair some corners
- Repaired lights at Community Center women's bathroom
- Replaced entrance door mats at Community Center
- Burned tree brush pile
- Hauled compost bin grass clippings and leaves
- Trail through Corps of Engineers property has washed out; needs culvert or will wash out again

City Clerk Report

- Franchise Fees from Lyon-Coffey Electric (last half 2018 \$5,245.53)

- Codification Manuscript information submitted May 31, 2019
- Community Building Donation in the amount of \$500 received from Arthur Williamson
- Kansas Set-Off Program delinquent accounts submitted
- Kelley Park-WCNOC/Coffey County Chamber Members after-hours mixer June 14, 6:30-8:30 p.m.
- QuickBooks update from 2016 to 2019 in the amount of \$219.95
- Strawnfest flyers received
- Thank-you to Treasurer Brenda Klubek and daughter and Rhonda and Russ Taylor for planting flowers at City Hall
- TrustPoint/EMC Audit for General Liability and Workers Compensation revision generated refund of \$606
- Water Tower-City Loan final payment will be made in August 2022
- Website updated

Zoning Administrator Report

- Timeline process for US Cellular for wireless tower request
 - Received Special Use Application on March 21, 2019
 - Date notices were mailed to property owners was March 29, 2019
 - Date official notice published in *The Coffey County Republican* was April 4, 2019
 - Date public hearing was scheduled by Planning Commission was May 1, 2019 The public hearing on the US Cellular Wireless Tower was held on May 1, 2019 and approved by a vote of 3-0. (Two members were absent.)
 - The Planning Commission recommends to the City Council for approval, a Special Use Permit for U.S. Cellular Wireless Tower to be located at the Southeast corner of 16th Road and 75 Highway
 - The protest period expired on May 20, 2019. There was no protest filed
 - Persons aggrieved by the final decision of the Governing Body on this matter had 30 days after the effectuating ordinance was published within which to appeal to District Court
- Draft Planning Commission Minutes of May 1, 2019 for review
- Ordinance 2019-04 – Special Use Permit for US Cellular
- Planning Commission Recommendations on Zoning changes
- New Building Permit Application Form
- Zoning Administrator Resignation

Mayor Petterson declared a quorum was present and followed a check list for consideration of a special use case. US Cellular Representatives Paul Renhardt, Kenny Crist, and Mike Classen were available to answer any questions regarding the request.

Croll moved, seconded by Taylor, to approve recommendation of the Planning Commission to authorize Special Use Permit No. 2019-01 for US Cellular Wireless Tower to be located at Southeast corner of 16th Road and 75 Highway and to approve Ordinance No. 2019-04 as follows: An Ordinance approving a Special Use to establish a 199 feet tall self-support wireless support structure for US Cellular in the A-1 Agriculture District on a certain property located in the City of New Strawn, Kansas, under the authority granted by the Zoning Regulations of the City. **Motion carried by show of hands 5-0.**

Mayor Petterson explained that any person aggrieved by the final decision of the Governing Body on this matter have 30 days after the effectuating ordinance is published within which to appeal to District Court.

Croll moved, seconded by Taylor, to approve recommendation of Planning Commission to add **“Tiny Homes”** to Zoning Regulations Section 105 MH-1 Manufactured Home Park District, page 4-10 after “RV campers”. **Motion carried 5-0.**

It was a consensus of the council to table the recommendation of the Planning Commission regarding Zoning Regulations Article 6. ACCESSORY STRUCTURES AND USES, TEMPORARY

USES AND HOME OCCUPATIONS (B. 1. typo of 8,000 to 80,000 square feet) (change 960 square feet to 1,500 square feet) for **further review and consideration** at a later date.

Zoning Administrator Carl Ware explained that a pole barn would require a conditional use permit approval.

Haehn moved, seconded by Weeks, to approve new Building Permit Application Form (**SEE ATTACHED**). **Motion carried 5-0.**

Haehn moved, seconded by Weeks, to accept the resignation (with regret) of Carl Ware as Zoning Administrator effective June 30, 2019. **Motion carried 5-0.**

The Council presented him with a going away gift and thanked him for his three years of service as Zoning Administrator for the City of New Strawn.

City Attorney Tom Robrahn was absent from the meeting due to a Kansas League of Municipalities seminar in Wichita. His report regarding the acquisition of the Golf Course was available for the Council to review.

Croll moved, seconded by Haehn, to elect Rhonda Taylor to service as Council President for the 2019. **Motion carried 4-1 (Taylor abstained).**

Golf Course: The mayor gave an update regarding the golf course. The County has agreed to loan the City of New Strawn \$250,000, interest-free for 20-years with the first payment of \$1,042 due July 2023.

The council reviewed commercial real estate contract loan documents provided in the City Attorney's report. There were questions regarding surveying costs and responsible party as well as possible typo of date of final payment due date.

Mayor Petterson handed out draft budget and financial information to council members concerning Prairie Winds Golf Course showing an estimated annual loss in the amount of \$51,534.

Patrons Marc Chester and Keith Schaller addressed the Council with the following concerns:

- Golf Course will not be a profitable business
- Don't understand benefit to the City
- Has a cost study been conducted?
- Course is not in good shape
- Don't think Council is aware how many hours it takes to run a golf course
- Full-time job to take care of a golf course
- Golf Course Superintendent/Manager/Boss and crew needed
- Is someone going to oversee running the pro shop?
- Volunteers won't last
- Do not need debt for city
- Greens have holes in them from animals (skunks/birds)
- Course is in terrible shape
- Weed eating and watering needed
- Equipment and maintenance required
- Shouldn't community be allowed to vote on whether City will make purchase?
- GreatLife is motivated to push since they are in golf business
- Taxpayers commitment needed
- Golfers want good course with manicured greens
- Disc golf, walking trail possibly better idea

The mayor explained that in addition to Coffey County funding, a commitment from the Burlington Recreation Commission is the key to get the golf course up and running and will be

needed for funds to operate the golf course. BRC cannot own land; however, they can budget for and request a partial mill levy for operations.

The City is aware it's not going to be a profit-making business. The intent is to try to break even. The golf course has been a benefit to the community and can be to Coffey County and surrounding area; not just New Strawn residents. It's part of economic development.

The Council addressed concerns of not having control of the land; not good if it isn't kept in one piece versus breaking it up. Additional concerns made about land becoming overgrown, coyotes, skunks, snakes, etc.

Haying and bailing may be taking place in a few days by Aaron Skillman depending on rain.

Haehn moved, seconded by Weeks, the City not purchase the golf course. Weeks withdrew his second. Haehn rescinded his motion.

Weeks moved, seconded by Haehn, to **rescind** motion made at Special Meeting on May 23, 2019, to purchase Prairie Winds Golf Course with a loan from the County. **Motion carried 5-0.**

The mayor stated he will attend the Rec meeting on June 14 to let them know the Council's decision and to possibly discuss other ideas.

Appoint Zoning Administrator: Mayor Petterson noted that he doesn't have anyone to appoint as Zoning Administrator at this time.

Finance and Economic Development: N/A

Community Building Report: N/A

Utility Report: N/A

Street Report:

Council President Rhonda Taylor reported that she along with City Superintendent Ron Parkey and Maintenance employee Steven Dwight, met with Killough Construction regarding cracks in streets and parking lots from last year. Killough Construction has agreed to make repairs at no charge to the City.

Ron will make repairs or order new sign to replace damaged street sign at Neosho and Osage.

Public Relations:

Council Member Jeanne Haas noted that Strawnfest will be held Saturday, June 22. The Blaze the Trail event has been postponed due to poor condition of trail due to from flooding. Mark will get radios. Ron will get more contacts to Jeanne for the fishing derby.

Parks and Recreation Report:

Purchase Playground Equipment

Council Member Gary Haehn discussed purchasing playground equipment. It was a consensus of the Council that he gets quotes for up to \$15,000 for new playground equipment for the park.

Baseball Diamond

Council Member Gary Haehn stated he would like to see development of another baseball diamond. The city superintendent noted there is a map from past years he can show him regarding the plan. They will get together to review the study.

Public Safety Report:

Portable radar detector prices are approximately \$5,000. There was discussion regarding renting instead of purchasing.

New Business:

Dogs at Large

Complaint forms received by two residents. More information is needed such as name of dog owner(s) and addresses. The time of incidents reported is outside normal business hours when staff is unavailable. Ron and Steven attempted to pick up dogs during business hours but were unable to locate them.

Drainage

The mayor instructed the city superintendent to take care of eroded areas on Choctaw Street, Kiowa Circle, Apache Street, and 2nd Street and to purchase rip rap rock for areas discussed.

Old Business:

Code Enforcement Officer

Tabled to future meeting.

Unfit Structures/Nuisance Properties

More information will be obtained before contacting the city attorney to proceed.

Mayor Petterson adjourned the meeting at 10:14 p.m.