

CITY OF COLUMBUS
CITY COUNCIL MEETING
November 6, 2017
6:30 P.M.

ATTENDANCE

The City Council of Columbus, Kansas met November 6, 2017 at 6:30 p.m. in the City Hall Council Chambers presided over by Mayor W.E. Schaiff. Council members present: Connie Bennett, James Lucian, Sammye Opela, John Paradee, Alvin Patterson, Drew Richards and Grant Spieth. Council members absent: Jerri Burton, Steve Dunlap, Ron Johnson.

Pastor and Council member Alvin Patterson led the Invocation followed by the Pledge of Allegiance.

CONSENT AGENDA

Spieth moved to approve the consent agenda consisting of October 16, 2017 council meeting minutes and Appropriation Ordinance 17-447 as presented. Richards seconded the motion. Voting aye: Bennett, Lucian, Paradee, Richards, Spieth. Voting nay: None. Abstain: Opela, Patterson. Motion carried 5-0-2.

VISITOR – DALE MANNING / MOBILE HOME

Dale Manning approached the council with request to place a double wide mobile home on property located at 517 West Oak. Home is a 24' X 48' 2018 model, lot size is 73' x 150'. Police Chief Daniels has been to the property and reviewed the mobile home ordinance with Mr. Manning. House on the location will be taken down and the double wide will be set on new foundation with axles and wheels removed.

ALLOW MOBILE HOME – 517 WEST OAK

Spieth moved to approve double wide mobile home placement at 517 West Oak as presented depending on setbacks. Paradee seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

VISITOR – LARRY HIATT / MERCY HEALTH FAIR

Larry Hiatt informed the council that Mercy Maude Norton Hospital will be 100 years old this year. He noted Columbus is one of the few small towns in the area fortunate enough to still have a hospital. A reception, open house and health fair are slated for Saturday, November 18 from 8 a.m. until noon. This is in conjunction with National Rural Health Day.

TERMINATION HEARING 6:45 P.M.

EXECUTIVE SESSION

Spieth called for a five minute executive session at 6:48 p.m. for personnel matters of non-elected personnel to discuss disciplinary issue with the Council, Mayor, City Attorney, City Superintendent and City Clerk in attendance. Lucian seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

REGULAR SESSION 6:53 P.M.

TERMINATION – AUSTIN QUALLS

Spieth moved to terminate Austin Qualls for cause, not in good standing effective immediately. Lucian seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

City Attorney Wright gave a brief overview of the executive session and condemnation process to the high school civics class students and audience.

CONDEMNATION HEARING

Mayor Schaiff asked for anyone present to speak on behalf of 203 South Idaho to step forward. No one appeared to represent the property.

PROCEED WITH DEMOLITION – 203 SOUTH IDAHO

Richards moved to proceed with demolition of garage, all structures, travel trailer and removal of all debris located at 203 South Idaho. Paradee seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

Mayor Schaiff asked if anyone would like to speak regarding 523 West Olive. Mike Jones approached the council asking for more time to work on the property. Mr. Jones stated it is just the garage and he does not care if it is torn down but he would like to have time to remove the machinery and property inside. Mr. Jones did not have a specific time table, he is unable to do much of the work himself and is relying on an out of town friend for help. When asked if sixty days would give him enough time, Mr. Jones stated probably not but it would help.

*It was noted this location has been before the council before. The house was removed earlier this year. The garage was not included in the process at that time to allow for cleanout and or repairs.

EXTENSION – 523 WEST OLIVE

Spieth moved to approve condemnation extension for 523 West Olive with progress report at the January 2, 2018 council meeting. Richards seconded the motion. Voting aye: Bennett, Richards, Spieth. Voting nay: Lucian, Opela, Paradee, Patterson. Motion failed 3-4.

PROCEED WITH DEMOLITION – 523 WEST OLIVE

Lucian moved to proceed with demolition of structure and removal of debris at 523 West Olive. Paradee seconded the motion. Voting aye: Lucian, Opela, Paradee, Patterson, Richards. Voting nay: Bennett, Spieth. Motion carried 5-2.

Mayor Schaiff asked for anyone present who would like to speak for 515 West Olive. Ruthie Box informed the council the property had belonged to her mother who is now deceased. The property has passed down to herself and a brother. Mrs. Box and her son have been working to remove the second story of the structure and make it sound. She is asking for an extension to

finish the work. Mrs. Box informed the group the property has not been through probate and is still listed in her mother's name at the county.

EXTENSION - 515 WEST OLIVE

Richards moved to approve condemnation extension for 515 West Olive with a progress report at the January 2, 2018 council meeting. Lucian seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

VISITOR – LORIE JOHNSON B3 CONSTRUCTION

Lorie Johnson of B3 Construction spoke to the council about issues with recent demolition projects for the City. Mrs. Johnson noted some of the debris from these projects is considered unacceptable waste by the State and cannot be disposed of at their facility. B3 pays to take these loads to another landfill. She stated they build a fee for this into their quotes, but often times these properties are boarded up and it is simply a guess because she cannot view the interior to see what they are working with. Several of the recent projects for the City have had many more loads than normal, increasing their disposal fee. Mrs. Johnson asked if the City would work with her to find a workable solution. She noted one option could be a B3 quote for the demolition and cleanup work with the landfill disposal fees for any unacceptable waste charged directly to the City. Mrs. Johnson states they have a similar arrangement with other cities during their cleanup programs.

DEMOLOTION DISPOSAL FEES

Spieth moved to allow the City Superintendent and Police Chief to work with demolition crews on future condemnation and demolition projects regarding debris/fees to be charged to the City's municipal account. Paradee seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

City Treasurer Report –

-Treasurer's Report for the end of October and Quarterly Report for period ending September 30 are on your desks. Interests rates remain pretty constant.

City Superintendent Report –

-Have 3 quotes for paving around the Cemetery Chapel. 4,500 square feet – 6" concrete
Vanatta Construction, Columbus - \$19,350
Evans, Frontenac - \$18,700
Crossland Construction, Columbus - \$21,200
City Superintendent to find out how soon work could begin if the project is awarded.

BID CEMETERY PAVING PROJECT

Opela moved to accept the quote from Evans Construction to pave the parking area around the Cemetery Chapel inside the curb not to exceed \$20,000 to be paid out of streets. Bennett seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

-Mulberry project update; title search information has been turned over to the project engineers. Title searches were \$200 each survey will be around \$3,000.

- Have installed all of the electronic water meters purchased so far. Will order more after the first of the year.
- Will be checking and getting Christmas decorations ready for installation in the next few weeks.
- Will resume smoke testing.
- Vance Lawn Care quote to over seed Crossland Park, \$4,500 – could still be done this year.

David Burns of Columbus asked about the process and why local bids were not requested. Mr. Burns stated he is in the lawn and landscape business, is a master gardener and has the equipment to be able to bid the job. Burton stated he knew Burns has a lawn care business but was not aware that he would be able to do this type of project. Burton had noticed Vance in the area doing other work and asked them to provide a quote. Burton stated he did not go through the formal bid process because the project fell under the \$15,000 formal bid requirement.

Council member Richards thanked Superintendent Burton and Chief Daniels for their efforts in helping the Halloween Safe Walk run smoothly.

- Street light request at Quail Creek Drive and Redwood Drive. Empire quoted \$24.04 per month.

City Clerk –

- Flu shots from Mercy Hospital would \$18 each for full time City employees if administered at City Hall. (this information was requested at the last meeting)
- Blue Cross Blue Shield renewal rates for employee medical and dental insurance was included in the council packets. Rates are up 5-5 ½% over last year. The City allowed for a 12% increase in the 2018 budget. Since renewal rates fall within the budgeted amount I would like to see the City renew with BCBS. This is a grandfathered plan that offers better and more coverage for the employees and their families than the non grandfathered plans. Other options were reviewed, I did not feel there was enough cost savings to justify the loss in coverage for the employees.

BLUE CROSS BLUE SHIELD RENEWAL

Richards moved to approve renewal of city employee medical and dental insurance coverage with Blue Cross Blue Shield for 2018 as quoted. Opela seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

FLU SHOTS

Spieth moved to provide flu shots for full time City employees through Mercy Maude Norton Hospital at a cost of \$18.00 each. Paradee seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Spieth. Voting nay: Richards. Motion carried 6-1.

- City offices closed Friday, November 10 in observance of Veteran’s Day.
- Travel authorization in your packet for upcoming clerk conference.

Police Chief –

- Demolition of property at 521 North Indiana is complete.
- Demolition of property at 322 North Railroad is complete.
- Demolition of property at 415 West Walnut is complete.

- Contact if you have any properties you would like to be addressed for condemnation.
- Stronghold Data will be in this week to install new cash drawer in the police department for fines and court payments.
- Sample noise ordinances will be given to the Attorney to draft something for council review.

Fire Chief –

- Worked with American Red Cross over the weekend installing smoke detectors and carbon monoxide detectors. City residents were able to sign up for these free of charge in the recent weeks.
- 527 fire runs to date, down from previous year.
- Contaminated bunker gear from recent accident worked by the department. Would like to purchase five sets of new gear, have quote from First Due for \$10,410.

PURCHASE BUNKER GEAR

Bennett moved to approve purchase five sets of bunker gear from First Due in the amount of \$10,410 as quoted. Opela seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

- Governing Body is invited to annual Fire Banquet December 9 at Rowdy’s Rustic Moose Lodge. Please RSVP if wishing to attend.
- City Clerk informed the council the Commerce Bank fire truck lease pay off was included in this appropriation.

City Attorney-

- Easement for Farmers COOP included in your packet. This has been approved at a previous council meeting, paperwork shows the legal description of the property. Needs signature and registration with the County.

FARMERS COOP EASEMENT

Spieth moved to allow Mayor to sign the permanent easement for Farmers COOP Agronomy Center. Bennett seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson Richards, Spieth. Voting nay: None. Motion carried 7-0.

- Downtown Rehabilitation Grant Letter and Application. Discussion of deadlines and timelines.
- Resignation letter from David Carriger from the Columbus Recreation Commission.
- Resignation letter from Robin Wells from the Columbus Recreation Commission.

RESIGNATION FROM RECREATION COMMISSION

Lucian moved to accept the resignation of David Carriger and Robin Wells from the Columbus Recreation Commission. Spieth seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

- Employee evaluation tool – referred to committee.

MERCY HOSPITAL

Richards moved to approve Mercy Hospital 100 year celebration advertisement in the Columbus News Report as presented, not to exceed \$600 to be paid for out of economic development.

Spieth seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

CITY HALL DRIVE THRU DEAL DRAWER

Opela moved to approve City Hall drive thru deal drawer quote from Federal Protection in the amount of \$8,409 to be paid out of administration equipment reserves. Patterson seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

POOL PAINTING

Opela moved to approve pool painting costs with \$53,436 paid out of pool reserves, \$10,000 from 2017 pool transfer out to reserve and \$17,973 to be paid out of 2017 property transfer out of reserves for a total price of \$81,409. Richards seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

CEMETERY WORK SCHEDULE

Lucian moved to utilize the cemetery employees in town during the winter months as needed. Paradee seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

Old Business-

- Park playground equipment has been ordered. Should be delivered sometime in December.
- Culvert drain on Elm Street.
- Employee pay scale and evaluation tool need to be addressed.
- LMI survey update; 17 volunteers donated 105 hours going door to door the week of October 23, 211 completed surveys, 370 residents not home/left door hanger. Still short of needed responses.
- ALICE training.
- City Hall complex door locks.

New Business –

- Need names for Columbus Recreation Commission appointments.
- Reminder to vote tomorrow.

ADJOURNMENT

Paradee moved to adjourn the meeting at 9:20 p.m. Bennett seconded the motion. Voting aye: Bennett, Lucian, Opela, Paradee, Patterson, Richards, Spieth. Voting nay: None. Motion carried 7-0.

Meetings:

None

Cherri Chancellor City Clerk