

Regular City Council Meeting
April 14, 2015
7:30 PM

A. Call to Order: The Regular Meeting of the Richmond City Council was called to order by Mayor Shelden S. Snow.

Council Members Present: Karen Peters, Verlin Springer, Helen Feuerborn, and Doug McIntosh arrived at 7:35 PM.

Staff present: Doyle Sobba, Marla Gadelman and Jake Strobel.

Guests Present: Betty Bowlby, Sister Loretta Roeckers, Rick Howard, Barbara Lane, Ken Manwarren, Rob Pearce, Leland Kimball, Mark Stevenson and Earl Lizer.

B. Public Comment: Barbara Lane, Richmond Public Library Board of Trustees, announced the annual open house was held today. The Library will be holding a Taco Dinner on May 2 at the Richmond Community Building. There will also be a raffle for several items if anyone is interested. Tickets are for sale for \$1.00 per ticket or 6 for \$5.00.

C. Executive Session: Verlin Springer made a motion to go into executive session for 15 minutes for personnel matters. Karen Peters seconded the motion. Vote 3-0, motion passed. Time 7:32 PM. At 7:35 PM, Doug McIntosh arrived. At 7:47 PM Verlin Springer made a motion to come out of executive session. Doug McIntosh seconded the motion. Vote 4-0, motion passed. Verlin Springer made a motion to go back into executive session for 10 minutes for personnel matters. Doug McIntosh seconded the motion. Vote 4-0 motion passed. Time 7:48 PM. At 7:58 Verlin Springer made a motion to come out of executive session. Karen Peters seconded the motion. Vote 4-0, motion passed. No action was taken in executive session.

D. Consent Agenda:

Approval of Minutes of Meetings: Doug McIntosh made a motion to approve the minutes as written from the March 10, 2015, meeting. Helen Feuerborn seconded the motion. Vote 4-0, motion passed.

Karen Peters made a motion to approve the minutes from the Special Meeting held on March 18, 2015. Verlin Springer seconded the motion. Vote 4-0, motion passed.

Approval of Monthly Expenses: After discussion, Karen Peters made a motion to approve the expenses paid since the March 10, 2015, meeting. Verlin Springer seconded the motion. Vote 4-0, motion passed.

E. ITEMS OF BUSINESS:

1. Comments and concerns regarding Resolution No. 2015-3. The Clerk reported that she has received very few complaints or concerns regarding the meter charge for inactive meters. It was also reported by Staff that contact had been made with most of the people who

have multiple meters on their property and we have a list of whether they desire the extra meters or not. The meter charge will begin on the May bill. No action was taken on this item.

2. Property damage caused by sewer backup – Leland Kimball. Mr. Kimball reported that his basement has been damaged due to sewer backup of the City's sewer line twice in the last few months, at no fault of his. Mr. Kimball reported damage to canned vegetables which had to be thrown out, a 10-inch squirrel-caged fan which no longer works and he would like it replaced by the City or at least the City cover part of the replacement costs, bad smell in his house and other damages. Doyle Sobba believes a backflow preventer will take care of the problem. Mr. Kimball will provide a written estimate of the cost of replacing the fan and will present it to the council at a later date. After discussion, Karen Peters made a motion for City Staff to install a backflow preventer, at the city's expense, on the sewer line at Leland Kimball's property. Verlin Springer seconded the motion. Vote 4-0, motion passed.

3. Discuss building permit fee for addition to Richmond Body Works – Mark Stevenson. Mr. Stevenson announced that he plans to apply for a building permit for a substantial improvement on his property and would like the council to consider reducing or waiving the building permit fee of up to \$1,000. The City's building permit fee is 1% of the estimated cost of the improvement up to a maximum of \$1,000. After discussion, this matter was tabled until the May 12 meeting.

4. Sunshine Drive Extension – Rob Pearce and Earl Lizer. Mr. Pearce presented to the council a proposed expansion to the QSI improvements located in Richmond which he hopes to build on real estate being purchased from Earl Lizer. Mr. Pearce stated that when the property was originally platted it included a 60' x 500' road named Sunshine Drive which is owned by the City. Mr. Pearce is asking that Sunshine Drive be developed and extended at least another 100' to give QSI adequate access to the property they are considering to purchase. Mr. Pearce indicated gravel would be acceptable. This expansion will probably result in 10-12 new jobs over the next few years, along with increased property tax and sales tax. Mr. Pearce estimated the cost to be \$10,000 to \$12,000 for the 600' of road. After a lengthy discussion, this matter was tabled until the May meeting and a study session will be scheduled prior to that meeting.

5. City property insurance renewal. Council members were provided a copy of Elliott Insurance Group's proposal for insurance renewal with EMC. Charlie Brenzikofer was unable to attend the meeting, but he asked Marla to explain that some of the property values had been increased. The proposal includes a refund of \$587.00 for our work comp audit and a refund of \$681.00 for corrected property insurance for an error made by EMC. The proposal also includes a charge of \$990.00 for data compromise coverage. The proposal of \$23,250.00 is for a 12 month period. The dividends are unknown at this time. After discussion Verlin Springer made a motion to accept the proposal from Elliott Insurance Group for \$23,250.00 for EMC insurance renewal. Helen Feuerborn seconded the motion. Vote 4-0, motion passed.

6. Discuss charging Princeton for sewer work. Doyle Sobba's recommendation is to charge Princeton \$100.00 for the first hour of the trip to assist Princeton with sewer problems and then \$50.00 per hour for each additional hour. The charge would cover city employees' time and cost of the jetter. The number of trips varies each year. After discussion, Verlin Springer made a motion to set a sewer jetter fee for Princeton at \$100.00 for the first hour and

\$50.00 per hour for each additional hour. Karen Peters seconded the motion. Vote 4-0, motion passed.

7. Discuss new mower proposals. Council members were provided bids from Greeley Farm Implement, Family Center Farm & Home, Heritage Tractor and McConnell Machinery Co. Jake Strobel provided additional information on the specific mowers bid by each company. Staff believes it may be necessary to purchase another mower since we will be taking over the ball field mowing this year. No action was taken at this time and will be tabled until next month.

8. Other city business. A study session was scheduled for April 23, 2015, at 7:00 PM. The Clerk will verify that the city attorney will be available to attend the meeting. An alternative date of April 30 was set. No action will be taken at the study session.

F. STAFF REPORTS

Doyle Sobba reported that the rear main seal is leaking on the red truck.

There are three trees at the east end of the hog barn on the fairgrounds that need to be trimmed or removed. Staff will check with KCPL about whether they will take care of the trimming since there is a transformer there.

Verlin Springer wondered if some additional trees should be planted on the fairgrounds around the barns. Staff will check on obtaining some trees for the area.

Jake Strobel reported that he passed his sewer test and is now certified as a wastewater operator.

Jake and Doyle started working on the site for the shelter house in the park.

Marla Gadelman reported that the construction start date for the waterlines has been moved to May 11. Minutes from the Pre-Construction Meeting was provided to the council.

At the end of March we shut water off on numerous houses for unpaid water bills. It seemed to get their attention because a lot of those accounts have already paid their bill for April. We will continue to do shut offs.

Staff plans to post two homes in town that are occupied but do not have water or sewer as unsafe structures and order the residents to vacate the property.

We are trying to get a copy of a letter Princeton sends out for junk vehicles so that we can starting trying to clean some of these up in the City.

We need to get easements on several properties where our waterlines currently are and where the new lines will be installed. The Clerk spoke to some of the landowners and she believes they will sign an easement. There are no recorded easements even though the lines have always been there. The City Attorney will not sign any document that says the easements are by prescription or license because a license can be withdrawn at any time by a land owner. The City Attorney can file a quiet title action in District Court to quiet the title to our easement areas and we can acquire title to the easements in that manner. The Clerk believes the only

properties in the quiet title will be the Estate of Joe Passantino and the Catholic Church. We are waiting on the legal descriptions from the surveyor.

G. COUNCIL COMMENTS AND/OR REPORTS. None

Adjournment: Karen Peters made a motion to adjourn the meeting. Helen Feuerborn seconded the motion. Vote 4-0, motion passed.



APPROVED:

By: *Shelden L. Snow*
Shelden Snow, Mayor

ATTEST:

Marla Gadelman
Marla Gadelman, City Clerk