

Regular City Council Meeting  
February 14, 2012  
7:30 PM

**Call to Order:** The Regular Meeting of the Richmond City Council was called to order by Mayor Jim Heaney.

**Council Members Present:** Mary Harris, Rick Weber, Verlin Springer, Claire Blackburn and Scott Snow.

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

**Guests Present:** Betty Bowlby, Connie Weber, Barbara Lane, Ken Manwarren, Donna Thompson and Ed Taylor.

**Public Comment:** Barbara Lane, Richmond Public Library, requested that as soon as possible after receipt of tax money from Franklin County that the funds be delivered to the Richmond Public Library.

Betty Bowlby questioned what was being done about the dogs and cats running loose in town. A dog has been catching chickens. If a report is made City Personnel makes an attempt to locate the dogs.

**Approval of Minutes of Meetings:** Scott Snow made a motion to approve the minutes from the January 10, 2012, Regular Meeting. Mary Harris seconded the motion. Vote 5-0, motion passed.

**Approval of Monthly Expenses:** Rick Weber made a motion to approve the bills paid since the January 10, 2012 meeting. Scott Snow seconded the motion. Vote 5-0, motion passed.

**Richmond Community Building water charge:** Claire Blackburn stated that she believes the Richmond Community Building should be charged for water the same as any other business in town. No agreement was located to explain why there has been no charge for water. Claire Blackburn made a motion to begin charging Richmond Community Building for water usage except during the Richmond Fair. The water meter will be read approximately one week before the Richmond Fair and one week after the Richmond Fair and the monthly bill to the Community Building will be adjusted for water used during the Fair. Mary Harris seconded the motion. Vote 4-0, with Rick Weber abstaining, motion passed.

**Richmond Fair Association Agreement from 2004:** The Mayor explained that at the time the City took control of the property where the Richmond Fair is held some documents were prepared but no signed copy of the agreement can be found. In addition to the Agreement there was prepared a 99 year lease to the Richmond Fair

Board. The deed from the Fair Board to the City was recorded in June 2004. The City Attorney will locate the lease agreement and will modify both the agreement and the lease agreement to reflect that it was intended to be signed in 2004 but apparently had not been signed at that time and this Council ratifies the agreements. This item will be tabled until the March meeting.

**Ordinance for Water Rate Increase:** The City Attorney explained that the water fund is very low on funds and Rural Water Association projects the City will be at an \$8,000 deficient by the end of the year. Rate increases have been discussed in the past but have not been passed, adopted and published for some reason. RWA has suggested the City charge a monthly meter or base fee in addition to usage charges. The City Attorney suggested the fund be run at a profit so that any surplus could be transferred to a fund for capital improvements and repairs that become necessary. The law prohibits borrowing from one fund to pay another. Rate increases would become effective after publication in the official newspaper. Bulk water rates (farmer's water) do not need to be set by ordinance. Bulk rates will be charged at out of town customer rates. After extensive discussion, Verlin Springer made a motion to adopt Ordinance 2012-1 setting water rates as:

- (a) For the residents within the city limits there shall be a minimum monthly charge of \$7.00 regardless of the amount of water used.
- (b) For the residents within the city limits the rate shall be \$8.00 for the first 1,000 gallons or portion thereof and \$8.00 for each 1,000 gallons furnished thereafter.
- (c) For customers outside the city limits there shall be a minimum monthly charge of \$10.00 regardless of the amount of water used.
- (d) For customers outside the city limits the rate shall be \$10.00 for the first 1,000 gallons or portion thereof, and \$10.00 for each 1,000 gallons thereafter.
- (e) For all rural water districts purchasing water from said city, water rates shall be as contained in the agreements between the city and said water districts.

The motion was seconded by Scott Snow. Vote 5-0, motion passed.

**Lyon Coffey Electric Coop.** – Our electric charge for the water plant will be increasing significantly due to a faulty meter of Lyon Coffey Electric Coop. A representative from Lyon-Coffey stopped at the office earlier to notify us that they had discovered a problem with the meter and a new meter had been installed. The monthly charge for January/February usage was \$19.26, but we anticipate future bills will be approximately \$300-\$400 per month.

**Staff reports:** Doyle Sobba reported that he and Jake will be assisting the Ruritans with cleaning up the entrance at the City Lake.

Water and sewer plants have been running well. The turbidity meter at the water plant needed repaired due to a power surge, but it is up and running. The chlorine meter needed recalibrated.

Marla Gadelman reported that we have received four Notices of Intent to Setoff from the Kansas Setoff Program, which total \$1,242.94. Our net should be approximately \$900 from these accounts.

We received payment for an unpaid water bill of \$1,091.75 from the mortgage company on a foreclosed property here in town. We will be filing seven additional liens against properties in town for unpaid utility bills and mowing violations.

The Clerk's Spring Conference is scheduled for March 13-16 in Wichita. After discussion, Claire Blackburn made a motion to allow Marla Gadelman to attend the Clerk's Spring Conference in Wichita on March 13-16, and that the City pay for the registration fee and hotel room and expenses. Rick Weber seconded the motion. Vote 5-0, motion passed.

Jake Strobel reported that he is back to work full-time and his doctor has cleared him for all activities.

**Council Comments and Reports:** None

**Adjournment:** Scott Snow made a motion to adjourn the meeting. Mary Harris seconded the motion. Vote 5-0, motion passed.

APPROVED:

By: \_\_\_\_\_  
Jim Heaney, Mayor

ATTEST:

\_\_\_\_\_  
Marla Gadelman, City Clerk