

Regular City Council Meeting
June 13, 2017
7:30 PM

A. Call to Order: The Regular Meeting of the Richmond City Council was called to order by President Verlin Springer.

Council Members Present: Karen Peters, Helen Feuerborn and Doug McIntosh.

Staff present: Doyle Sobba, Marla Gadelman and Larry Morrow.

Guests Present: Mike LaRose, Roy Baker and Rick Howard.

B. Public Comment: None

The consent agenda items were moved to following the Items of Business.

D. ITEMS OF BUSINESS:

1. **Appointment to vacant council seat.** Councilmembers were provided a copy of an application submitted by Michael LaRose to fill the vacant council seat. The Clerk spoke with Janet Paddock, Franklin County Clerk, and was informed that if appointed to fill the vacant seat, Mr. LaRose would only serve until January 2018 when the newly elected council members and mayor are sworn in from the November 2017 election. Verlin Springer offered Mr. LaRose to fill the vacancy on the city council. Vote 3-0, appointment approved. Mr. LaRose recited the oath of office on the record. A copy of our code book will be provided to Mr. LaRose following the meeting.

2. **Prairie Paws – Request for Donation.** Council was provided a letter from Prairie Paws Animal Shelter, Inc., requesting a donation to their 2018 budget. After discussion, no action was taken.

3. **Schedule Public Hearing for QSI Tax Abatement.** The Clerk reported that James Oltman, Franklin County Development Council, stopped in the office last week after he visited with Rob Pearce at Quality Structures, Inc. about the tax abatement. The next step in the process is to hold a public hearing. Mr. Oltman is going to visit with Janet Paddock, County Clerk, to try to find some samples we can use to draft our notice and ordinance or resolution. The Clerk has also contacted other city clerks in the area for assistance. After discussion, Roy Baker informed the council that the property in question is located within USD 365 School District and not USD 288, as we believed. The information will be verified by the County records and the Clerk will obtain the necessary information from USD 365.

4. Any other necessary city business.

a. **Water Plant Repairs.** The contract for the repair work at the water plant has now been approved and signed by the parties. Doyle reported that Bettis Construction would like to begin the work the first of July, but Anderson County Rural Water would like us to wait until September due to the hot, dry weather and they will be supplying our water during the repairs at the water plant. Council consensus is to wait until September for repairs unless an emergency happens before that time.

b. **Tractor.** The PTO shaft on the tractor broke and needed repaired or replaced. Doyle spoke with repair shop in Greeley (R & R Equipment) and was informed that it would cost approximately \$300 to fix the tractor. The repairs were made but the PTO shaft will not work correctly after its return. We received a bill from R & R Equipment in the amount of \$812.64. Travis at Greeley indicated he would reduce the bill to \$300, but we have received no confirmation of that, and the tractor still is not working correctly. The bill will not be paid until we have something in writing adjusting the bill. Greeley believes it is now the clutches. Doyle has talked with McConnell Machinery in Ottawa and they do not believe it is the clutches but would not know for certain until they tear into it. Written bids will be obtained from McConnell and R & R Equipment. Doyle's question is whether to take it back to R & R Equipment to try again, or take it to McConnell and would like direction from the council. After further discussion, it is the consensus of the council to take the tractor for McConnell to tear into it to find out what needs repaired after we get the invoice settled with R & R Equipment.

c. **Jetting Machine.** We are having trouble getting enough pressure in our pump to clear sewer blockages. Doyle has contacted a repairman, but it will require the machine to be taken to Kansas City to test. We have no estimate on what the repairs will cost since it may be seals or something else. Doyle was instructed by the Council to contact the repair place and see what it would cost for them to come down here compared to what it will cost to deliver the machine to Kansas City, and he was also instructed to get an estimate on what it would cost to go through the entire machine to make any other necessary repairs at the same time.

d. **Backhoe.** There are at least three cylinders that are leaking on the backhoe that need to be repacked. Doyle is requesting permission to have Coleman Equipment come and pick up the backhoe and repack all the cylinders and check if any other repairs are necessary. The backhoe has not been checked over for many years. The consensus of the council is to proceed with Coleman Equipment for repairs to the hydraulics and check for other necessary repairs to the backhoe.

e. We are now using our last chemical pump at the water plant. A new pump will cost approximately \$600-\$700. The consensus of the council is Doyle should purchase another pump for approximately \$600-\$700.

f. The red truck is having acceleration problems and Doyle was instructed to get it fixed.

g. Patchen has informed Doyle that they can repair the chemical mixer motor for \$680. A new motor would be approximately \$2000. Doyle was instructed to proceed with repairing the mixer motor for \$680.

h. Lawnmower Trailer. Doyle has received prices on several trailers from Jackson Welding:

83" x 12', single axel, no brakes	\$1,645
Dovetail 83" x 12', single axel, no brakes	\$1,795
Dovetail 83" x 16', double axel, 1 brake	\$2,495
Dovetail 83" x 20', double axel, 2 brakes	\$2,595

After discussion, Doug McIntosh made a motion to purchase the Dovetail 83" x 20', double axel, with 2 brakes from Jackson Welding for the price of \$2,595. Helen Feuerborn seconded the motion. Vote 4-0, motion passed.

i. Marla reported that Tom's Mowing Service, the contract mower we have used for several years, has increased their hourly rate per man to \$75.00 per hour this year. Tom's Mowing Service did four yards around the first of June, but he said he would understand if the City decided on a different contractor. Marla talked with Mike King to see if he was interested in doing our contract mowing this year and he declined. M & R Lawn from Ottawa was also contacted and we received a verbal bid of \$60.00 per hour. He is insured and has a trailer to haul off any junk or debris picked up while mowing. The costs of mowing is charged to the landowners and if they refuse to pay, the amount will be put on After discussion, Doug McIntosh made a motion to retain M & R Lawn for the rest of this mowing season for our contract mowing at the rate of \$60.00 per man hour. Karen Peters seconded the motion. Vote 4-0, motion passed.

j. Doug McIntosh questioned Rick Howard, Franklin County Commissioner, if he had found out anything about Central Avenue being a connecting route in the county. Mr. Howard will check into it and get back to us. Mr. Baker indicated the County may receive some type of funding for maintaining North and South Streets. Mr. Howard will inquire concerning this also.

k. Doug McIntosh questioned how the mowing invoices at the lake would be handled if we received a large invoice for the mowing when it was our turn to pay and a small invoice when it was the Rec Commissions' turn to pay? The Clerk assured Mr. McIntosh that if a large invoice is received she will contact Mr. Wuertz and it will be worked out between the City and the Rec Commission.

l. Doug McIntosh and his wife would like to have a city wide garage sale on September 9, from 7:00 AM to 1:00 PM, and wondered if notice of the city garage sale could be provided on water bills. After discussion it was determined that use of the "Welcome to Richmond" signs would be a better alternative.

m. Doug McIntosh questioned if something could be done about the "washboards" on North Street. Doyle Sobba reported that they have tried to fix the washboards on Central and North Streets, but have had little success for any length of time, they keep coming back.

C. Consent Agenda:

Approval of Minutes of Meetings: Doug McIntosh made a motion to approve the minutes from the May 9, 2017 regular meeting as written. Helen Feuerborn seconded the motion. Vote 3-0, with 2 members abstaining due to not being present at meeting, motion passed.

Approval of Expenses: After discussion, Doug McIntosh made a motion to approve the expenses paid since the May 9, 2017 meeting. Helen Feuerborn seconded the motion. Vote 4-0, motion passed.

E. STAFF REPORTS:

Doyle Sobba reported that the Richmond Fair will be held on July 13, 14 and 15. QSI has completed another addition to the show barn and an appreciation ceremony will be held on July 13 at 6:00 PM. Council members are invited to attend.

Marla Gadelman reported that Bartlett & West were unable to find any grant money available to assist us with the study we asked Bartlett & West to do concerning our future water plant needs. Bartlett & West were informed by USDA Rural Development that a "search grant" would be available after September 30, 2017. The search grant would be used to pay for the Preliminary Engineering Report needed. Bartlett & West will request a search grant on our behalf after September 30.

The signed Bettis Construction contract has been signed by all parties and was returned to us today. In order to keep Bartlett & West's billable hours to a minimum, Bettis will communicate directly with Doyle or Marla to schedule repairs at the water plant.

The Clerk reported that she has attempted to contact Jim Sherman, City of Ottawa Building Officer, almost daily and he has never returned her phone calls to schedule a time for him to come down and look at the houses we would like him to inspect.

The Clerk reported that she has contacted other cities to find out what they do to clean up their towns from all the junk in yards and inoperable vehicles. Doyle and Larry will get her a list of properties in need of being cleaned up and she will draft a letter to be sent to the landowners and/or residents occupying the properties. The letters will be sent by certified mail and will be personally served by Doyle and Larry.

The Clerk has not been able to find much information on whether the City or the landowners are responsible for maintaining and cleaning culverts or drainage tubes.

F. COUNCIL COMMENTS AND/OR REPORTS.

Verlin Springer intends to prune some more trees along Central Street in the near future.

Adjournment: Doug McIntosh made a motion to adjourn the meeting. Helen Feuerborn seconded the motion. Vote 4-0, motion passed. 9:10 PM

APPROVED:

By: 

ATTEST:


Maria Gadelman, City Clerk