

April 19, 2021

The City Council of Scott City met in regular session on the above date at 7:30 p.m. in City Hall.

Present were Mayor Everett Green, Council members Craig Richards, Jeff Allen, Kelly Funk, Josh Gooden, Bo Parkinson, Barb Wilkinson, Adam Winter, Armando Tarango, City Attorney Rebecca Faurot, and City Clerk Brenda Davis.

The Council and others recited the Pledge of Allegiance.

The minutes of the April 5, 2021 regular council meeting were presented.

Motion by Barb Wilkinson seconded by Jeff Allen to approve the minutes of the April 5, 2021 regular council meeting. Vote – Unam.

The minutes of the April 12, 2021 special council meeting were presented.

Motion by Armando Tarango seconded by Adam Winter to approve the minutes of the April 12, 2021 special council meeting. Vote – Unam.

Appropriation Ordinance #979B was presented.

Motion by Adam Winter seconded by Craig Richards to approve Appropriation Ordinance #979B. Vote – Unam.

Mayor Green acknowledged that, due to her upcoming retirement, that this would be City Clerk Brenda Davis' last Council meeting after 22 years of public service. Mayor Green spoke directly to Mrs. Davis expressing his privilege and appreciation to have worked with her over his past 20 years, as both a Council member and a Mayor. Mayor Green alluded to Mrs. Davis' upcoming Retirement Reception during which he will speak more to the historic nature of Mrs. Davis tenure. He did, however, indicate that Mrs. Davis has always been friendly, helpful, knowledgeable, and very professional.

Mayor Green informed the Council that he would be making an appointment to fill the vacancy left by Mrs. Davis, but before that appointment could be made, some changes would need to be made to the pay plan. Mayor Green reminded the Council that when the pay plan was created, the possibility of hiring a City Administrator had not been taken into consideration. Because the duties of a new City Clerk will vary from the duties of the current City Clerk, it is necessary to alter the Grade of the City Clerk position.

Motion by Josh Gooden seconded by Jeff Allen to amend the pay plan to move the City Clerk position from Grade N to Grade L. Vote – Unam.

To fill the vacancy left by Brenda Davis, Mayor Green appointed Ruth Becker as City Clerk to be effective after she is sworn in by the outgoing City Clerk.

Motion by Josh Gooden seconded by Armando Tarango to confirm the Mayor's appointment of Ruth Becker as City Clerk at Grade L Step 3 on the pay plan, effective after repeating the Oath of Office. Vote – Unam.

Mayor Green thanked Mrs. Davis once again and began a round of applause before asking Mrs. Davis, as her last official act as City Clerk, to give the Oath of Office to Mrs. Becker. Mrs. Becker

repeated the Oath of Office and assumed the City Clerk's position at the Council table. Mrs. Davis was asked by Mayor Green to introduce her guests in the audience. She introduced her husband Kevin and daughter Aubrey. Mrs. Davis expressed appreciation for her family and the way they all stood by her during the last 22 years. She stated that when her daughter was only about 3 years old, she wanted to attend a Council meeting to see her mom at work, but cried when she was unable to sit with her. She then expressed appreciation to the Mayor, Council, and all in attendance, stating that it was an honor and a privilege to have served as City Clerk for the better part of 22 years. Mrs. Davis received appreciation back in the form of applause.

Police Chief David Post recognized two officers for their hard work, especially for the work being done during the last two weeks. Officer Eubanks recently attended Criminal Interdiction & Drug Interdiction classes in the Kansas City area. Upon his return, he cross-trained fellow Officer Charles Semenko. Police Chief Post commended these two officers for their dedication to combat the "drug problem." On April 6, 2021, Officer Semenko performed a traffic stop for traffic infractions, and with the assistance of Officer Eubanks and K9 Officer Enoch, using their training in personal behavior indicators, the officers located one-half pound of methamphetamines in the vehicle with a street value of over \$20,000. Four days later, on April 10, 2021 Officer Eubanks performed a traffic stop for traffic infractions. As a result of that stop, 151 grams of marijuana, along with an unidentified amount of cash, was in the vehicle. The cash was seized, and the Police Department is in the process of seizing the vehicle as well. Later the same day, Officer Eubanks performed a stop from traffic infractions, resulting in an arrest for driving under the influence of drugs and possession of heroin. Officer Semenko was also present for the stops on April 10. Lastly, Officer Eubanks engaged in a traffic stop for traffic infractions on April 15, 2021. During that stop, 3 milligrams of marijuana and 63 grams of THC gummies were seized. As a result of the officers' outstanding performance, Police Chief Post awarded Officer Eubanks and Officer Semenko "Meritorious Conduct Awards"—the first two awarded by Police Chief Post since his arrival in Scott City. Council also expressed their appreciation for the officers and a job well done.

Provided in the packet was an email explaining the need to reissue the Indigent Defense Agreement initially offered to Bryce Haverkamp. City Attorney Rebecca Faurot indicated that Mr. Haverkamp has requested that this agreement be offered to his associate, Lori L. Jensen, for tax purposes. Also included in the packet was revised *Indigent Defense Agreement* between the City of Scott City and Lori L. Jensen. City Attorney Faurot noted that Ms. Jensen had been filling in for Mr. Haverkamp in Scott City Municipal Court in the recent past. Council member Jeff Allen inquired if City Attorney Faurot felt that Ms. Jensen would be a good choice to provide the City's indigent defense counsel. City Attorney Faurot replied in the affirmative.

Motion by Jeff Allen seconded by Craig Richards to authorize the Mayor to sign *Indigent Defense Agreement* between the City of Scott City and Lori L. Jensen. Vote – Unam.

Ardith Scammehorn, Pine Village Property Manager and Scott City Housing Authority (SCHA) employee, was in attendance to present the SCHA financial reports for 2020-year end and 2021-1<sup>st</sup> Quarter (January – March) which were provided in the packet. In response to prior requests from the Council to provide more detailed reports for the SCHA, Ms. Scammehorn inquired if the reports were formatted more to their approval. Mayor Green referred the question to City Treasurer Renee Cure who responded that the addition of a General Ledger report and the additional details in other reports was an improvement. Mayor Green indicated that he would like

to schedule a conference including Ms. Scammehorn, Mrs. Cure, and himself to more thoroughly go through the reports to decide exactly what is needed.

Ms. Scammehorn introduced her daughter, Kasey Jacobs, who was sitting in the audience, as the site manager at Pine Village. Ms. Scammehorn informed the Council that “the children” had been reported to be in the quad area of Pine Village, so they were considering installing security cameras in the community room and courtyard. They reassured the Council that no known crime or vandalism had occurred and that they were wanting to take measures to prevent it from happening. Ms. Scammehorn has researched Arlo Security, noting that she will be able to purchase 5 wireless/internet-based cameras for approximately \$487. These cameras would function with the internet service already available at Pine Village. She also indicated that the cameras would be battery powered and would use rechargeable batteries. Council member Armando Tarango mentioned that he uses these cameras and recognizes that they have extremely high battery usage. Council member Jeff Allen noted that he also uses these cameras, and he recommends the use of solar panels for powering the cameras. It was noted that two of the cameras will likely be placed in the community room; therefore, there would be no need to supply the indoor cameras with solar panels. Mr. Allen thought that they would be able to purchase the 3 outdoor panels needed at approximately \$100 per panel. He also recommended that SCHA purchase the stainless-steel solar panels instead of the black ones; they appear to be more efficient.

Ms. Scammehorn informed the Council that the one vacancy at Pine Village will be filled as of May 1, 2021.

The topic of the SCHA audit for 2020 was discussed. City Treasurer Renee Cure reminded the Council that she and City auditing firm Dirks, Anthony, and Duncan recommend a full audit of the SCHA each year. She stated that it is their professional opinion that the audit standard “agreed-upon procedure” would not be sufficient in terms of providing the information needed by the Mayor and City Council, who are serving as the SCHA president and board. Ms. Scammehorn reminded the Council that, because the USDA does not require a full audit, she believes if she submits a budget containing the cost of a full audit (approximately \$5,500/year) the budget would not be approved. After a brief discussion about funding the cost of the SCHA audit, consensus of the Council was to table the discussion to the May 3, 2021 Council meeting.

Chamber of Commerce (C of C) Executive Director Lindsay Singley was present to discuss the ongoing Patton Park Restroom Project. Also in attendance were Bill John, Clint Pearson, and Terry Phillips representing Anthem Lodge #284 as a Chamber of Commerce member. Provided in the packet were *Attraction Development Grant Program Guidelines & Application* and *Kansas Department of Wildlife, Parks & Tourism Fiscal year 2021 Attraction Development Grant Timeline*.

Ms. Singley indicated that recently she was receiving a lot of conflicting input from different entities involved with the Patton Park Restroom Project. She referenced the provided grant application and the accompanying timeline (with a rapidly approaching deadline) and proposed delaying this project for a year. She stated that by delaying the project, she and recently appointed Park Superintendent Terence Appel would be able to work out more details for the proposed building. It would also allow additional time for fund-raising efforts and time to search for other grant opportunities. Mr. Appel noted that a year’s extension would also allow for the project to be considered when preparing the 2022 budget. Mr. Appel would like to put up a small building across the street to the south of Patton Park on City property to house park maintenance equipment that presently is in a small space in the current restroom building. Placing a small building at this

location would make it possible to better utilize the planned space at the current location to include more toilets and sinks. Mayor Green agreed that it would not be a bad idea to postpone this project. The City would like to make sure that, because Patton Park is owned and maintained by the City, this project is a win for everyone impacted by it. He also indicated that the City should be able to step up and do its part to honor the donors who are making this project possible.

Council member Barb Wilkinson inquired about the funding currently available for the project. Ms. Singley indicated that they have raised approximately \$30,000 so far, with another potential benefactor offering to donate an additional \$50,000.

Consensus of the Council was that, for this project to be successful, more time should be taken to ensure that things are done correctly. Mrs. Singley will continue to work with Park Superintendent Appel moving forward.

Ms. Singley updated the Council on the progress of the downtown area sound system. She indicated that she has received a test kit that will help her to determine the number of speakers the system will need, and the best way on which to place those speakers on existing utility poles.

Mayor Green welcomed Ken White, GMS Inc. (GMS) Senior Design Technician, via Zoom. Mr. White provided updates on six projects that GMS is working on for the City of Scott City.

**1. Eighth Street Extension**

The application for the KDOT Cost Share Grant Program was submitted for the Eighth Street Extension on April 9, 2021. The completed application and copies of the community letters of support were provided with the Council Packet. Mr. White noted that the notification of award should be announced in mid-May.

**2. Viola Avenue/Crescent Avenue**

*Viola Street Extension for the City of Scott City, Preliminary Construction Cost Estimate*, dated April 16, 2021, was provided earlier in the day to the Mayor and Council. The total estimated construction cost of \$88,350 with project contingencies at 15%, or \$13,252.50, brings the total Preliminary Construction Cost Estimate to \$101,602.50. This estimate includes a 30'-wide street with a cul-de-sac at the west end of the street. Mayor Green inquired of City Attorney Rebecca Faurot about how many individuals this project affects. Mrs. Faurot noted that only one property owner, in addition to the property owner requesting the street, would be affected.

**3. Glenn Street Improvements**

Mr. White referred to the drainage issues at Glenn Street heading north off K-96. He indicated that this project has been put on hold until KDOT provides their design so that GMS knows how to proceed from that point going forward.

**4. Water System Improvements**

Design of the Water System Improvements project continues. GMS staff continues to have conversations with Street, Water, & Sewer Superintendent Terence Appel regarding the layout and design. Mr. White stated that his next plan of action will be to provide Mr. Appel with drawings that include information about each intersection. The most urgent focus will address the intersections on K96 as improvements need to be completed prior to 2022. GMS, Inc. has had contact with KDHE regarding the loan application resubmittal to increase the loan amount. It will be necessary to have a second public hearing to address the additional loan funds being requested. KDHE has indicated it could take up to ten weeks to review the construction drawings prior to the project going out to bid. With that in mind, it will be necessary to push the design much harder than earlier anticipated. With

the redesign requested by staff and the addition of the K-96 water line, timing of the project becomes critical. Drawings that are submitted to KDHE must be reviewed and approved prior to advertising the project for bid. Based on the schedule provided by KDHE and the longer duration to review the drawings, it will likely require that the City advertise the project considering two bid schedules within the contract documents, or potentially, as two stand-alone projects. The initial bid schedule will require all work be completed along the K-96 corridor prior to 2022. The second bid schedule will address all work that can be completed in calendar year 2022. As indicated during the last regular Council meeting, there is a nationwide shortage of PVC pipe and fittings, causing what is available to be very costly. In the most recent conversations with pipe suppliers, they have indicated that they do not believe the cost will come down in the immediate future. Mr. White informed the Council that, on the last two projects in which he was involved, pre-purchase of the materials made the process much easier. Typically, because the price of PVC is set at the time the product is shipped, it is difficult for contractors to bid the cost of materials, not knowing what the price will be when it is time to purchase and ship the materials. If the material can be pre-purchased, not only is the price locked in, but also contractors putting in a bid on the project do not have to bid the cost of materials, making it easier to get a fair and reasonable bid. Mayor Green asked Mr. White if the current inflation of prices on construction materials will continue, or if the upward trend is a short-term issue. Mr. White's response was that he believes that the price increase is more of a long-term issue. He anticipates that the increase may level off for a while, but then the upward trend will continue.

#### **5. Proposed Industrial Park**

The legal description for the Industrial Park property has been provided to City staff and to the City Attorney. The certificate of survey has also been filed for recordation in the Scott County records.

#### **6. Miscellaneous**

GMS still needs to return to Scott City to complete the surveying Mr. Appel has requested to determine if the sewer line extension can be made on the north end of the City for a future sewer tap. Mr. White anticipates that they will be able to survey the area sometime in May since Mr. Appel indicated to GMS that this is not an urgent request.

Mayor Green expressed his appreciation for the ongoing updates from GMS. He noted that it has been invaluable to be able to count on the expertise of GMS staff.

Scott City Municipal Airport Assistant Manager Ben McNary, A Plus Aviation employee, provided an update as the City's Fixed Base Operator (FBO).

Mr. McNary reported that, overall, operations are going well at the airport. He noted that there are quite a few events that are planned for the summer. At this time, Mr. McNary requested to use Scott City Municipal Airport for an airshow on Saturday, September 11, 2021. He indicated that they have already scheduled and hired five acts for the show. He also noted that the attendance at last year's airshow was 1200+ people and that, if the shows continue to do well, they would like to host an airshow every other year from here on out. He indicated that they wanted to hold an airshow this year because the date on which it would fall, September 11, is an important date. Spencer Flight & Education Center will serve as the host along with several other supporting sponsors. Mr. McNary mentioned that the Spencer Flight & Education Center has also received grant funds to make the airshow possible.

Motion by Jeff Allen seconded by Adam Winter to allow the use of Scott City Municipal Airport to hold an airshow on September 11, 2021. Vote – Unam.

Mr. McNary also informed the Council that several events have been planned at the airport. In May, Liz Vulgamore, with Spencer Flight & Education Center, will conduct field trips and the SCHS Electric Car Races, previously approved by Council, will be held on April 22, 2021.

Mr. McNary informed the Council that the airport has been in contact with PB Hoidale out of Garden City about the possible need to replace the Jet A fuel hose reel because it is leaking from the swivel and they cannot get just the parts that they need.

Mr. McNary expressed appreciation for Street, Water, and Sewer Superintendent Terence Appel and his crew for the “awesome” job they did with snow removal at the airport.

Flight activity is up at the airport. Mr. McNary reminded Council and those in attendance to visit [FlightAware.com](http://FlightAware.com) and search for Scott City Municipal Airport with the call letters “KTQK” to see airport statistics including departures and arrivals and other airport data.

Provided to Council members by Mayor Green via email earlier in the day was the contract to hire a new City Administrator. Mayor Green reminded those in attendance that, on April 12, 2021, beginning at noon and continuing into the evening, the Council met in special session to conduct employment interviews with four candidates. Mayor Green mentioned that one candidate, Bradley Pendergast, stood out as a very good fit for the City’s current situation. Mr. Pendergast is currently the City Administrator for the City of Oakley and has been with the City of Oakley since 2018. He holds a Bachelors’ degree from Fort Hays State University and a Masters’ Degree in Public Administration from Wichita State University. Mayor Green asked City Attorney Faurot to weigh in on the proposed contract. Mrs. Faurot stated that she felt that the contract met both the needs of the City and the needs of Mr. Pendergast. Mayor Green indicated that the contract had been negotiated with an annual salary of \$100,000 which was within the range advertised.

Motion by Josh Gooden seconded by Kelly Funk to approve the employment contract for the position of City Administrator between the City of Scott City and Bradley Pendergast.

Mayor Green indicated that the Council and City Attorney have worked very hard on this and he expressed appreciation for everyone’s hard work.

Vote-Unam.

Mayor Green indicated that he would inform Mr. Pendergast of the Council’s decision immediately. Mr. Pendergast will email back a signed copy of the contract as soon as it is received. Mayor Green stated that Mr. Pendergast is expected to begin working as City Attorney around the second week of June since he needs to be able to provide his current employer a 30-days’ notice.

Under the open agenda, Scott County Development Committee (SCDC) Director Katie Eisenhower, was present to ask the Council to determine what the City will charge for lots in the proposed Scott City Industrial Park (SCIP) North-Lawrence Addition. Mrs. Eisenhower provided *Options and Discussion Points for Pricing SCIP North-Lawrence Addition, Prepared for City Council on 4-19-2021*.

Mrs. Eisenhower provided history on the incentives provided to entities that purchased lots in the original Scott City Industrial Park, such as the City gifting the fee for setting a water meter (approximately a \$1,100 value) and 3-acre lots being sold for \$1,500 per lot.

Going forward, Mrs. Eisenhower reminded the Council that they had approved an incentive to offer the first 20 acres for \$1,000 per acre. Mayor Green addressed this incentive, stating that

Council had agreed to offer this incentive only if the entity purchased at least 20 acres – that the Council wanted the first land purchaser to be a larger operation.

Mrs. Eisenhower mentioned that Mayor Green had previously asked her to visit with other communities to gauge what types of incentives they offer for their industrial parks. Officials in Liberal indicated that they had sold lots for the amount at which they were appraised; however, no amounts were disclosed. They also offered revenue bonds, tax increment financing (TIF), Community Improvement Districts (CID), Neighborhood Revitalization Plans (NRP) and waivers/reductions on city fees such as extension on water or sewer lines.

Recently, Stevens County (Hugoton) sold 1.5 acres for \$24,000 to Garnand Funeral Homes. Although this is not an industrial park, the location, right next to the cemetery with an access road, was highly suited to the buyer. For housing development incentives, the lots are practically being given away after the County had been paying special assessments on the lots for seven years.

Dodge City's industrial park is split into different zones, with the most attractive and most restrictive zone listed at \$12,000 per acre, although the City has sold lots for as little as \$10,000. The business park is priced at \$6,500 per acre, but recent sales have been for as low as \$1,500. Dodge City looks at the economic impact and varies prices accordingly. A large project is being offered 150 acres at no cost and the City has offered to purchase water rights.

Tribune tends to give away land for suitable projects that are large in scope, such as Seaboard Farms.

Jetmore does not allow the purchase of land in their industrial park, but instead offers a 99-year lease. The rate of the lease is dependent upon job creation.

Colby, Ulysses, and Seward County either have no space for expansion or will need to discuss further expansion in the future.

SCDC offers the following suggestions for lot pricing and incentives:

1. Offer the discounted price of \$1,000 per acre for up to 20 acres to the first developer that requests 20 acres or more. This practice will bring in a business with a large employment base.
2. For platted and developed lots, determine a lot size. SCDC recommends not less than 5-acre lots with the intent that multiple lots may be purchased by a single buyer. Mrs. Eisenhower reminded the Council that infrastructure will be in place at this time with collaboration with partners such as the Scott County and Wheatland Electric, and recommends that the City sets the cost as high as \$40,000. She indicated that the established published value demonstrates the City's value of the property. If the City starts at a high price point, negotiations based on the economic impact of the business can be made, lowering the price per lot at that time, if desired. Mayor Green indicated that SCDC is a good collaborator and that SCDC can act as a matchmaker to connect buyers to the City.
3. For predeveloped acreage, SCDC recommends the cost of \$10,000 per acre.
4. Consider acreage relative to the railway or highway. Mayor Green indicated that these lots with railroad or highway access can be used as a bargaining tool.
5. Consider selling a 5-acre lot to multiple entities who do not need a full 5 acres. Consider allowing cost-shares between/among entities. Entities might be required to form a limited liability company (LLC) to prevent individuals from parceling out their portion of the lots to sell in parts.
6. Utilize the latitude to negotiate from the listed price for scopes of work that bring high capital investment and/or employment to the community.

Mayor Green inquired if a vote could be held at the next regular Council meeting. Mrs. Eisenhower replied that she had enough information to move forward with the certification process and that she would be happy to wait until the next meeting for a vote. Consensus of the Council was to give this item more thought and would likely be ready for a vote by the May 3, 2021 Council meeting.

Included in the packet was *2021 Pool Manual*. Pool Manager Marci Patton informed the Council that the wrong copy of the manual was provided and that some revisions had been made. She and Mrs. Berry had some difficulty in sending the updated manual via email. Mrs. Patton indicated that the main changes made to the manual dealt with correcting the age discrepancies throughout the manual. The edited version contains consistent age restrictions and requirements. The revised manual also lists the updated rules for the new slides and updated guard rotation schedules.

Mayor Green indicated that the Council needs to see the updated version of the *2021 Pool Manual* before the Council votes to approve it. This discussion will be revisited at the May 3, 2021 Council meeting.

Mrs. Patton reminded the Council that City resident Chuck Ellis had been contacted to create new signage for the pool since the old signage was outdated and had many pieces of conflicting information from one sign to another. Mrs. Patton stated that she had received an email listing \$370 for the price for white vinyl signs, the same type of signage that Mr. Ellis used for the Booster signage at the football field. Mrs. Patton also indicated needing signage for the showers and bathroom. She was able to find the appropriate signs online at [mypoolsigns.com](http://mypoolsigns.com) for \$180. In total, all signs needed for the pool will cost approximately \$550.

On behalf of Scott City Middle School (SCMS), Mrs. Patton requested to use Scott City Municipal Pool for an 8<sup>th</sup> Grade Promotion celebration on Wednesday, May 19, 2021 from 6:00-8:00 p.m. She indicated that the 4<sup>th</sup> Grade Boat Regatta will occur that same day in the morning, but there are no conflicts in the evening. She indicated that the lifeguards that are home from college, as well as those guards that will have received their recertification by that date will be available to guard the days' events.

Motion by Jeff Allen seconded by Armando Tarango to allow SCMS to use Scott City Municipal Pool for an 8<sup>th</sup> Grade Promotion celebration on Wednesday, May 19, 2021 from 6:00-8:00 p.m. Vote – Unam.

Mrs. Patton updated the Council on the success of the Pool Pass sponsorships. She indicated that at the previous weekend's Beaver Backers' Daddy Daughter Dance, the Beaver Backers had donated a pool pass as a raffle prize. She and Mrs. Berry are pleased with the success of the sponsored pool passes. Beginning in May, the form will be published in the *Scott County Record*. Parents can apply for sponsored pool passes at City Hall. Children must qualify for free or reduced lunches to qualify for a sponsored pool pass.

Lastly, Mrs. Patton informed the Council that the pool staff would begin cleaning at the pool the first weekend of May.

Building Inspector Lloyd Foster was not in attendance.

Police Chief David Post provided a brief update for his department. He mentioned that Officer Charles Semenko attended an Advance Accident class in Garden City during the prior week. There was no cost for the class. Sergeant Joseph Conner recently attended a 40-hour University of Kansas Supervisor/Leadership training in Hutchinson.



Approximately \$670 of E911 funds were used to purchase new uniform shirts and jackets for the dispatchers. Police Chief Post noted that he can now take E911 purchases directly to the County for payment, rather than having the City pay for them and having the City turn around and submit invoices to the County for reimbursement. This should lessen the amount of billing between the City and the County.

Council member Armando Tarango inquired about the delivery of the new Chevy Traverse. Police Chief Post indicated that the vehicle is currently in Garden City at JR Audio being outfitted. The Traverse should be put into operation in Scott City within the week.

Parks Superintendent Terence Appel reported that he currently has no timeline on the resurfacing of the tennis courts, that will become pickle ball courts, at Palmer Park. He indicated that the cost to resurface the courts ranges from \$7,000-\$15,000 depending on the type of surface desired. Mr. Appel recommended that a multi-surface material (at the cost of approximately \$15,000) be used, which is softer, making it easier for older people to enjoy the courts. He noted that he has only one company that provides the surfacing material, so there is no reason to put the project up for bid. Council was agreeable to proceed without a bid. Mr. Appel reiterated that he was unsure of the timeline for the project at this time.

Parks Superintendent reported that he was approached by Janet Pfromm, West Plains Extension 4-H Youth Development Agent. Ms. Pfromm asked permission for a group of 4-H participants to refresh sections of Patton Park that need painting, specifically the playground area known as the Park on the Plains. Also, they asked to refresh areas where previously painted murals are fading. The group will provide the paint and materials to complete the project. Mayor Green inquired if anyone knew who painted the murals, indicating that he wanted to proceed carefully and to not offend anyone who provided their services in the form of a mural. Former City Clerk Brenda Davis indicated that Kristin Duff had worked with the Park on the Plains project and might have information about the artists. Mayor Green offered to reach out to Kristin Duff to gain some insight as to who painted the mural in the Park on the Plains in Patton Park.

Street, Water, & Sewer Superintendent Terence Appel requested to open CMA Sand bids. Mayor Green opened the following bid:

Klotz Sand	1600T @ \$23.41 per ton delivered
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Mr. Appel inquired if there was also a bid from Huber Sand. Mrs. Becker informed Mr. Appel and the Council that this was the only bid that had been received.

Superintendent Appel requested to advertise to accept bids to chip seal 130,000 square yards including the cost of oil. Mr. Appel indicated that Mike Hess had encouraged the City to bid for chip sealing by the square yard instead of by the ton. Mr. Appel explained that by bidding for the area to be covered instead of the amount of product used, the project could be better evaluated for consistency. By using the formula of CMA sand provided (1600 tons) divided by .0125 (the amount of sand used per square yard), the City is requesting bids to chip seal approximately 130,000 square yards, or 90 City blocks.

Motion by Bo Parkinson seconded by Jeff Allen to advertise to accept bids to chip seal 130,000 square yards, including the cost of oil, to be accepted at City Hall by 5:00 p.m. on May 3, 2021.  
Vote – Unam.

Mr. Appel expanded on the GMS discussion about the Viola Street extension project. Mr. Appel indicated that he likes the design of the cul-de-sac. Recently appointed Council member Jeff Allen asked why this project came about. Mayor Green informed Mr. Allen that a single party that is building a house adjacent to the platted street requested this improvement. Mayor Green inquired of City Attorney Rebecca Faurot whether the individuals had been made aware of the possibility that they would be required to pay special assessments on the street. Mrs. Faurot indicated that they had been made aware of the possibility but stated that she did not feel that she had the authority to speak for the governing body when a decision had not yet been made. Mr. Appel informed the Council that the City would not have to pave the street but could, instead, put down millings and then chip seal over the millings. Mr. Appel indicated that this method had been used at the south end of Steele Avenue and that the street is holding together well. He also indicated that the City could obtain millings for \$22 per ton, making this a more cost-effective project. He did, however, state that the City would still need to build curb & gutter on the street for drainage. Mr. Appel inquired if the cost of curb & gutter could be split 3 ways, with the City, the person initiating the request for a street, and the property owner who would share the street. Mayor Green replied that the City would need to work that all out. Mayor Green asked Mr. Appel to prepare a cost estimate for curb & gutter, millings, and chip sealing of the proposed Viola Street extension and to report back to the Council.

Mr. Appel notified the Mayor and Council that some plumbing work had been completed in the basement in City Hall. After the discovery of a water leak, Pete's Plumbing was called to investigate the cause. It was found that the cast-iron pipes had severely deteriorated, and that there was a sizable crack running along the top length of a large section of pipe. All cast-iron pipes along the south side of the basement and flowing into the area directly below the upstairs bathrooms were replaced with PVC pipe.

Superintendent Appel indicated that he had received four applications for seasonal help and that he would like to hire all four applicants. Mr. Appel informed that Council that two applicants, Dustin Hughes and Chaseton Cupp, would be returning help from prior years, while two of the applicants would be new to the positions this year. Mr. Appel stated that Bailey Latta has had experience with mowing for the Rec Commission for several years, and that Brent MacLean is a high school student. Superintendent Appel indicated that seasonal help typically starts at \$11.00 per hour and they receive a \$0.50 increase for each subsequent season that they return. Therefore, Mr. Appel requested to hire Brent MacLean at \$11.00 per hour, to be paid out of the Street department. Because of Bailey Latta's experience with operating mowing equipment, Mr. Appel requested to hire her at \$11.50 per hour, to be paid out of the Parks department. Mr. Appel also requested to hire returning employee Chaseton Cupp at \$12.00 per hour, to be paid out of the Parks department and returning employee Dustin Hughes at \$13.50 per hour, to be paid out of the Street department. He requested that each individual start on his or her earliest available date.

Motion by Jeff Allen seconded by Adam Winter to hire Dustin Hughes at \$13.50 per hour to be paid out of the Street department, Chaseton Cupp at \$12.00 per hour to be paid out of the Parks department, Bailey Latta at \$11.50 per hour to be paid out of the Parks department, and Brent MacLean at \$11.00 per hour to be paid out of the Street department, with each employee to start work on his or her earliest available date. Vote – Unam.

Provided in the packet was an excerpt from *City Code of Scott City, Kansas – Title 8, Chapter 2 - Water System Regulations*. Mr. Appel informed the Council that a contractor came into City Hall on behalf of a client who is wanting to have a separate water meter installed for the construction

of an outdoor pool and pool house. Mr. Appel informed the Council that it had been a recent practice to deny individuals a second water meter serving the same property. When this most recent request came into City Hall, Mr. Appel and City Hall staff could not find anything in the City Code prohibiting the practice. On the contrary, the City Code lists the billing practices for customers having multiple meters serving contiguous properties. The only restriction that could be found regarding water meters was that a residential property could not have a meter larger than 1-inch. Former City Clerk Brenda Davis explained that the reason that this topic is being brought to the Council is that people have been told that it is not allowable to have more than one meter at a single location, so there is concern in moving forward in allowing residents to have more than one meter. Mrs. Davis indicated that previously the thought was that having multiple meters would lead to higher water usage. Customers receive one bill for multiple meters on contiguous properties, so, if customers are not mindful of their usage, the amount of water used could move into the next usage tier, causing the rates to increase, therefore, encouraging less water usage. The concern is that, if the City begins allowing the use of multiple meters, there could be backlash from the individuals that were previously denied. Mayor Green wanted to make sure that, no matter how the Council chooses to move forward with this issue, that the City remains consistent going forward.

Motion by Barb Wilkinson seconded by Bo Parkinson to allow both residential and commercial customers to have multiple meters at one location and to be billed as stated in City Code. Vote – Unam.

Superintendent Appel informed the Council that there is some City property on Oak Street that has a 26' x 30' metal building on it. He mentioned that the building, formerly used for Well # 7, is deteriorating and no longer provides any use to the City. There is currently nothing in the building, so Mr. Appel inquired if the Council would be interested in selling the building and using the 200' x 200' lot for another purpose. He also indicated that the lot is being encroached upon. Mr. Appel asked the Council to check out the property, just south of Clint Pearson, and consider another use for this property. Mayor Green stated that this could be addressed at a later date after Council members have an opportunity to view the property.

City Clerk Ruth Becker invited the Mayor, Council, and all in attendance to a retirement reception in honor of Brenda Davis, who has served the people of Scott City for 22 years as of April 20, 2021. The reception will be held at City Hall on Friday, April 30, 2021 from 2:00 – 4:00 p.m.

City Attorney Faurot has nothing to report.

The financial & investment reports were presented.

Mayor Green informed the Council he was happy to report that, during the meeting, Mr. Pendergast returned his signed copy of the employee contract as City Administrator.

The Council took a short break.

Mayor Green called the meeting back to order.

Motion by Adam Winter seconded by Armando Tarango to adjourn at 9:35 p.m. Vote – Unam.

Everett M. Green  
Mayor

Ruth Becker  
City Clerk