

May 3, 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, Josh Gooden, Bo Parkinson, Barb Wilkinson, Adam Winter, Armando Tarango, City Attorney Rebecca Faurot, and City Clerk Ruth Becker.

The Council and others recited the Pledge of Allegiance.

The minutes of the April 19, 2021 regular council meeting were presented.

Motion by Barb Wilkinson seconded by Jeff Allen to approve the minutes of the April 19, 2021 regular council meeting. Vote – Unam.

Mayor Green noted that, at the April 19, 2021 Council meeting, although there was discussion regarding a CMA sand bid, there was no motion or second to accept the bid, and that this would need to be addressed later in the meeting.

Appropriation Ordinance #980A was presented.

Motion by Josh Gooden seconded by Adam Winter to approve Appropriation Ordinance #980A. Vote – Unam.

Provided in the packet was *Children's Mental Health Awareness Month* proclamation, requested by Compass Behavioral Health.

Motion by Craig Richards seconded by Jeff Allen to approve the Mayor's proclamation of May 2021 as *Children's Mental Health Awareness Month*. Vote – Unam.

Ordinance #1210, an ordinance annexing land to the City of Scott City, Kansas, was presented. City Attorney Rebecca Faurot reported that the land north of Scott City Municipal Airport on the north side of K-96, needs to be annexed into the City to be considered for the location of the proposed Scott City Industrial Park (SCIP) North – Lawrence Addition. She also stated that annexation is the first step in certifying the site for the proposed industrial park. Mrs. Faurot informed the Council that the Planning & Zoning Commission will meet on Tuesday, May 11, 2021 to consider a zoning change from Agricultural to I-1, General Industrial. The Planning & Zoning Commission's recommendation will then be placed on the May 17, 2021 Council agenda for consideration.

Motion by Craig Richards seconded by Jeff Allen to approve Ordinance # 1210, an ordinance annexing land to the City of Scott City. Vote – Unam.

Council member Barb Wilkinson asked for a reminder of how often the City's zoning map is updated. City Clerk Ruth Becker indicated that the map had been updated in December 2019 and that it is reviewed each December and updated as needed.

Discussion of SCIP North-Lawrence Addition lot pricing was held later in the meeting due to a scheduling conflict.

Virgil Ratzlaff was present to request permission to hold a parade on Main Street for the All-School Reunion on Saturday, June 5, 2021 beginning at 11:00 a.m. from Park Lane on Main Street traveling north to 1<sup>st</sup> Street. Mr. Ratzlaff requested to allow those in the parade to assemble in the parking lot at Palmer Park/Scott City Municipal Pool and to travel toward the parade route via Alice Avenue, Antelope Street, and Park Lane. Mr. Ratzlaff indicated that he had presented this route to Police Chief David Post who agreed to block off the parade route on Main Street at Park Lane and 1<sup>st</sup> Street.

Motion by Jeff Allen seconded by Adam Winter to allow the All-School Reunion Committee to hold a parade to commence at Palmer Park, proceeding to the parade route on Main Street on Saturday, June 5, 2021 with the parade to begin at 11:00 a.m. with the Police Department blocking traffic as needed. Vote – Unam.

Also representing the All-School Reunion Committee, on behalf of Ed Beckley, Linda Dunagan requested to use Patton Park on Saturday, June 5, 2021 as a starting point, and for registration, for what used to be called the “Motorcycle Poker Run.” In the past, the poker run had commenced from the fairgrounds, but due to the large amount of reunion activities held at the fairgrounds this year, it was thought that Patton Park would be a better fit. Mrs. Dunagan also requested that those involved in the poker run be allowed to return to the park for the awarding of prizes. The estimated duration of the event will be from 5:00 p.m. to 6:30 p.m.

Motion by Craig Richards seconded by Armando Tarango to allow the All-School Reunion Committee to use Patton Park during the late afternoon of Saturday, June 5, 2021. Vote – Unam.

City Treasurer Renee Cure was present to discuss the 2020 Scott City Housing Authority (SCHA) audit. Mrs. Cure recommended an audit of the SCHA for 2020. She indicated that she felt that the City needs to give this matter its due diligence to have an audit done. Mayor Green indicated that the City would need to budget for this audit, since the lack of requirement by the USDA would not allow the funding to come from the SCHA. Mrs. Cure informed the Council that she had been in contact with Craig Hay with Hay, Rice, & Associates, the firm that conducted the SCHA audit for years 2016-2019. She indicated that Mr. Hay agreed to hold firm on the \$5,500 fee for the audit. If the Council agrees to the audit, Mr. Hay will send an engagement letter as soon as possible so the audit can be scheduled. Mayor Green noted that even though choosing not to do the SCHA audit would not negatively affect the City’s audit, that it would leave unanswered questions. Mrs. Cure stated that failure to have the SCHA audit would “leave a hole” in the City’s audit.

Motion by Josh Gooden seconded by Jeff Allen to authorize Hay, Rice, & Associates to perform the 2020 Scott City Housing Authority audit, at the cost of \$5,500 to be performed annually. Vote-Unam.

Beefiesta information from Scott City Area Chamber of Commerce Director Lindsay Singley was provided in the packet. Also included was a letter of request from the Beefiesta Committee for a donation/sponsorship of \$150.00 for the Annual Beefiesta.

Motion by Adam Winter seconded by Josh Gooden to provide a \$150.00 donation to the Beefiesta Committee for the 45<sup>th</sup> Annual Beefiesta planned for July 15, 2021. Vote - Unam.

Under the open agenda, Council member Jeff Allen inquired if the Council could receive monthly updates on the progress of cleaning up the blighted properties around town. Mayor Green indicated that City Attorney Rebecca Faurot is working on a resolution to address multiple

properties within the City and that the resolution will likely be on the agenda for the next regular Council meeting.

Council member Barb Wilkinson inquired of Police Chief David Post about the policy for trapping cats. Police Chief Post indicated that the Police Department does not trap cats. Mrs. Wilkinson then proceeded to ask about trapping skunks, to which Police Chief Post replied that the Police Department has traps to loan out, but the humane disposal of the trapped animals is the responsibility of the individual setting the traps.

Pool Manager Marci Patton and Assistant Pool Manager Jessica Berry were present to update the Council on progress at the pool. Included in the Council Packet was the final version of the *Swimming Pool Staff Manual - 2021*. Mrs. Patton reminded the Council that the only things that were changed from last year's manual were items pertaining to age requirements for swimmers, making the requirements consistent throughout the manual, and a change to the lifeguard rotation schedule.

Motion by Armando Tarango seconded by Adam Winter to approve the *Swimming Pool Staff Manual - 2021*. Vote – Unam.

Pool Manager Marci Patton requested to publish the *Pool Pass Sponsor Form* as provided in the packet, in the *Scott County Record*. Mrs. Patton explained to the Council that, so far, the City has received more sponsorships than applications for the donated passes but indicated that Scott City Elementary School Principal Shawn Roberts would be notifying her students' families about the sponsorship program, both to solicit donors and to alert those who would qualify about how to apply for the donated passes. When asked what would happen if applications out-number sponsorships, Mrs. Patton replied that she would simply ask each guard to come up with one or two extra sponsors.

Motion by Jeff Allen seconded by Barb Wilkinson to authorize Mrs. Patton to publish the *Pool Pass Sponsor Form* in the *Scott County Record* on May 6 and May 13, 2021. Vote – Unam.

Pool Manager Marci Patton reminded the Council that many of the Pool staff would be participating at the *Safe Kids* event the following weekend at Palmer Park. They will be set up to accept pool pass sponsorships and applications, to sell pool passes, and to register swimmers for Red Cross swimming lessons.

Mrs. Patton informed the Council that cleaning of the pool has started, and that staff will continue to clean the pool each weekend to be ready for opening day. She also noted that, as part of the planned "Monday Fun Days," they would like to do a "Splash for Cash" activity in which they would like to ask local businesses for donations. Mrs. Patton asked if they needed Council approval to request such donations. Mayor Green indicated that he appreciated being informed of the plan, but that no formal approval was necessary.

Pool Manager Marci Patton informed the Council that one of the guards hired for the summer had been injured during sports and would not be able to perform typical lifeguard duties. She indicated that they had 15 full-time guards and that this would bring their number down to 14 full-time guards. Mayor Green asked if Mrs. Patton wanted to keep this individual on staff to work the office and the concession stand. Mrs. Patton indicated that she would like to keep this person on staff and thanked Mayor Green for allowing this change in duties.

Included in the packet was *Options and Discussion Points for Pricing SCIP North – Lawrence Addition, prepared for City Council on 4-19-2021*. This information had been provided to the Council during the Open Agenda portion of the last regular Council meeting.

Scott County Economic Development (SCDC) Director Katie Eisenhour was present to facilitate the discussion on pricing lots for the Scott City Industrial Park (SCIP) North – Lawrence Addition. Mrs. Eisenhour reminded the Council that their consensus (no vote taken) at the April 19, 2021 regular Council meeting was to charge the following rates per lot or per acre, depending on the type of acreage requested:

- For the first large developer to request 20 acres or more, to allow that developer to purchase the first 20 acres at \$1,000 per acre.
- For platted and developed lots, the lot size was set at 5 acres per lot, with the intent that multiple lots could be purchased by a single developer. Because infrastructure will already be in place, it was agreed to set the price for a 5-acre lot at \$40,000. This would allow the Council the ability to negotiate with developers who could bring high capital investment and/or employment to the community.
- For predeveloped acreage, consisting of no existing infrastructure, consensus of the Council was to set the price at \$5,000 per acre, with a minimum purchase of 5 acres. Acreage along the railway and/or highway will not be subject to the \$5,000 per acre price but would be negotiated on a case-by-case basis. Furthermore, no single entity will be allowed to purchase all the highway or railway frontage.
- Entities not needing a full 5-acre lot will be encouraged to create a partnership with another entity who also does not need a full 5 acres.

Mrs. Eisenhour asked about the covenants that are in place at the existing industrial park. She inquired if the City had run into any of the issues with the covenants in place. Mayor Green indicated that he was not aware of any issues. SCDC Director Eisenhour indicated that she needs to work on drafting covenants for the SCIP North as part of the certification process. She will update the Council on her progress later. The time frame to develop the lots, once purchased, was also discussed. This will also be determined later.

Motion by Josh Gooden seconded by Adam Winter to allow the first developer to request 20 acres or more to purchase the first 20 acres at \$1,000 per acre; to price platted and developed lots, (5 acres per lot), at \$40,000 per lot, with the intent that multiple lots could be purchased by a single developer; to price predeveloped acreage at \$5,000 per acre, with a minimum purchase of 5 acres, allowing multiple entities to partner in purchasing a 5-acre lot, excluding acreage along the railway and/or highway to be negotiated on a case-by-case basis; all pricing is negotiable. Vote – Unam.

Building Inspector Lloyd Foster was not in attendance.

Interim Fire Chief Jeff Mayer was present to update the Council on the Fire Department. Mr. Mayer informed that all fire trucks received inspections recently except for the 1988 rescue truck. He indicated that the rescue truck is no longer safe to drive, it is overweight, and worn out. Mr. Mayer informed the Council that with the merge of the City Fire Department with the County Fire Department being delayed until after the first of the year (2022), he would like to start reaching out for bids to purchase a new rescue truck. He stated that he has visited with City/County Attorney Rebecca Faurot who had indicated that it would be easier for the City to transfer equipment than funds at the time of the merge. Interim Fire Chief Mayer explained that currently there is roughly \$335,000 in the Fire Equipment fund and that a new rescue truck alone would likely cost about \$200,000. Since most of the tools on the current rescue truck no longer function

properly or have become obsolete, such as cutting tools that no longer cut through items like they should, Interim Fire Chief Mayer would like to purchase a package with extrication tools to outfit the new rescue truck as well. All combined costs are expected to reach approximately \$280,000. Council member Bo Parkinson asked if there is a market for the old rescue truck. Mr. Mayer indicated that, even if there were, he would not feel comfortable selling it because it is in such bad shape. Interim Fire Chief Mayer indicated that he and his officers would like to reach out to different vendors to aid in creating specifications for bid letting. Council member Armando Tarango asked if there was a specific timeline to accept bids. Mr. Mayer indicated that there currently is no set timeline, that they were in the beginning stages.

Motion by Josh Gooden seconded by Adam Winter to begin the process for seeking bids to purchase a rescue truck package prior to the merge between the Scott City Fire Department and the Scott County Fire Department. Vote – 6, yes, 1, abstain – Jeff Allen.

Interim Fire Chief Mayer also informed the Council that the department would need to expand from 22 members to 30 members to provide future coverage for Pence. The County fire truck that will be housed at Pence is currently in service in Hays; they will borrow the truck for a year, while they work to procure a working fire truck to replace one that has recently “blown up.” Provided in the packet was a list of all current firefighters in the department. Mr. Mayer indicated that all new firefighters that will be brought on to the department will be added to the County side of the department, with the approval of County Attorney Rebecca Faurot, since they will be County firefighters after the merge. Consensus of the Council was favorable.

Police Chief David Post reported that, since the last regular Council meeting, they assisted with the Shriner’s parade the past Saturday.

Officer Bradley Ludowese has recently completed a 23-hour “Field Training Officer” program in Hays. He is the first of the City’s officers to receive that training so he will be working alongside Police Chief Post to design a 14-week program to train other officers.

Police Chief Post reported that the City’s 50% cost share of Law Enforcement Center expenses due to the recent “Winter Weather Event” is approximately \$3,000.

Police Chief Post informed the Council of damage that occurred the previous night at the dog pound due to high winds associated with the storm that passed through Scott City. He reported that one dog was in the pound at the time of the damage, but the dog was not injured. The east side of the roof was lifted and tossed to the west side of the structure, causing the side walls to fall in. The furnace and water heater were also damaged in the storm. The metal fence that contains the dogs remained attached to the concrete. Police Chief Post reported the damage to Rodenbeek and Green, the City’s insurance provider, earlier in the day. He asked the Council for permission to gain contractor quotes for repairs, finding that the urgency for repairs makes it impracticable to bid. Consensus of the Council was favorable.

Police Chief reminded the Council that the Police Department would be represented at the *Safe Kids* event at Palmer Park on Saturday, May 8, 2020 from 10:00 a.m. to 1:00 p.m.

Parks Superintendent Terence Appel reported that the windstorm to which Police Chief Post referred also caused some minor damage to the City Shop. He stated that a metal spike went through the wall of his office. Mr. Appel indicated that the newly planted grass at Patton Park is looking good and that the City crew has been working on the sprinkler system at Palmer Park. Mayor Everett Green thanked Mr. Appel and his crew for the work that they would be doing during the week for the City-wide cleanup.

Street, Water, & Sewer Superintendent Terence Appel reiterated the statement made by Mayor Green earlier in the meeting that, at the previous regular Council meeting, there was no motion or second to accept the bid that was opened for CMA sand from Klotz Sand. In addition to the oversight to vote to accept the CMA Sand bid, it was realized the following day that another bid, from Huber Sand, had been sent to an old email address at the City shop. Because the bid was not received in City Hall by the published deadline and was not submitted as a sealed bid as indicated in the published invitation to bid, only the bid from Klotz Sand was opened. Mr. Appel suggested that, since several unfortunate events occurred during this bid process, the Council consider accepting both bids, allowing the City to purchase the equivalent of next year's sand at this year's price. He indicated that the City has plenty of room to store all the sand and that there was enough money in the Special Highway Fund to cover the cost. The two bids are as follows:

Klotz Sand	Estimated 1600 tons @ \$23.41/ton (\$37,456)
Huber Sand	Estimated 1600 tons @ \$20.30/ton (\$32,480)

Motion by Bo Parkinson seconded by Barb Wilkinson to accept the bid from Klotz Sand for an estimated 1600 tons at #23.41 per ton and the bid from Huber Sand for an estimated 1600 tons at \$20.30 per ton, with the intent to purchase next year's sand this year. Vote – Unam.

Street, Water & Sewer Superintendent Terence Appel requested to open any Chip Sealing bids that had been received. Mayor Green opened one bid.

B & H Paving	130,000 square yards @ \$1.015 per square yard (\$131,950)
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Motion by Jeff Allen seconded by Armando Tarango to accept the bid from B & H Paving at the estimated total cost of \$131,950. Vote – Unam.

Street, Water & Sewer Superintendent Terence Appel reported on the proposed *Viola Street Extension Preliminary Construction Cost Estimate* and proposed the option of using millings (2-inch depth) and chip sealing over the millings instead of using asphalt (4-inch depth as listed in the cost estimate). Mr. Appel stated that he believed he could obtain the millings needed for approximately \$17,000 as opposed to \$47,250 for asphalt. He indicated that the concrete curb and gutter would still need to be constructed to aid with drainage. When asked if special assessments could still pay for the street if millings were used, City Attorney Rebecca Faurot indicated that she is looking into all the legalities of the issue and would report back to the Council at a future meeting. She also indicated that she and Mr. Appel would work together on this project.

Mr. Appel reported that the shaft broke on Well #1 during the previous week, shutting down what he called his "most productive well." To compensate for the temporary loss of Well #1, the City crew got Well #5 running. The City has reached out to Panhandle Steel for the use of a crane to pull Well #1 because the building adjacent to the damaged well is over 25 feet high. Superintendent Appel inquired if he needed to bid out the service of a crane. Mayor Green indicated that, due to the nature of urgency of the well to be repaired and the fact that there are not many crane services in the area, that this would be impracticable to bid. Consensus of the Council was to move forward with whatever needed to be done to repair the well.

Street, Water & Sewer Superintendent Terence Appel informed the Council that he was notified by GMS Engineer Tom McClernan that to proceed with the revised loan application for the Kansas Water Supply Loan Fund (KWSLF), the Kansas Water Office requires an updated version of the City of Scott City Water Conservation Plan. The plan that they currently have in their office is a 1999 version. Mr. Appel indicated that he and City Clerk Ruth Becker are working with the Kansas Water Office and the Kansas Rural Water Association to provide an updated plan.

Mr. Appel informed the Council that he was informed by GMS Senior Design Technician Ken White that the new water tower project would likely be delayed until next year due to the procurement of railroad permits that would affect the ability to construct the new water lines. Mayor Green indicated that he would reach out to GMS Engineer, Dave Frisch for clarification.

City Clerk Ruth Becker reminded the Council that auditors from Dirks, Anthony, & Duncan will begin the field work for the City of Scott City's 2020 financial audit the following day. Mrs. Becker encouraged Council members to come to City Hall to visit with the auditors.

City Clerk Becker also reminded those in attendance of the National Day of Prayer Scott City Event to be held at the First Baptist Church Sanctuary at 12:00 noon on Thursday, May 6, 2021. The invitation to the event was included in the packet.

City Attorney Rebecca Faurot had nothing additional to report.

Mayor Green notified the Council that City Administrator Bradley Pendergast would begin his duties with the City of Scott City on Tuesday, June 8, 2021.

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 8:55 p.m. Vote – Unam.

Everett M. Green  
Mayor

Ruth Becker  
City Clerk