

May 15, 2023

The City Council of Scott City met in regular session on the above date at 6:30 p.m. in City Hall.

Pastor Rodney Hopper with the First Christian Church was present to lead the Council and others present in prayer.

Present were Mayor Everett Green, Council members Craig Richards, Jeff Allen, Josh Gooden, Bo Parkinson, Barb Wilkinson, Adam Winter, City Attorney Jennifer Cunningham (via Zoom), City Administrator Brad Pendergast (via Zoom), and City Clerk Ruth Becker.

The Council and others recited the Pledge of Allegiance.

The minutes of the May 1, 2023 regular council meeting were presented.

Motion by Jeff Allen seconded by Adam Winter to approve the minutes of the May 1, 2023 regular council meeting. Vote – Unam.

Appropriation Ordinance # 1004B was presented.

Motion by Jeff Allen seconded by Adam Winter to approve Appropriation Ordinance # 1004B. Vote – Unam.

Mayor Everett Green reminded the Council that, at the last meeting, he had suggested that the City Council would need to hold a Special Meeting to discuss water customers who have multiple housing units on one meter and related issues. The primary customer who requested that the Council hold a discussion on the topic was not ready to schedule. Mayor Green stated that the Council would be kept informed.

Provided in the packet was an amended version of *Interlocal Agreement between the City of Scott City, Kansas (City) and the Scott Recreation Commission (SRC)*. At the request of SRC representatives Director Cody Brittan, Assistant Director Jordan Carter, and City Representative to the SRC Troy Lewis, Section 9 had been edited to allow 10 million gallons of free water for 2023 and 2024. Section 9 also allows for the agreement to be reviewed by both entities on or before December 31, 2024 to reevaluate the number of free gallons of water to be provided moving forward with the remaining term of the agreement. The number of free gallons decided upon prior to December 31, 2024 will be approved at a Council meeting in January 2025.

Motion by Bo Parkinson seconded by Jeff Allen to approve the amended version of the *Interlocal Agreement between the City of Scott City, Kansas (City) and the Scott Recreation Commission (SRC)*. Vote – Unam.

Council member Barb Wilkinson informed the Council that Western Irrigation had submitted a bid that came in \$30,000 below the previous low bid for the sprinkler system for the Sports Complex.

Scott County Development Committee Executive Director Katie Eisenhour was not present for her spot on the agenda. Mayor Green stated that the meeting would continue, and Mrs. Eisenhour would be allowed to make her presentation upon her arrival.

There was nothing to report under the open agenda.

Pool Manager Marci Patton was not in attendance. Mayor Green reported on her behalf that the opening date for the pool was scheduled for Monday, May 29, 2023 (Memorial Day). Parks Superintendent Terence Appel stated that pool staff and the City crew were working to prepare the pool for opening day and that they had not experienced any problems.

Building Inspector Jerek Wasinger had *prepared May 15, 2023 Permit Report* for the Council's review. Mr. Wasinger updated the Council on the following large projects currently underway in Scott City:

- **Fairleigh Hangar** – The hangar is expected to be enclosed by mid-July and completed in full by mid-August.
- **Love's Addition/Godfather's Pizza (formerly Sonic) Remodel** – A pre-construction meeting has been scheduled for Wednesday, May 17, 2023. The general contractor is targeting the project to be completed by the end of August 2023, but Mr. Wasinger noted that they have not chosen the majority of the subcontractors yet, so that seems like an unlikely target.
- **Scott Community High School Football Field** – The conversion from a grass field to artificial turf has begun. Mr. Wasinger has conducted inspections on the underground drainage system below the field.

Mr. Wasinger informed the Council that an application for a variance submitted by First Baptist Church (FBC) to allow a garage to be built on a residential lot with no primary structure was approved by the Planning & Zoning Commission the previous Thursday evening. He mentioned that he and Street Superintendent Terence Appel are working with FBC bus driver Bob Artz on the curb cut that will be needed for access to the garage from 8th Street.

iWorQ software implementation for the Permit Management application is nearly completed with the link on the City's website for online permit applications having gone live earlier in the day. Onboarding with Police Chief David Post and PSO Officer Bailey Davidson with the Code Enforcement application is expected to begin within the next week.

Scott County Development Committee (SCDC) Executive Director Katie Eisenhour arrived to update the Council. She provided a letter outlining *FY 2024 Investment Toward Eco Devo Endeavors* at the Council table for the governing body to review prior to her request that the Council budget \$50,000 in 2024 toward economic development for use with the loan pool as well as SCDC's growth and operations. Mrs. Eisenhour reminded the Council that this is the same amount as budgeted for 2023. The letter described SCDC's role in development of the Neighborhood Revitalization Plan (NRP), a Rural Housing Incentive District (RHID), and the application and approval of a \$750,000 BASE (Building a Stronger Economy) grant for infrastructure in SCIP North-Lawrence Addition. Mrs. Eisenhour included the following financial statements with her support request letter: *Profit & Loss Prev Year Comparison-April 2023*, *Profit & Loss Budget Performance-April 2023*, and *SCDC Budget Worksheet and Report*.

SCDC Executive Director Katie Eisenhour provided one last document for discussion entitled *SCDC Activity Highlights for 2022-2023*. This document listed the SCDC Board of Directors, for whom Mrs. Eisenhour expressed appreciation. She noted that new director Stephanie Shapland would be replacing Nora Burnett, but that overall the retention of directors had been abundantly

positive. Mrs. Eisenhower noted that the *City Investment* section of the page has not changed much, that the City continues to provide support for many of the SCDC initiatives such as the Neighborhood Revitalization Plan (NRP), work in SCIP North, Senior Housing program, Moderate Income Housing (MIH), etc. She also noted that vision items for the upcoming year have shifted some, with the creation of a Rural Housing Incentive District (RHID) being a top priority on her list. Mrs. Eisenhower updated the Council that the 2023 MIH rules for the re-sale of houses in the MIH program would need to be followed, even though they were not in place at the beginning of the project, as part of the conditions to be met to allow an extension for the time frame to build the required number of homes initially agreed upon.

Police Chief David Post had provided a quote for a 5-year agreement for a Police body camera package. According to the agreement, the amount due each of the 5 years (in June each year) is \$4,252.35 for a total of \$21,261.75. At a recent conference, he was able to determine that the cost for this type of package ranges anywhere from \$20,000 to \$130,000. Police Chief Post noted that the amount requested for body cameras is already provided for in the Police Department budget.

Motion by Josh Gooden seconded by Jeff Allen to approve the renewed 5-year agreement with Axon Enterprise, Inc., totaling an estimated \$21,261.75. Vote – Unam.

Police Chief Post reminded the Council that Officer Vance Collamore would graduate from the Kansas Law Enforcement Training Center (KLETC) at the end of the week. He will serve in dispatch for 2 days the following week and then will complete his final four weeks of field training before he will patrol on his own.

The Police Department had received 7 applications for the open Dispatcher position and had interviewed 5 individuals. One individual had been hired but had backed out at the last minute. Two more individuals have been hired and plan to begin work on May 30, 2023. Natali Balderrama will fill a full-time position and Anastasia Rojas will work part-time, typically covering the Wednesday-night shift and filling in as otherwise necessary. Plans are being made for Spencer Medina to join the Police Department as a part-time officer. He is a certified officer who works with the Kansas Department of Wildlife and Parks.

Police Chief Post notified the Council that he had applied for a grant from the Department of Justice to cover approximately 50% of 6 new ballistic vests that will need to be replaced next year. The grant amount applied for was just under \$3,400 with each vest costing approximately \$1,100 each. He was confident that the grant will be awarded as requested.

Park Superintendent Terence Appel stated that the pool is looking good for its upcoming opening. He will need to move some valves on the filter system, but otherwise things are operating well.

Mr. Appel mentioned that an individual had recently contacted the Police Department requesting to be allowed to camp in Patton Park. Permission was granted, as is typical of this type of request. However, what was not made clear to the Police Department was that the caller did not intend to set up a tent, but to pull a camper into the park and hook it to the electrical connections. He indicated that nothing was damaged in the park, but City personnel will need to begin asking more specific questions regarding the type of camping being requested in City parks.

Street, Water, & Sewer Superintendent Terence Appel requested to advertise for bids for a new loader. The current loader is 13 years old and has recurring hesitation issues due to sticking valves. He and City Administrator Brad Pendergast have been working together to determine whether a

new loader is needed at this time. Mr. Pendergast noted that he would like to look at different financing options through dealerships and banks. Mathew Medill, auditor with Dirks, Anthony, & Duncan, visited with Mr. Appel and Mr. Pendergast during the City's audit the previous week regarding the procurement of a new loader; he recommended a 2 – 5-year lease agreement. It was also discussed that the current loader should be offered as a trade-in as opposed to being listed on Purple Wave due to the extent of the issues that the loader has.

Motion by Josh Gooden seconded by Barb Wilkinson to authorize Mr. Appel and Mr. Pendergast to continue to work together to solicit bids and research finance options, and to bring any bids received back to the Council at a future meeting for consideration. Vote – Unam.

Street, Water, and Sewer Superintendent Terence Appel clarified a recent invoice from Red Equipment for \$9,800. Mr. Appel explained that the parts purchased were for the street sweeper and that the majority of the cost was for labor and mileage (2 trips) from Kansas City. The parts for the sweeper totaled only about \$3,000.

City Clerk Ruth Becker drew the Council's attention to some closeout documents for the Special Assessment process that was just completed for Crescent Avenue. She noted that the invoice for new issue start up fee, certified bond issue fee, and registration fee, totaling \$392.50, had been processed and was included in the appropriation ordinance that was approved earlier in the meeting. Mrs. Becker also included the amortization schedule for the Council's review.

City Administrator Brad Pendergast began his report by stating that he had received a document to check the status of the surety bond that is held by Nowak Construction (Nowak) for the construction of the 8th Street extension. Mr. Pendergast noted that this bond is in effect throughout the duration of the warranty period for the project and noted that he does not intend to release the bond until the issues with 8th Street are resolved. Mr. Pendergast has been in contact with GMS Engineer Sam Wood who will relay that information to Nowak Construction with the hope that this will encourage Nowak to get a schedule in place to fix the issues. He also noted that Nowak is trying to hold the City accountable for a portion of the repairs since the City did have some oversight of the project. Mr. Pendergast does not feel that the City should be held liable for any portion of the issues because Street, Water, and Sewer Superintendent Terence Appel brought the issues to the contractor's attention prior to the completion of the project.

GMS Engineer Tom McClernan had emailed Mr. Pendergast stating that KDHE needed confirmation of a monitoring well on the City property formerly owned by Gabe Lawrence. Street, Water, and Sewer Superintendent Terence Appel had dug a 25' x 25' square at the location where this well was supposed to be located. A monitoring well was not found. Mr. McClernan also indicated in his email to Mr. Pendergast that KDHE was requesting that a water compatibility test be performed before the plans can be approved by KDHE. Mr. Pendergast expressed some frustration with this request because, during the early stages of the water system improvement projects, the City had been advised by GMS against drilling a test well, indicating that this step would be covered within the scope of the project. Now that KDHE needs this data, Mr. Pendergast has reached out to some companies for a timeline to drill a test well. He is awaiting a response from KDHE to see if the water compatibility test can be tied into the water project as expected and, therefore, can be included in the bidding process.

City Administrator Brad Pendergast informed the Council that he had been working on the BASE (Building a Stronger Economy) grant for SCIP North and had reached out to GMS to perform some necessary engineering work. Due to the proximity of SCIP North to the airport, Mr.

Pendergast solicited Council's guidance regarding using EBH engineer Darin Neufeld to complete the engineering work on this project because of his extensive knowledge of Scott City Municipal Airport and the runway protection zone (RPZ). Consensus of the Council was to authorize City Administrator Brad Pendergast to engage EBH engineer Darin Neufeld for necessary engineering associated with the BASE grant to be utilized in SCIP North.

Mayor Everett Green expressed appreciation for Chuck Kirk, Shorty Lawrence, Kevin Hall, and Chris Hall for their responsiveness and willingness to assist in locating the monitoring well that was discussed earlier.

Mr. Pendergast informed the Council that he and Mr. Appel had been invited to become involved in a group that is being led by KDOT regarding improvements to the US 83 corridor. The first meeting of this group has been scheduled for May 24, 2023 in Garden City. Both men plan to attend. Two other meetings have been scheduled along the corridor soon. Mr. Pendergast expressed optimism about the group's potential to affect change.

City Attorney Jennifer Cunningham had nothing to report.

Financial and investment reports were provided in the Council packet.

Mayor Green had no additional comments.

The Council took a short break.

Mayor Green called the meeting back to order.

Motion by Adam Winter seconded by Jeff Allen to adjourn at 7:32 p.m. Vote – Unam.

Everett M. Green
Mayor

Ruth Becker
City Clerk