

June 3, 2024

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

Dale Jessup with the Community Christian Church was present to lead the Council and others present in prayer.

Present were Mayor Everett Green, Council members Craig Richards, Jeff Allen, Greg Mills, Josh Gooden, Bo Parkinson, Armando Tarango, City Attorney Jennifer Cunningham (by Zoom), and City Clerk Ruth Becker. City Administrator Brad Pendergast had given permission to contact him via phone in the event that he was needed to aid in a discussion.

The Council and others recited the Pledge of Allegiance.

The minutes of the May 20, 2024, regular council meeting were presented.

Motion by Josh Gooden seconded by Jeff Allen to approve the minutes of the May 20, 2024, regular council meeting. Vote – Unam.

Appropriation Ordinance # 1017A was presented.

Motion by Josh Gooden seconded by Armando Tarango to approve Appropriation Ordinance # 1017A. Vote – Unam.

City resident Art Gomez addressed the City Council regarding his desire to initiate a conversation among the City of Scott City and other Scott City entities about the possibility of constructing, operating, and maintaining a public miniature golf course in Scott City. Mr. Gomez had included a map of the proposed area for a mini-golf course on City-owned property just north of the soccer fields. He feels that this area would be an ideal location because of its proximity to the sports complex, swimming pool, pickleball and volleyball courts, walking trails, and picnic tables. Mr. Gomez explained that mini-golf is an activity that can be enjoyed by people of all ages and that the only course within 90 miles is a 9-hole course in Jetmore known as Planet Golf. He knows also of mini-golf courses in Dodge City, Hays, Hutchinson, Wichita, and Kansas City. Because Mr. Gomez understands that the creation of a mini-golf course involves not only the need for land, but also the purchasing and maintenance of equipment, construction costs, insurance, and operating costs, he mentioned that such an endeavor could be a partnership among several Scott City agencies such as the City, the County, Chamber of Commerce, Economic Development, and Scott Rec Commission. He noted that this could be an employment opportunity for the youth of the community. City Council member Armando Tarango asked Mr. Gomez if he had an estimate of the cost to construct a course, to which Mr. Gomez indicated that his research had produced a cost range from \$150,000 to \$500,000. Mayor Everett Green noted that he has no knowledge of a “municipal” mini golf course anywhere in the state, and thanked Mr. Gomez for bringing this proposal to the Council. He stated that it is an important first step to start a discussion regarding a possible collaboration with other local entities to potentially move forward with a proposal.

Scott Recreation Commission (SRC) Director Cody Brittan was present for SRC’s quarterly update to the Council. Mr. Brittan had provided a brief overview of the youth and adult activities

that have been happening over the past few months and those activities that will occur over the summer months. He indicated that the Fitness Center is doing well with 220 memberships as of May 31, 2024. He feels that anything over 200 is good. Mr. Brittan informed the Council that he has received numerous compliments on the appearance of the sports complex since the installation of the newly renovated sprinkler system. Positive reviews have come from local people as well as from out of town guests.

A copy of the *Biking Across Kansas* schedule of events, meals, and amenities for June 8, 2024, in Scott City, was included in the packet. From the audience, Art Gomez spoke as a volunteer for the event, requesting additional volunteers to drive vans throughout the day to shuttle bikers around town to the different activities that had been planned for them. Vans to be used for shuttles were graciously donated by the Community Christian Church, the VIP Center, and USD 466.

GMS, Inc. Resident Project Representative Mark Hornberger was present to update the Council on the Water System Improvements project. He informed the Council that the process to obtain the permit with Union Pacific is moving along. Miller Pipeline has laid a total of 33,033 feet of pipeline thus far. During construction, contractors ran into an active AT&T line; they had been informed by AT&T that the line was abandoned. Repairs are expected to be made by this upcoming Thursday. Test pumping has been encouraging at the new well site. The pump being used has a maximum pumping capacity of about 250 gallons per minute (gpm). It has been set to pump 215 gpm and it has held steady. The Notice to Proceed for Gerard Tank and Steel noted today as the start date, but the crew has not yet arrived. Paving along 1st Street is expected to begin within the next week. The City should receive a Pay Application and Drawdown Request packet for the next Council meeting.

Under the open agenda, Mayor Everett Green informed the Council and those in attendance that, earlier in the day, Emergency Medical Services Director Kris Logsdon had tendered his resignation. He has accepted a position to be a pastor in Protection, Kansas. He will remain in his current position for four weeks.

City residents Rich McEachern, Jamie McEachern, and Rich's son Michael McEachern were present to address the Council regarding drainage problems at 9th & Kingsley, the intersection of the home of Michael McEachern and his family. It was noted that when the home was purchased in 2016, the drainage issues were not nearly as extensive as they are now. It was speculated that construction in the surrounding areas which involved covering a large amount of ground with concrete (such as the construction of storage units along 9th Street and the construction of the community center and additional parking lot at the middle school) have led to increased drainage problems in the area. Rich McEachern expressed his dissatisfaction with City personnel noting that they have been dealing with flood waters entering the home for the past three years. Michael McEachern passed his phone around the Council table to show pictures of the water levels outside his home during the downpour the previous Thursday night/Friday morning, with Richard McEachern stating that the only reason that water had not seeped into the home that night was that there was little to no traffic since it happened overnight. The senior Mr. McEachern stated that the City should simply direct stormwater in the area to the south along the walking trail. Mayor Everett Green assured the McEachern family that the City is taking all drainage issues very seriously, but that solving drainage problems is not something that can be quickly or easily remedied. He informed all present that the City had recently hired an engineering firm to conduct

an extensive drainage study of the City and while the field work has been completed, the City is waiting for the study and subsequent plans to be completed. Street, Water, and Sewer Superintendent Terence Appel commented that, extensive as the problem is at 9th & Kingsley, the area is not even in the top five problem areas that need to be addressed. Cost estimates for drainage problem resolutions are not cheap and there are several areas that need to be addressed. He noted that a camera crew has been hired to get a visual of the City's drainage infrastructure, including that leading away from the McEachern property, and once the findings of the camera work are shared with the City, City personnel and engineers can begin to develop a plan to correct the issues.

Pool Manager Marci Patton and Assistant Pool Manager Jessica Berry were present to update the Council. Mrs. Patton expressed appreciation for Parks Superintendent Terence Appel for all he does to keep the pool running smoothly, noting that the pool has experienced excellent attendance since the beginning of the season. She was excited to announce that the pool would be open on Saturday, June 8, since the swim meet originally scheduled for that day had been held the week prior. Mrs. Patton noted that the pool would be open extended hours to allow *Biking Across Kansas* participants extra time to enjoy the pool.

Mrs. Patton announced that each Wednesday, the pool managers conduct training in-services with the guards, and on Wednesday, June 19, 2024, pool staff (management and guards) will partner with the Scott City Police Department and Emergency Management Services (EMS) to conduct a drill following an EMS action plan. Mrs. Patton invited Council members to observe this special in-service which will begin at 11:00 a.m. Pool staff will advertise on Facebook to alleviate community concerns.

Building Inspector Jerek Wasinger had nothing to report.

Police Chief Colton Schmitt informed the Council that they had completed the enforcement of the Special Traffic Enforcement Program (STEP) on June 2, 2024. He noted that officers had spent 77 ½ hours on the program which included 197 traffic stops, all of which were seatbelt related since the focus of their STEP was the Click it or Ticket program.

Police Chief Colton Schmitt notified that Officer Kayli Conway is attending School Resource Officer (SRO) training all week.

Parks Superintendent Terence Appel indicated that all is well at the City parks.

Street, Water, and Sewer Superintendent Terence Appel informed the Council that, during the recent electrical storm, two pumps at the main lift station tripped causing sewage to back up. Mr. Appel noted that the solution to prevent this from occurring again is to have a second dialer at each of the lift stations acting as a "backup to the backup" which would provide alerts to the appropriate City personnel.

As mentioned earlier in the meeting, the City has hired Chris Nicholas from CN Sewer & Drain out of Hays to camera problematic drainage lines. Primary focus will be on Victor Avenue and 9th & Kingsley Street. In response to a statement made earlier in the meeting by Richard McEachern, Mr. Appel noted that he expects to find standing water in the lines as it is not unusual for standing water to be found in storm drains.

Mr. Appel noted that he had been recently contacted by Dale Holterman regarding his driveway. He noted that he would be assisting him in repairing the driveway which had severely washed out because of last week's downpour.

Street, Water, and Sewer Superintendent Terence Appel outlined what he currently sees and the top three priorities within the city where drainage issues are concerned: Priority 1 – 175 feet of pipeline on Alice Avenue, with a cost estimate of \$500,000, Priority 2 – a broken culvert along the drainage ditch at Road 140, and Priority 3 - drainage at Starr Avenue. Mr. Appel stressed that more attention will be given to drainage infrastructure when planning future development within the city.

Mr. Appel's final comments were regarding the progress of the Lead & Copper survey that is due to the Kansas Department of Health & Environment (KDHE) by mid-October to be submitted to the Environmental Protection Agency (EPA). He has his summer help working on the survey and the crew is making good progress.

City Clerk Ruth Becker had nothing to report.

City Administrator Brad Pendergast was not in attendance. Nothing was reported on his behalf.

City Attorney Jennifer Cunningham had nothing to report.

Planning & Zoning Commission minutes for the May 9, 2024, meeting were in the packet for the Council to review. The variance application discussed at the hearing had been submitted by City Acres, LLC (mobile home parks) to allow smaller setbacks than allowable by City Code, to waive the maximum density limit of eight manufactured homes per gross acre as permitted by City Code, to waive the requirement for a sidewalk as permitted by City Code, to waive the requirement for storm shelters set forth by City Code, and to temporarily allow motorized recreational vehicles and/or campers to utilize lot spaces until such time that a manufactured home can be procured for placement on said lot spaces. All variances, except for the request to temporarily allow motorized recreational vehicles and/or campers to utilize lot spaces until such time that a manufactured home can be procured for placement on said lot spaces, had been approved. Council member Jeff Allen inquired if City Acres, LLC intended to move forward with a change in zoning request that would allow the temporary placement of RVs on the lots. City Clerk Ruth Becker responded that she had not been made aware of any such intent. Building Inspector Jerek Wasinger mirrored Mrs. Becker's response.

Motion by Josh Gooden seconded by Jeff Allen that the City Council recess into executive session to consult with the City Attorney on a legal matter pursuant to the attorney-client privilege exception, K.S.A. 75-4319(b)(2), retaining the Mayor, Council, City Attorney, City Administrator, Public Works Director, and City Clerk, with the open meeting resuming in the Council room at 7:40 p.m. Vote – Unam.

The Council came out of executive session.

Mayor Green called the meeting back to order.

No action was taken.

Mayor Green informed the Council that he would be in Concordia the following Friday, fulfilling his role on the League of Kansas Municipalities' governing body.

Motion by Jeff Allen seconded by Armando Tarango to adjourn at 7:43 p.m. Vote – Unam.

Everett M. Green
Mayor

Ruth Becker
City Clerk