

WASHINGTON CITY COUNCIL MINUTES
Regular Meeting – City Hall
October 7, 2024

1. Call to order by Mayor Garrett Edgar.

2. Roll Call.

Present: Garrett Edgar, Mayor
 Mary Ann Crome, Council Member
 Jerry Fuhrken, Council Member
 Terry Morse, Council Member
 Carolyn Pinnick, Council Member

Absent: Amy Anderson, Council Member

Staff Present: Carl Chalfant, City Administrator
 Denise Powell, City Clerk
 Caroline Scoville, Playground Committee

Others: Cynthia Scheer, Washington County News
 Ryan Kern & Brandon Hubbard, Washington Ball Association
 Taylor Miller, Playground Committee
 Ethan Schuette, Washington
 Miles Miller, Washington
 Eli Sweany, Washington

3. Approval of Agenda.

Motion to approve the agenda as amended to add Power Plant Roof by Crome and seconded by Pinnick.

Vote: Ayes: Mary Ann Crome
 Jerry Fuhrken
 Terry Morse
 Carolyn Pinnick

4. CDBG Hearing.

Motion to open public hearing for Community Facilities Block Grant application by Pinnick and seconded by Crome.

Vote: Ayes: Mary Ann Crome
 Jerry Fuhrken
 Terry Morse
 Carolyn Pinnick

Motion to close public hearing for Community Facilities Block Grant application by Crome and seconded by Pinnick.

Vote: Ayes: Mary Ann Crome
 Jerry Fuhrken
 Terry Morse
 Carolyn Pinnick

No public comment.

Deb Ohlde, North Central Regional Planning, gave an overview of the Community Facilities Block Grant application. She stated if the city is not awarded the grant this fall there is funding next spring and the city could reapply. The amount requested on the grant is \$338,200 and the application is due Nov. 1, 2024. If the grant is

received there will be a bid process and the grant requires specific playground amenities. The City should know in March 2025 if they receive the grant.

Motion to approve Resolution 2024-05, a RESOLUTION CERTIFYING LEGAL AUTHORITY TO APPLY FOR THE KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FROM THE KANSAS DEPARTMENT OF COMMERCE AND AUTHORIZING THE MAYOR/COMMISSIONER TO SIGN AND SUBMIT SUCH AN APPLICATION by Pinnick and seconded by Crome.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

A motion to approve Resolution 2024-06, a RESOLUTION ASSURING THE KANSAS DEPARTMENT OF COMMERCE THAT FUNDS WILL BE CONTINUALLY PROVIDED FOR THE OPERATION AND MAINTENANCE OF IMPROVEMENTS TO THE PLAYGROUND SYSTEM TO BE FINANCED WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS by Pinnick and seconded by Fuhrken.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

Motion to approve the Residential Anti-displacement and Relocation Assistance Plan as presented by Pinnick and seconded by Crome.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

Plan documents which will be authorized for the mayor to sign upon approval of Resolution 2024-05 include Statement of Assurances and Certifications, Determination of Level of Review for the Environmental review; and Applicant/Recipient Disclosure/Update Report.

Motion to enter into an agreement with CES Group to provide Preliminary Architect Report at a cost not to exceed \$8,500, and design for a lump sum of \$10,000 contingent upon receipt of the grant by Pinnick and seconded by Crome.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

5. Citizens Comments.

Taylor Miller, Washington County Local Pickleball Club, presented a check for \$3,000 to the playground project. Ethan Schuette, Eli Sweeney and Miles Miller presented a check for \$2,700 from a hamburger feed to the playground project. Schuette praised those present for their work and stated this is how much the community cares about project.

6. Washington Ball Association.

Ryan Kern and Brandon Hubbard, Washington Ball Association, visited about the proposal submitted at the September council meeting for a new building for the concession stand/bathrooms/storage room at the ball diamond and asked the council to consider funds from the Larry Davison Bequest to assist with the project. Kern stated they are looking to build the structure using volunteers.

Hubbard said they would finalize the plans and get bid specs. Knowing what funds the city will put towards the project will help them move forward, according to Kern. They would like to demolish the old structure and have the new one up and going by April. Mayor Edgar thanked them for coming and stated the city would get back to them.

The consensus of the Council was to make sure the bid specs included electrical, plumbing, cabinets, counter tops, sinks, toilets, hot water heater, refrigerators, stove etc. as it needs to be a turn key project. Council asked staff to draft a letter to the Ball Association.

Motion to designate \$70,000 from the Larry Davison estate to the Washington Ball Association to build a new concessions facility by Crome seconded by Pinnick.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Carolyn Pinnick
Nay: Terry Morse

7. Minutes.

Motion to approve the minutes of the regular meeting of September 3, 2024, by Pinnick and seconded by Morse.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

8. Appropriations Ordinance 2024-10.

Motion to approve appropriations ordinance 2024-10 by Pinnick and seconded by Morse.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

9. Cold Mix.

Motion to ratify the purchase of 200 tons of cold mix from Hall Brothers at a cost of \$98.58 per ton delivered and paid out of the general fund street budget by Pinnick and seconded by Crome.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

10. Catalyst Purchase.

Motion to purchase two Maxim Powertherm catalysts plus shipping and tax at a cost not to exceed \$11,245 to be paid out of the electric production fund by Crome seconded by Fuhrken.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

11. CES E 2nd Street Analysis.

Consensus of the Council is to use concrete for road surface project on East 2nd Street from B Street to Pierce Street.

12. Debris Removal.

Motion to approve the RVS Abatement Price Proposal of Great Plains Asbestos Control Inc., for transportation and disposal of old city hall debris by Pinnick seconded by Crome.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

Council asked that City Administrator Chalfant be on site during the removal process.

13. Executive Session.

Motion to recess into executive session to discuss employee performance for nonelected personnel to include the Mayor, Council and City Administrator to resume in the Council chambers at 8:10 p.m. by Pinnick and seconded by Morse.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

14. Applicants for Employment.

Motion to hire Lawrence Winkler for street/water/wastewater operator at a rate of \$15.50 per hour upon successful completion of pre-employment drug testing by Pinnick and seconded by Crome.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

15. Executive Session.

Motion to recess into executive session to discuss energy contract negotiations with data relating to financial affairs or trade secrets of second parties to include the Mayor, Council, City Administrator and City Clerk, to resume in the Council chambers at 8:23 p.m. by Pinnick and seconded by Morse.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

16. Power Plant Roof.

Motion to approve the quote by Geisler Roofing at a cost of \$4,695.00 plus tax to repair the power plant roof by Pinnick and seconded by Crome.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

Council discussed the damage to the power plant roof during installation of the engines and asked City Administrator Carl Chalfant how much the contractor will pay. Chalfant stated they should pay around half the cost.

17. City Administrator Report.

a) **Special Purpose Vehicle Registration Form Request for Exemption.** FNB Washington forgot to submit the Special Purpose Vehicle Registration form request for exemption for the FNB Fall Fest 6

a.m. to 4 p.m. September 21, 2024. The request along with certificate of insurance was received September 11, 2024, and was approved.

- b) **KMEA WAPA.** KMEA reviews and reallocates Western Area Power Administration (WAPA) hydro energy and capacity allocations every 10 years. The city's allocation will decrease by approximately 1% beginning October 1, 2024. There are seven KMEA cities with new allocations bringing the total cities to 51.
- c) **Code Violations.** Staff has updated the code violation list and has followed up as time allows. Some have been resolved, some are still working on them, and some have been sent to City Attorney Elizabeth Hiltgen for assistance. The Council would like City Attorney to proceed and move forward on the code violations on 321 W 5th Street.
- d) **Engines.** Farabee has been working on Engine 9 addressing the exhaust smoke. They also replaced the fan motor on the water tower cooler for engines 9 and 10 as it locked up.
- e) **Storm Sewer.** Ohlsen's have placed a utility locate request for start of the storm sewer installation between W. 2nd St. and W. 3rd St. to begin the week of October 7th, and should be done within a week.
- f) **Ball Fields.** Nutrien donated the chemical to spray the ball field and Travis Lehman provided the labor. A thank you will be sent.

18. City Clerk's Report.

- a) **Thank you.** A thank you for the donation to the Janet Jones memorial was received.
- b) **Fence.** Consensus of the Council is to request bids for replacement of fence at the tennis courts.
- c) **Reports.**
The Library and Fire September minutes and Washington County Senior Citizens Meal Site August financials were given to the council for review.

Council Member Reports.

Terry Morse.

- a) **SPCC Plan.** Morse asked if the SPCC plan addressed the retaining wall around the substation and if there was a deadline. Chalfant stated the plan did address the wall but there is no deadline.
- b) **Employment.** Morse asked about hiring a water/sewer employee and a public works employee rather than trying to hire one individual for the position. Pinnick said she agrees but there is no money to do that. MaryAnn Crome stated she feels exactly opposite. The City of Hanover has two employees who take care of it all and they are a town of similar size.

Mary Ann Crome.

- a) **Double Curb.** Crome was asked if the double curb in the 200 block of C Street, in front of Washington Health & Drug, could be painted to make it more visible.
- b) **Code Violation.** Crome asked where staff was with the property at 321 W 5th Street. Consensus of the council was to notify the city attorney to move forward with code violations of the property.

- c) **Dogs.** Crome stated dogs are a real issue for morning walkers. One person said they reported an issue to the Washington County Sheriff's office and were told they have already had a report on the dog.
- d) **Community Support.** Crome said she was very proud of the community and it's great to see the young people involved. It is the most activity that has been seen in the community in a very long time.
- e) **Homelessness.** Inquired if the city had any policies on homelessness. Currently the city does not, according to City Administrator Chalfant.

Jerry Fuhrken.

- a) **Gutters.** Fuhrken asked if streets were still a priority and said gutters need to be cleaned. Chalfant said staff still has streets as a priority and the intention is to get to it.

Mayor Garrett Edgar.

- a) **Cemetery.** Mayor Edgar stated he received a legitimate quote to mow the cemetery and it would take 2-3 guys three 10-hour days to mow the 20.5 acres.
- b) **Meeting Attendance.** It is important as an elected official to make it a priority to come to meetings and voice opinions said Edgar.

Motion to adjourn by Crome and seconded by Fuhrken.

Vote: Ayes: Mary Ann Crome
Jerry Fuhrken
Terry Morse
Carolyn Pinnick

Adjourned at 9:03 p.m.

Denise M. Powell, City Clerk