Minutes from the August 10, 2020

Present: President Bruce Proctor, Steve Schuetz, Regina Abbott, Geri Ebersohl, and Darcie Gomez. Mayor Semisch was absent. George Laidler was here for Maintenance. Jerry Farthing was present for Police. Adrian Matthews was present for Wastewater Operator. Jennifer Braden was present for Code Enforcement/Public officer. John Roy Mellis was absent for Water Operator. In the audience: Joel Lovesee

President Bruce Proctor opened the meeting at 6:30 for the Public Hearing for the 2021 budget. The clerk, Jodie Laidler, read the mill levy and the decreases from last year's budget which reflect a small decrease of the mill levy from last year's total of 43.556 to this year a total of 43.347. There was also a decrease for the levy for the library from last year's total of 1.427 to this year total of 1.351-This is still enough to allow the library to apply for grants and still receive their state funds. No one in the audience had any questions nor did the Council.

Regina Abbott made a motion to adopt the budget as printed. Geri Ebersohl 2nd. Motion passed 5-0.

Public hearing was ended at 6:40pm.

Darcie Gomez made a motion to approve the minutes from July 13, 2020 meeting. Regina Abbott 2nd. Passed 5-0. Darcie Gomez made a motion to approve the bills with the exceptions of waiting on the Connell and Connell bill until we receive information from our insurance company on the payment, Alternative Electric needs to be held until Steve speaks with Matt to see about the % off that isn't reflected and an explanation as to the why the proposal didn't include the reconnects, and BG Lawns needs to be increased to $150 not $75 as corrected by the clerk, Jodie Laidler. A new invoice with dates will be sent tomorrow to show the reflected change for the mowing at an abated property. Regina Abbott 2nd. Motion passed 5-0.

Old Business:

(a) Gick would like the Council to allow the clerk, Jodie Laidler, to draft a letter for the Mayor to sign noting the changes of the easement for the property recently acquired by Gick Fleming. This will replace the easement previously filed on July 17, 2020 in book 2020 page 6082 with the Register of Deeds.

Geri Ebersohl made a motion to allow a letter to be drafted and grant to the Mayor to sign noting the changes to the easement. Regina Abbott 2nd. Motion passed 5-0.

(b) Jodie is still working on the ordinances for the mobile homes and landlord/tenant.

Community Representatives:

USD 205: Joel Lovesee gave information about the upcoming bond. He told council the bond has been decreased some and that bond notes are at an all time low. He also spoke of the challenges that continue to arise with the reopening of the school during the pandemic and noted that he appreciated his board at this difficult time.

Order of Violations:

Steve Schuetz made a motion to approve the order of violations as presented. Regina Abbott 2nd. Motion passed 5-0.

Public Hearings:

Jerry Boman was absent for the public hearing he requested. Jennifer Braden, Code enforcement/Public officer, would prefer if he took his green screened fence down. Council told her they want it to remain up and just be tied down. The clerk, Jodie Laidler, text Jerry Boman, during the meeting, to remind him of the public hearing and he said he had had a busy day and was still tied up and would like to request a new one. Jodie responded to him, asking if he would like her to rely information to the Council. His response was as follows: "I have the metal ready to go up and the rest of the posts and braces to install and got a welder running to do it. Will likely take some days off this month to get caught up and show major progress. Should have walls up this month." Jodie let him know via text that the Council extended the time for him and she would get a letter drawn up for him stating the stipulations. Jerry will come and see her to get the details.

The Council told Jennifer Braden, Code enforcement/Public officer, to work with him like she would anyone else and just make sure to have him follow up and keep the progress noted.

Staff Reports:

Maintenance Report:

George Laidler gave the Maintenance Report. The street guys called and will be out the first week of September now to the do the work for the roads. There was discussion about the driveways on North St. that are concrete and the contractors need to be sure that something is laid down to protect them from tar and any debris that might stain or stick or they, not the City, will be responsible. The City truck is to be here on the 18th and Bruce Proctor has called to order the flat bed on it so the specs are correct.

George Laidler presented a bid to get the work truck up to good safe running order.

Regina Abbott made a motion to approve the proposal from Tracy Rider in the amount of $630 to make the necessary repairs to the work truck. Geri Ebersohl 2nd. Motion passed 5-0.

Steve asked about the water loss and Jodie will make a list of all the high reading meters and call the software company and see if there is anything that can be done differently.
The maintenance will continue to document the Well readings and check the check valves on the Wells and see if they are working. Jodie will also reach out to Daryn Martin from KRWA to see if they can help. Steve said that a couple of years ago there was someone here that went and did testing with strobes to find where there was water leaking, Jodie needs to check on that and see if we have those records.

Clerks Report:

Jodie Laidler gave the clerks report. The senior housing has multiple units with pets and they are getting notes from doctors. In the contract it says no animals. Darcie said to get with the attorney to see what wording can allow the wording but still protects the property. Geri said that there is something that allows them to go through the State that costs the person to make it official as a therapy dog. Some semi-trucks have been driving Flemings trucks down North St. The Mayor is going to send a letter to the people driving them and to Flemings to let them know where the truck route is. The football boys were here to do a community service day and street lines were painted, trees were trimmed, and senior housing washed. The house on Plumb St. is going for tax sale. Jodie said we tore the house down then we have mowed it and those will get assessed also and Bruce said to let him know and he will try to make it. Geri said she would like to go also. Jodie said someone sent the Mayor a picture of the building that Danny has gotten a building permit and it is back up for sale. Darcie commented that if it is not the same building as the permit then the permit is to be voided. Jodie told the Council that the Senior Center has their meetings on the 2nd Friday's of the month at 10:00am and the city is to have a representative there. Jodie said that she always goes but since everyone thinks Jodie is always the voice of the community maybe someone else would like to go and be the voice. Regina said that she will go. Jodie presented the accessory ordinance and Steve says even though it says it must meet Butler County code we need to have on there that anything under 400sq. ft. does not have to have the foundation. Jodie said the police would like to have the houses have street #'s. Steve said that at one time someone said there was grant money did anyone look into it. Steve said that once we get street signs then he says he would be more willing to be more adamant to get street signs. Darcie suggested maybe ask the school to make post with the house #'s. Steve said he would-be all-in favor for the city to have them for those that need them. Jodie will look for grants.

Law Report:

Jerry Farthing gave the Law Report. He has 2 new Reserves. Steve will go to the academy if there are openings, his paperwork has been accepted. The Chief is to get bids for tires for the front end of the car. He will get bids from TD, Steve and Sons, Big O, and Quick Lube.

Steve Schuetz said to get tire he wants and take the lowest bid for that. Regina Abbott 2nd. Motion passed 5-0.

The Chief talked about the City police bonding people out here. He says that he does not want the reputation the City had before he came. He is to check into it more and get back with the Council.

Code Enforcement/Public Officer report:

Jennifer Braden gave the report. Jennifer said she has gotten a full-time job but still plans on working here as Code Enforcement/Public Officer on Thursdays when she is off from her job and some mornings. Jennifer is through all the quadrants and now just hitting the troubled spots.

Agenda:

No one is here for the agenda

Mayor:

Geri Ebersohl made a motion to go into executive session regarding personnel and legal matters for 20 minutes. Darcie Gomez 2nd. Motion passed 5-0.

Executive Session started at 8:20 pm

Executive Session ended at 8:40 pm

Geri Ebersohl made a motion to continue executive session regarding personnel for 25 minutes. Darcie Gomez 2nd. Motion passed 5-0.

Executive Session started at 8:40pm

Executive Session ended at 9:05 pm

Meeting back in session.

During executive session legal matters were discussed and the following statement was requested to be read by the Mayor:

"The City of Leon has addressed two issues with Landowner. Concerns about public using private property to access City Limb Pile and City Sewer Main on private property. These issues were addressed in Mediation and by agreement the City sewer Line and main will be accessed by Recorded Right of Way Easement and the limb Pile will no longer be accessed across Landowner's Property. In exchange the City and their Insurance Carrier paid landowner eleven thousand dollars. The dispute has now been fully resolved."

Council:

Geri Ebersohl asked about a letter from KDHE giving us the approval for a loan for plans for our water systems. Jodie has contacted Rose Mary Saunders about this letter.

Geri Ebershol would like to have better communication between the Council, and they will continue to look for avenues to help this. She would also like to have a list of secondary projects that the staff needs to see. Jodie explained the work orders, how they worked and we will start these up again. Bruce said we used to do that and used to get the daily logs of their stuff. Jodie said that they still do the daily logs, but the Mayor said to save the paper, they are in a file folder in the file cabinet to be looked at whenever they want.

Jodie asked the Council if they still did not want poles for Velocity and the Council all agreed that they still feel the same way, there are still no poles that are to be erected for the purpose of internet.

Steve Schuetz made a motion to adjourn. Geri Ebersohl 2nd. Motion passed 5-0. Meeting adjourned at 9:16 pm.