

Minutes from Nov 9, 2020

Present: Mayor Kris Semisch, President Bruce Proctor, Steve Schuetz, Regina Abbott, Geri Ebersohl, and Darcie Gomez. George Laidler represented Maintenance. Jerry Farthing was present for Police. Jennifer Braden was present for Code Enforcement/Public officer. In the audience: Lionell Butts, Rogene Butts, and Kathy Newcom.

Mayor Semisch opened the meeting at 6:30.

Bruce Proctor made a motion to approve the minutes from October 12, 2020 meeting. Geri Ebersohl 2<sup>nd</sup>. Passed 5-0. Geri Ebersohl made a motion to approve the bills. Regina Abbott 2<sup>nd</sup>. Motion passed 5-0. The Mayor presented budgeting transfer options for the end of the year. Steve Schuetz would like to see the previous two years of transfers so he would know what the Mayor was looking at when he made the decision to do the transfers the last two years. Jodie will get that to them so they will have it for the next meeting. Jodie explained they always have to transfer into the sewer reserves because that is part of the stipulations from our grants for the sewer; therefore, we always will have the money available in the future to not have to take out such a large portion. The auditor said any of the Council can call her to help answer any questions. Jodie explained some of the budget and financial report.

#### **Community/Citizen recognition:**

Bruce Proctor made a motion to adopt Resolution 07-2020. Regina Abbott 2<sup>nd</sup>. Motion passed 5-0.

Rogene Butts was recognized for all her years of service to the community she has lived in. She was presented with a framed copy of the Resolution.

#### **Agenda:**

(a) Brian Jones-Next Link-not present The Mayor will reach out to him

(b) Kathy Newcom-foundation and living for Newcom Realty building. Kathy asked if the building would be able to be turned into a residential building. Geri Ebersohl made a motion to allow Newcom Realty to be turned into residential building since it was an established building even though it may may not have foundation footings with the approved documentation, drawn up by an attorney and approved by our attorney that would hold the City harmless of any liability for not having footings. The wording needs to have any owners accept this stipulation and the liability of not having footings. Steve Schuetz 2<sup>nd</sup>. Motion carried 5-0.

Kathy said she has had problems with people breaking into the Sears building and she is concerned if the other building sits too long, she will have that same problem in the Realty building. She is just wanting to explore her options of what can be done with the interest that people have expressed when looking at the building. She doesn't want to sink in money to do a kitchen and bedrooms if it would not work. She said the property around her had a lot of debris and junk and that is a deterrent. Steve explained that whole reason for the footings is that with the changing of the seasons the floor might go up and down and the City would not want the

liability of the homeowner coming back on the City. Darcie Gomez suggested calling Mr. Lovesee seeing if the school might have an interest in the building, there are many classes that are wanting to expand.

(c) Jessica Boman-was not present. The Mayor said the letter to tell Jessica that no one can live in the accessory structure was dated March 11, 2020. Geri said when she went and talked to Jessica, Jessica knew someone would be coming over. The Mayor asked Geri if she was okay to contact Jessica. Steve said we definitely needed a paper signed for liability in case a wind comes and knocks that over. Geri is to offer Jessica Boman the senior housing and if they cannot afford it then she can offer a discounted rate. If they say no, then try to offer the hardship housing. With the hardship there would still be some stipulations to adhere to the ordinance. If something happens with her in the accessory home, there is a liability to them to the City for not abiding by the ordinances. The City should try to extend the olive branch. The Mayor spoke about the negative Facebook posts and explained they were told to not feed the stray cats, and nothing was ever said about the doghouse. The ordinance says if you feed a stray it is yours and you need to provide proof of rabies and tag them. Jodie said she has had very nice conversations with Barbra LaValley about feeding the cats in the back and not where the neighbors and the City can see but Barbra says her daughter will not comply. Jodie said it was never about a doghouse no one cares how many dog houses someone has. Steve says all he has been hearing around town is how Jodie told them to remove the doghouse and Jodie said it was never about a doghouse. Steve said he appreciates the understanding because that is all he is hearing.

(d) Darcie Gomez made a motion to renew the CMB license for the Prairie House contingent upon an immediate suspension if they don't pass the Fire inspection by the State Fire Marshall until they become compliant. Steve Schuetz 2<sup>nd</sup>. Motion passed 5-0.

#### **Old Business:**

(a) Darcie Gomez made a motion to adopt and publish Ordinance 2020-08 pertaining to Mobile homes in the city. Steve Schuetz 2<sup>nd</sup>. Motion carried 5-0.

(b) Steve wants the guys to clear the gate more and gravel, and the culvert going east to west can be dug it up and changed to go north and south so the drainage will go toward the limb pile. He wants a gate by Guy Dr. and have a road to the limb pile and lagoons.

(c) The Mayor said she contacted David at the County and they would be happy to do the gas and electric inspections. Evergy will be a 1yr if empty without power and gas is 6 months. Jodie will need to look into ordinances from maybe Potwin and Douglass to see what we need to do in order to have that done. We will also have to notify Evergy and the Kansas Gas Service to update them on our policy.

### **Order of Violations:**

Regina Abbott made a motion to approve the order of violations as presented. Geri Ebersohl 2<sup>nd</sup>. Motion passed 5-0.

Geri Ebersohl made a motion to not move forward with Jessica Boman's Notice of Order from the last meeting for at least a month. Darcie Gomez 2<sup>nd</sup>. Motion passed 5-0.

### **Public Hearings:**

none

### **Staff Reports:**

**Maintenance Report:** Steve Schuetz made a motion to get running boards for the truck at Superior Auto Glass and Accessories for \$500.00. Bruce Proctor 2<sup>nd</sup>. Motion passed 5-0.

The culvert at Main and East Street needs to be cleaned out before Spring. Jerry is bringing the concrete table for the Senior Housing area. George spoke about a switch to help with the lights. Bruce talked about something that they used at his job. Steve said to get brands and prices of toolboxes and bring it to the meeting. George is now the Operator in training for Water and Wastewater Operator. Jodie is to contact the Street Signs company to get a bid for blue signs and galvanized post for the next meeting.

**Clerks Report:** Geri Ebersohl made a motion to purchase turkeys for Thanksgiving and hams for Christmas for the employees. Darcie Gomez 2<sup>nd</sup>. Motion passed 5-0.

Steve Schuetz made a motion to accept the building permit for Simeon Beal contingent on getting footings dug and poured. Bruce Proctor 2<sup>nd</sup>. Motion passed 5-0. Jodie has passed out flyers for the City businesses to decorate their windows with snowmen and have a contest. Currently the Christmas tree lightning is still on unless there are more cases of COVID-19 appearing. We will be doing the Christmas lights contest in town and the City will block off Main St. for the Home for the Holidays. #2 gave notice today and will be moving out by the 3<sup>rd</sup> of December. We also got the first water report from the fire department. The art teacher is submitting flags for the Council to look at. Geri and Regina will be part of a flag committee and Geri asked if we could open it up to the community and will ask for 3 more volunteers to critique them and get back with the design team from the school.

**Courts Report:** Tanner Young was not added to the court report. He is set for trial in January. Three new warrants were issued at the last court for yard violations. One of the warrants has been served.

**Law Report:** Chief is wanting to order the cameras for the cars. Bruce Proctor made a motion to give Fixit Quick computers to get a server for the office. Regina Abbott 2<sup>nd</sup>. Motion passed 5-0. The council approved the car camera last meeting, so a motion is not needed. The City will no longer use Tanner Young for our tire needs. He refused to fix a tire for the Police Department

since he said the City is giving him tickets. T&D will fix police tires for free we will start using him.

**Code Enforcement/Public Officer report:** Geri is wanting something similar to the Court report for the Code report. Darcie is going to look at the current spread sheet that Jennifer uses and help redesign one to help with the report the Council wants. Geri said she is sure Jennifer already has some type of spreadsheet and it would be good for the council to be able to appropriately communicate with residents. This will help them to help her also. Geri would like the date for the door knocker, the extensions, the date of the notice of order, etc. Geri suggested we are getting to the more argumentative situations and Jennifer has done a remarkable job, but this would help everyone follow along.

**Mayor:**

(a) Code of Ethics-Geri Ebersohl made a motion to adopt the Code of Ethics for the City of Leon pertaining to employees and governing body. Darcie Gomez 2<sup>nd</sup>. Motion passed 4-1.

Roll Call on Vote: Geri Ebersohl-yea Darcie Gomez-yea  
Steve Schuetz-yea Bruce Proctor-yea  
Regina Abbott-nay

Regina Abbott said she doesn't feel like she should have to sign a paper saying what she is going to say and what she isn't going to say. She said she was elected by the people. Jodie said it is a standard to live by. Some of the key points were read. Darcie said the whole thing was her idea because when she came in she felt the community felt the governing body is not held to the same standards but this states the governing body has a Code of Ethics to reassure and prove the governing body will be better because they will abide by this Code of Ethics. Vote stayed same.

(b) Discipline Policy-Steve Schuetz made a motion to adopt the discipline policy for the City of Leon. Darcie Gomez 2<sup>nd</sup>. Motion passed 5-0.

(c) Mission and Value Statements-Darcie Gomez made a motion to adopt the mission and value statement. Geri Ebersohl 2<sup>nd</sup>. Motion passed 5-0.

Bruce says he does not want speed limit signs all over town and does not feel like they need to be on Ola St. Darcie asked if we did a traffic study and Jodie said no. The Mayor said since the roads have been fixed everyone is running fast up and down Ola St. Steve stated we are not putting them up everywhere in town. Bruce said we should have "unless otherwise posted" under our signs. Jodie told the Council the League said the signs need to be spaced throughout town. Bruce wants the street signs straightened. Steve said the speed limit signs need to go away on Ola St. and get slow children signs need to go up at the beginning of the Mayor's yard and Dustin's. Steve stated we should have signs at every place the speed limit was, off of Main St. off of High St. and off of Bluestem.

**Council:**

Bruce Proctor made a motion to go into executive session for 10 minutes for personnel. Regina Abbott 2<sup>nd</sup>. Motion carried 5-0. Executive session at 9:19pm.

Executive Session out at 9:29pm. No action taken.

Darcie Gomez made a motion to adjourn. Geri Ebersohl 2<sup>nd</sup>. Motion passed 5-0. Meeting adjourned at 9:29 pm.