

CITY OF OVERBROOK

MINUTES REGULAR COUNCIL MEETING

FEBRUARY 25, 2004

MEMBERS PRESENT: Jim Gates, Ira Allen, Rich Hamit, Mayor Jack Young. Bruce Smith and David Gerisch were absent.

OTHERS PRESENT: Marian Massoth, Ed Harmison, Cheryl Brown

The meeting was called to order by the mayor, and roll was taken by the clerk.

MINUTES: Ira Allen made a motion, seconded by Jim Gates, to approve the minutes of the February 11, 2004 meeting as written. Motion carried 3-0.

There were no warrants presented for payment.

ZONING CHANGE/FAWL: The council reviewed the recommendation from the Planning Commission to change zoning on property owned by F.A.R Properties owned by Mike Fawl and Frank Rhodes from Residential-Single family to Commercial. The next phase is to wait 14 days for written protests to be made. Fawl had stated at the hearing his purpose for changing the zoning is to open new business. There was discussion about developing more business along the highway rather than downtown. The matter was tabled until the next meeting at which time an ordinance, if approved by the council, can be adopted which would change the zoning.

CONNECTING LINKS: Rich Hamit made a motion, seconded by Ira Allen, to deny the payment from Osage County in the amount of \$498.00 to be used for maintaining Maple Street. The county will maintain the road surface up to a 24' width as its finances allow. Motion carried 3-0.

BUILDING PERMIT FEES: There was discussion about the current \$10 fee now being charged for building permit applications. This fee has been in effect since 1978. Several possibilities of determining a fee for permits were considered, such as value of the building, zoning of the property, size of the structure, or leaving it at one fee for all purposes. Ira Allen suggested charging \$1/\$1000 of estimated construction cost, with a minimum fee of \$25. The matter was tabled until the full council can be present.

WELLHEAD PROTECTION PLAN: Cheryl Brown told the council that she had received a letter from Doug Helmke, Kansas Rural Water Association, asking that a committee be formed as soon as possible. The council agreed that the committee should consist of Bob Call, who does the maintenance, Bruce Smith to represent the council, Marian Massoth as the engineer, and one of the land owners, possibly Bill Baldwin, and someone at large from in the city. Mayor Young said he would work on finding someone to serve on the committee.

MAPPING WATER/SEWER LINES: Marian Massoth said the cost of mapping the sewer lines and manholes could be included in the Wastewater Loan, but the only waterlines that can be added to the Water Supply loan is the one recently installed from the wells into town. Massoth said she's contacted Donnie Bryant about putting in the necessary switch at the rural water pump station to make the telemetry system safer. This has to be done before she can sign off on the complete project.

SLUDGE REMOVAL: Massoth reported that she's working on contacting land owners to see if the sludge removed from the lagoons can be applied to their farmland. One that has been contacted owns land adjacent to the lagoons, and they also own a quarter section south of the lagoons. Massoth has

visited with the land owner about all the requirements and testing that would be done to make sure the application is done properly. There was discussion about the time-frame of the project depending on what crops will be planted. Massoth is hoping to have more information at the next meeting.

Massoth then presented the council with the draft of the plans for the Wastewater System improvement project that she will be submitting to KDHE for approval. Jim Gates asked about expanding the size of the existing lagoons while the equipment is in place. Massoth said that it would be possible, but soil testing would have to be done to determine how much rock is present. There was also discussion about fencing off the entire property when the project is done, which would eliminate the tree / limb dumping area. It was noted that a lot of non-approved items are being dumped there, and occasionally someone other than city personnel are starting fires. Massoth said she would check into doing some surveying and soil-testing. She reminded the council that doing this would delay submitting the plan, and also increase the total cost. The council agreed by consensus to have Massoth pursue the option. Mayor Young asked if Massoth could project how many more people can be served under ideal operating conditions. She said this could be done by determining the volume and area.

Massoth told the council that she and Bob Call had taken samples at the east lift station, which would include the north end of town, and also the manhole where the previous sample had been taken, but haven't gotten the results.

NEW COUNCIL TABLE: Cheryl Brown reported that she hasn't received a final drawing or bid from Ron Zeckser for a new table for the governing body, but should have it by the next meeting.

MISCELLANEOUS: The clerk asked for permission to send either flowers or a donation for David Gerisch's grandfather. Rich Hamit made a motion, seconded by Jim Gates, to send \$25 to the American Legion memorial fund in honor of Ed Gerisch. Motion carried 3-0.

GRANT DOCUMENTS: Jim Gates made a motion, seconded by Ira Allen, to approve the mayor's signing all documents necessary for the CDBG as prepared by Donna Crawford. Motion carried 3-0.

ADOPT A COMMUNITY PROPOSAL: The city has received a letter from Mark Green, City of Topeka, informing us that the Kansas Water Environment Association board has agreed to participate 50/50 with the City of Overbrook up to \$500. This means that the city may be required to match the \$500. Rich Hamit made a motion, seconded by Jim Gates, to pursue participating with a limit of \$500. Motion carried 3-0. Hamit asked if anyone has talked to the school about being part of this project. Mayor Young said he would talk to Terry Schmidt.

COUNCILMEMBER COMMENTS: Rich Hamit asked if changing the council meeting to a different night has ever been considered. There was discussion about possible conflicts with the other week nights. There are school events scheduled for just about every night, and conflicts with other organizations' meetings. The mayor said that he would like to keep the matter open for more discussion with all councilmembers present.

Rich Hamit made a motion, seconded by Jim Gates, to approve sending Ira Allen to the League meeting covering Law Enforcement on the date of his choice. Motion carried 3-0.

There being no further business before the council, Jim Gates made a motion to adjourn. Rich Hamit seconded; the meeting was adjourned at 8:27 PM.

Respectfully submitted,
Cheryl L. Brown, City Clerk

03/10/04

APPROVED: _____