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CITY OF OVERBROOK

MINUTES

REGULAR COUNCIL MEETING

OCTOBER 22, 2003

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

OTHERS PRESENT: Charles Hamner, Dan Brown, Don Meerian, Cliff O'Bryhim, Glyn Day, Everette Dannar, Cheryl Brown.

There being a quorum present, Mayor Young called the meeting to order at 7:00 PM.

MINUTES: Jim Gates moved to approve the minutes of the October 8, 2003 meeting with changes. Bruce Smith seconded; motion carried 5-0.

Bruce Smith made a motion, seconded by Jim Gates to pay the warrants. Motion carried 5-0.

OVERBROOK BALL ASSOCIATION: Dan Brown introduced himself as the new president of the ball association. Brown told the council that they would like to add some fill dirt and a backstop on the east field by the tennis courts as there may be 13 ballteams in 2004. There will be no expense to the city. He also told the council the concession stand needs a new roof. Brown said that the south bank of lights on the north diamond are not working. He said that the scoreboard is still not working completely. Brown also asked for help to install netting between the diamonds. The netting has been acquired, but they need help with the poles, etc. Brown said that they have been discussing putting up an announcer's stand that could also be used as storage. He asked about the city putting in a hydrant between the two fields. Brown said that the backstops have just a few years of use left, and new ones will cost approximately \$10,000 each.

Jim Gates made a motion, seconded by Rich Hamit, to allow the east field to be finished as requested. Motion carried 5-0. Jim Gates said that he feels the city is obligated to have the lights repaired, and that he was under the impression that the city had agreed to install a water hydrant last year. Brown said that the concession stand roof will make it through the winter. Everette Dannar suggested using people who need to fulfill community service hours for some of the work at the ballpark.

Brown told the council that there's a possibility of changes in the league by the first of the year, but he doesn't have all the information at this time. He did warn of increased player fees if these changes are approved. Cliff O'Bryhim commended the association on the improvements that have been made the past couple of years.

PLANNING COMMISSION: Mayor Young explained that one of the reasons for combining the Planning Commission and Board of Zoning Appeals a couple of years ago was to help the the zoning regulations and develop a comprehensive plan for the city, but realizes that the council has not given the new commission much guidance. Cliff O'Bryhim stated that there hasn't been very much guidance in all of his 10 or so years on the Planning Commission. Ira Allen said that after having gone to the League's seminar on Planning/Zoning, he wanted to apologize for not having the commission members attend. Allen stated that the League suggests starting with a strategic plan to determine where the city wants to go, and how we want to get there, and then to formalize a comprehensive plan. He said that this will take quite

abit of time by both the commission and the council. There was discussion about using a comprehensive plan currently being used by another town of similar size to Overbrook. Allen stated that in addition to doing that, the gentleman who conducted the seminar for the League is willing to work with us. Glyn Day said that most plans are done by firms that come in and look at all the physical features of a town, including the current utilities being provided and growth potential. Allen said that before the city hires a firm to do this, it's necessary for the citizens to determine the direction and methods to achieve that direction. There was discussion as to why the city needs a comprehensive plan. Allen stated that the rules and guidelines need to be in place before someone makes a request for land to be annexed or developed, whether it's for housing or commercial purposes. The city's responsibility for how utilities are provided would also need to be addressed. The council agreed that the Planning Commission should help with the outline of what needs to be covered in future ordinances and regulations, but that both the commission and council will need to be very involved with the actual plans. Allen stated that having a valid comprehensive plan will also help the city qualify for future grants. The mayor explained that the council will understand if any of the current commission members feel they cannot put in the amount of time necessary and resign. There was also discussion about paying someone to record the minutes from Planning Commission meetings and hearings. Allen stated that the council may have to consider this, ~~as well as payment for the commission members.~~ Bruce Smith suggested having the commission members and council meet with the league representative to get things started. All those present agreed to a meeting.

SEWER HOOK-UP INSPECTIONS: After discussion, the council agreed by consensus to do a bulk-mailing explaining what legal and illegal hook-up's are, and why the city needs to do inspections. The matter was tabled until all sample ordinances can be reviewed by the city attorney, and a letter can be written for the bulk-mailing. The mayor suggested including very general information in the first bulk-mailing about the existing problems and state regulations, and do a second mailing after a new ordinance has been adopted that deals with inspections, expenses, and penalties. The council agreed by consensus to do 2 mailing's. Smith said he would revise his original letter for consideration at the next meeting. The mayor asked Smith to contact the city of Independence to see how they did their inspections.

PERSONNEL POLICY: Michael Blood of Kelly Compliance, Inc, who lives in Overbrook, was present to talk to the council about substance abuse screening. Blood told the council what his company can and cannot do regarding drug screening. He explained what procedures are used for random sampling and testing. The city would be responsible for developing their own policy for positive test results. Blood reviewed the fees his company charges. He presented references from TeleTech, Wal-Mart, State of Kansas, LaidLaw Transit, and the Kansas Children's Service League. This information is available to the public during regular business hours. Blood said he would provide more information about the legal requirements.

CITY CHANNEL COMPUTER: Cheryl Brown reported that Derrick Weigel is still finding the necessary parts to repair the computer, so she doesn't have a cost estimate at this time.

CITY HALL FURNACE: Ira Allen said that a decision needs to be made about repairs to the chimney before the weather gets cold. Walt Martin had submitted a bid for \$650 to re-line the chimney. Ira Allen made a motion, seconded by David Gerisch,

to hire Martin Service to repair the city building chimney to ensure that the furnace will work safely. Motion carried 5-0.

FIREWORKS SALES: The mayor brought up what should be required for people to sell fireworks within the city limits. Mayor Young said someone approached him with the understanding that the city was going to require a license in the future. Rich Hamit said that he was more concerned with limiting the hours that fireworks are allowed to be used by everyone more than licensing sales. Everette Dannar said that he considers shooting fireworks after 10 PM to be disturbing the peace, except on the 4th of July. There was discussion about the vendors giving out flyers with the rules about the time limits. The council agreed by concensus that anyone wanting to sell fireworks must come to the council to get a certificate of permission to be displayed on their stand. This certificate will list approved times for selling and shooting the fireworks. Appearing before the council prior to selling fireworks would also make sure the location is approved.

P.R.I.D.E: The mayor wanted to express his thanks to the P.R.I.D.E. committee, Bob Call and Bruce Smith for the "Welcome to Overbrook" stone located by the pool. It looks very nice. Rich Hamit said that the "buffalo" will be placed next to it in the near future.

ALARM/PHONE BOX: The clerk said that there have been several long-distance calls charged to the phone service on the water tower that's to be used for the telemetry system. She has contacted Carolyn Gaston with Sprint to see if the charges can be removed. Rich Hamit said he found some information on the internet regarding the calls.

EXECUTIVE SESSION: Bruce Smith made a motion, seconded by Jim Gates, to go into executive session for 5 minutes to discuss matters not related to elected personnel. Motion carried; the meeting was closed. The mayor opened the meeting; no action was taken.

COUNCILMEMBER COMMENTS: Jim Gates reported that Osage County doesn't do any sealing of cracks on county roads, but Miami County has someone doing this at this time. Gates is going to contact the company to see if they will come to Overbrook and give an estimate to do our streets.

Ira Allen said that he felt that the council was not as prepared as it should have been when attending the hearing with the Dept of Commerce, and that most of the responsibility had been put on the grant-writer and the engineer. Allen would like to either meet an additional night or use the second monthly meeting as more of a working-session. The rest of the council and the mayor agreed to try limiting the second meeting agenda in the future. The clerk reminded them that the second meetings in November and December conflict with holidays, and that they need to decide when to reschedule them.

There being no further business before the council, Jim Gates made a motion to adjourn. Rich Hamit seconded; meeting was adjourned at 9:15 PM.

Cheryl L. Brown

APPROVED: 11-12-03