

City Council Meeting

05/20/24, 7PM

Meeting Minutes

Attendees: Mayor Brady Gragg, Grant Bowlin, Dan Ravenscraft, Kathryn Coleman, & Trent Clark,
Absent: Ken Stringer

Others In Attendance: Officer Tom Moore, Anne Morrow, Don Berg, Andrew Hanna, Terry Ullum, "Jeep" Edris, Gene Stanghor, Clint Clark of Graber Backhoe and Marcy Aycock of REAP

7:00pm: Mayor Brady Gragg calls the meeting to order. Motion to approve the agenda by Bowlin. Ravenscraft seconds. All approve, accepted 7:01pm

Correction on page two from \$1700 to \$17,000 a motion to accept the meeting minutes from April 22, 2024, by Bowlin. Coleman seconds. All approve, accepted 7:02pm

Open to Public – Skipped, came back to it later in the meeting.

ORDER OF BUSINESS

Marcy Aycock with REAP, 7:02pm: – presented the council with a REAP brochure. The group started in the early 2000's, (R)egional (E)conomic (A)rea (P)artnership of South Central Kansas, their goal is to Strengthen the economy of South-Central Kansas through joint action of cities and counties. They advocate and facilitate communication between cities concerning their projects. There is a membership fee dependent on the city's population: Whitewater's membership fee would be about \$310 a year. Invite us to attend meetings and see what they can do. They assist in drafting priorities and help with leadership, partnerships, advocacy and collaboration with other communities concerning issues or projects. The mayor asked if they help with grant writing: They do so but mostly help in locating grants that are out there. Coleman asked for examples of their work: They helped with the North Junction project in Wichita, have helped with water issues between rural use and city. Ravenscraft would like to talk to cities who have a membership and see what they have to say concerning their membership with REAP and the benefits.

Everyone thanked Aycock for coming and speaking to the council. Aycock appreciated the time as well as praising our lovely downtown.

Clint Clark of Graber Backhoe, 7:12pm: – A copy of the letter sent to Mr. Willard Wiebe and his engineer, KE Miller, from the City concerning the recent acceptance from KDHE and approval to begin Phase1B in the Whitewater Lakes development in Cottonwood CT was included in the council packet. Also provided were the current codes the city has in place for building. Per the advice given to the city by the city's engineer Chris Young this letter was sent with certain requested services in and during the development. Clint Clark was asking why these requirements and why now, feeling that the letter was requiring more cost to Mr. Wiebe. Trent Clark stated he felt it was a "slap to the face" of Willard Wiebe who is trying to do a good thing and Graber Backhoe and their services. Clint Clark felt these were requirements that should have been present from the beginning when Graber Backhoe bid on the job, and this was backhanded; creating an even longer timeframe to get things done and more money from Mr. Wiebe. The council felt they should have reviewed this before the letter was sent. Graber Backhoe did the streets in this area and felt like this is creating a trust issue. The mayor responded that most of the council and those present were not involved in those previous projects and procedures or lack

thereof at that time and must lean heavily on the wisdom and advice of Chris Young, the City Engineer. Bowlin asked if the Planning & Zoning had anything to say about this: Morrow told the council that she has been keeping them informed of the situation but with no actual procedures in place everyone is having to rely on the City Engineer on the best practices in advancing. Coleman expressed this was difficult without any of the engineers present. Bowlin expressed his frustrations with how difficult it has been to get this development done correctly for years. Ravenscraft stated it must be hard to understand the development process if in Mr. Wiebe's position. Coleman stated that without a precedent set the city can only go off the advice of our engineer.

In the past inspections were done by the city. Clint does good work and Don Berg stated he feels comfortable doing the inspections. Graber Backhoe is only waiting on a manhole cover which has been ordered and has already ordered all his materials and is ready to get started. Clint Clark does recommend that the city require the contractor to provide a Performance Bond and their IOC should already be on file (somewhere) from their previous work done in Whitewater.

Trent Clark motions that the City of Whitewater will have Don Berg, Andrew Hanna and Brandon Maus of City of Whitewater maintenance be the inspectors on the Phase 1B project of water and sewer lines. They will take pictures and send them to the City Engineer. The city will require Graber Backhoe to provide a Performance Bond and Certificate of Insurance. (T. Clark further stated that it may not be right but that is how it's been done up to this point so let's not change it now for this project.) Coleman seconds. All Ayes. Motion passed, 7:41pm

It is also stated by the council that before the next phase of development in the Whitewater Lakes Project a procedure or precedent should be developed and in place.

[Leaf Vacuum's & Street Sweepers – Trent Clark & Andrew Hanna 7:42pm:](#) – Clark visited with Steve from Maximum in West Wichita again and was informed that the Billy Goat trailer mounted leaf vacuum was present at the store location if anyone would like to come take a look.

Andrew Hanna presented the council with a quote for a Victory T-600 Sweeper. Price \$21,890 with \$850 in shipping costs and a Municipal Discount of \$950, totaling \$21,790. A YouTube video and a brochure on the machine were given to the council. Mayor did some quick math and estimated that it would be about a \$436 a month lease. Ravenscraft would like to find some cities or individuals who use this machine and see what they have to say about its ability to pick up what we need. But it looks good on the video. T. Clark states that this machine does more than leaves, which is good because we have more than leaves in our gutters and streets and agrees that this is something we should investigate further. Financially we need to wait a few months before another big spend according to T. Ullum. (Ravenscraft must leave to chair another meeting, the mayor thanks Ravenscraft for all this hard work the night of May 19th and the day of May 20th in helping clean up the town after the storm, 7:45.)

We will keep this item on the agenda as we keep investigating. We might need to talk to Butler Co. and see if we can rent one of their street sweepers to help clean up our streets following the recent storm. Possibly recoup the cost due to State of Emergency?

[Car Wash Update – Terry Ullum, 7:58pm:](#) – When the cost of the car wash was raised to \$2.50 the council asked us to follow up in 6 months and see if there was a need to increase it to \$3.00. It is hard to provide an accurate cost and revenue assessment for such a short period of time. Some folks aren't using it anymore because it is usually too muddy but there have been no major issues or costs. The hose will need to be replaced soon according to Don Berg. The council sees no need to raise the price and will re-evaluate it again in 6 months. Price remains \$2.50.

Financial Report – Terry Ullum, 8:01pm

- One change to his format due to things revealed during our Audit: Wages against the Sewer & Water Utility Fund.
- He attended a webinar concerning Budgeting and learned that he has been doing things correctly concerning appropriations between Funds. We are fine moving forward. Any major projects will make it tight until August with our money currently in CDs.
- Nothing unusual and he feels things are going smoothly, it is fun working with Anne Morrow who has made it easy to reconcile the deposits.
- Questions about the ARPA funds and reporting – the office is struggling to access the account to do any reporting and has a handful of open problem tickets to help fix the issue. We could use those funds for the Water Tower or Sidewalks.

Police Report – Tom Moore, 8:07pm

- 10 Stops on Main St. - mostly local people
- Keeping an eye out for Darin, so he doesn't ride his tricycle out of town.
- Spent the day working with town folk picking up branches and found out he has allergies! Praised the city workers and citizens for doing such good work in cleaning up after the storm.
- Will pull ordinances about individuals living in campers.

*need to approve of Financial Report – Coleman motions to approve the Financial Report. T. Clark seconds. Ayes carry, approved 8:13pm

Clerk's Report – Anne Morrow, 8:13pm

- Morrow reports that she attended a webinar concerning Planning & Zoning. When asked if it was beneficial she informed us that there was a lot of good information but most of it was not actionable due to the dated Maps and Regulations the city currently has.
- May 14th was the On-Site Audit by the Loyd Group. Three ladies came to the office before 8am and were done with the onsite portion by 1:20pm. They would ask for certain documents of both Terry Ullum, City Treasurer and Anne Morrow, City Clerk who would provide needed documents as the day went on. They have emailed for a few more documents since but are about done and will present their audit report at the next council meeting.
- City Code/Ordinance Updates – Morrow asked if the council had been able to investigate the two companies, she presented at last month's meeting concerning updating and codification of the city codes. Morrow asked if the council would like her to schedule Larry Kleeman of Ranson to come and speak to the council. Bowlin stated he felt it has been talked to death and he is okay with proceeding with Ranson Citycode out of Wichita. T. Clark recommends we wait until everyone is present to decide and to request an extension on the current bid from Ranson. Tabled for next month.
- The Community Bulletin Board is now up at the Library thanks to Andrew Hanna & Brandon Maus for putting it up.
- Grateful for Ben & Dar Sweazy as they put new lettering and graphics up at the City Office Building and Library.

Mayor's Report – Brady Gragg, 8:25pm

- Pope Concrete submitted an updated contract according to the stipulations required at the last meeting. Total cost will be \$38,997. Pope has already marked the sidewalks and will get started next week, the last week of May. Bowlin informed the council that Jerry Buttell, owner of the Whitewater Pizza Parlor, 209 Main St., was interested in removing the trees that have grown to

cover the front of his business which are in the front along the sidewalk. Years ago, when he asked to remove them, he was told it was part of the beautification of the city and he had to keep them. With this sidewalk phase 1, he is asking again and wants to return those areas to be part of the walkway/sidewalk. T. Clark agrees stating, now is the time to get it done so it can be part of this project. Council recommends and grants Jerry Buttel to cut the trees down in front of his business and grind down the stumps, he will have to have this done prior to the sidewalk repair scheduled reaches his block so that the city will be able to add those two sections to Pope Concretes to-do list. The mayor will inform Pope and Grant Bowlin will talk to Jerry. Coleman motions to allow Jerry to cut down the trees on Main St. at 209 S. Main St. Bowlin seconds. All agree. passed, 8:32pm Coleman also moves to include that if the area is ready by the time sidewalk repairs are happening that the city will pay for the additional costs for those sections.

- The mayor informed the council that Greg Nye, City Attorney for the last 36 years has resigned, and his resignation letter was included for the council to read. He did not mention any recommendations but was willing to assist whoever takes the position. Ravenscraft suggested we talk to Scott Loyd for recommendations. The mayor also said we have resources available to find more recommendations. Coleman would like to see if Nye has any recommendations, especially since he did the job for Whitewater for 36 years! The mayor will reach out and gather recommendations.
- The Budget Meeting is set for Wed. June 26th at 7pm with the Loyd Group for the 2025 Budget.

Maintenance Report – Don Berg, 8:44pm

- It has been a quiet month until last night's storm.
- Mostly a lot of mowing.
- Andrew Hanna has continued his training.
- Since last evening it has been all hands on deck for storm clean-up. So many others with trucks and trailers and other machinery have helped the City Maintenance and Fire Dept. in the cleanup, Trent Clark & Danny Ravenscraft being a few.
- Connor Sweazy has been hired as the summer help of 2024. He has done the job for the last few years and with Hanna in training it will help that Sweazy already knows the town and procedures.
- Worked on the water issues on S. Elm mentioned last meeting. It is not holding as much water in the road but is still holding some. It is a problem with the road itself.
- Water Tower – ran systems test and it failed miserably. There is no pressure to push the water and the pump can't keep up. It will take time to figure out a solution, but they are working on it. The lag time and distance with no pressure is the problem. Fire Chief Bob Bartlett has expressed his concern about this and how fire hydrants can't be used if needed. We currently are running 48lbs of pressure.

Unfinished/Other Business

- 8:51pm - The water Rate mentioned last month does not need to be addressed at this time. The way things are now our citizens are already having to pay enough in property taxes.
- 8:53pm – Never let the public address the council: “Jeeps” Edris is appreciative of having the ATV information in the May Newsletter. She asks that City Maintenance look at an area on the northside of her property that may need some dirt placed. She also said that she liked the Street Sweeper if we end up getting it, she is tired of cleaning out her curb.
- Planning & Zoning needs to get the codes and maps updated; City codes need updated as well. Then the city must begin developing a process for inspections and building procedures to have in place ASAP.

Next Month's Meeting – June 24, 2024

- Loyd Group Audit Report

- Street Sweeper
- City Ordinance/Code Updating

Bowlin moves to bring the meeting to an end, Coleman seconds, all agree, passed.

8:56pm - Meeting Adjourned