

**CITY OF FORT SCOTT
CITY COMMISSION MEETING**

Minutes of March 6, 2018

Regular Meeting #5

The regular meeting of the Fort Scott City Commission was held March 6th, 2018 at 6:00 p.m. in the City Commission Room, 123 S. Main, Fort Scott, Kansas.

ROLL CALL:

Commissioners Adamson, Bartelsmeyer, and Parker were present with Mayor Mitchell presiding. Commissioner Nichols was absent.

INVOCATION: Allen Schellack, Chaplain, Fort Scott Compassionate Ministries, said a prayer asking God for guidance for the city and all government and city officials.

AUDIENCE IN ATTENDANCE: Tim Harper, Rachel Pruitt, Clayton Miller, Frank Adamson, Paul Ballou, Rhonda Dunn, Deb Needleman, Darrell Parker, Terry Hughes, Susan Galemore, Janet Braun, Rose Good, Tom Robertson, Allen Schellack, Deb McCoy, Diana Morriss, Allyson Turvey, Jody Hoener, Roy Hoener, Jerald Mitchell, Tim Harloff, and Jason Silvers, representing the Fort Scott Tribune.

PROCLAMATIONS/RECOGNITIONS:

Flood Safety Awareness Week Proclamation – March 4-10, 2018 – Mayor Mitchell read a proclamation which proclaims March 4-10, 2018 as Flood Safety Awareness Week in the City of Fort Scott.

Introduction of new City employees – Deb Needleman, Human Resource Director, introduced Allyson Turvey as a new City employee. Ally started in April 2017 in a shared position with the Chamber and Tourism. She is now full time with the City and assists the Economic Development Director and Community Development Director as well as the Tourism Director.

APPROVAL OF MINUTES AND APPROPRIATIONS/CONSENT AGENDA:

- A. Approval of minutes of the regular meeting of February 20th, 2018.
- B. Approval of Appropriation Ordinance 1210-A totaling \$561,766.74.
- C. Approval of Archer Daniels Midland Amended Agreement – purchase of treated wastewater from City of Fort Scott
- D. Resolution No. 11-2018 and Notice of Hearing With Reference to Alleged Unsafe and Dangerous Structure and Accessory Structure located at 310 N. Cleveland – Public Hearing Date – 4/17/2018 at 6:15 p.m.

Parker moved to approve the Consent Agenda. Bartelsmeyer seconded. All voted aye.

APPROVED CONSENT AGENDA.

APPEARANCE/COMMENTS/PUBLIC HEARING:

A. APPEARANCE: None

B. CITIZEN COMMENTS (Concerning Items Not on Agenda – 3 minute limit per citizen) -

Terry Hughes – Mr. Hughes appeared before the Commission and told them he lives at 3rd and Hill Street and needs some Fort Scott bricks. He needs about 900 bricks to finish his project he is working on. He is pouring a pad by the alley and will install the bricks in there.

City Manager asked the Commission to let himself and Chad Brown work together with Mr. Hughes and see what the City can do.

Diana Morriss – Ms. Morriss stated she didn't appear at the last meeting due to the weather. She expressed her concerns in a letter to the Commission last week about the closing of the Beaux Arts Center. She asked the Commission to be fair and just and when errors are made to correct them.

City Attorney said that the City did not make any mistakes. The City of Fort Scott did not do anything administratively to shut down this building. The owners did that themselves. The City is willing to sit down and talk with them. There were no errors made. The owners need to come and talk to the City.

Deb McCoy – Ms. McCoy said she is here with the same concerns. She would like to see this issue moved forward in a positive way. This closure has affected many people's plans for this year.

City Attorney said that the City is anxious to resolve this situation and is waiting on the owners of the building to meet with them.

Rose Good – Ms. Good said that she is also concerned about the Beaux Arts Center. She moved here 17 years ago and she would like to commend Rhonda Dunn on the good job she is doing in cleaning up the City. She is glad that the codes are being enforced no matter who you are. We need to make sure that we are the best looking town we can be and keep moving forward. She commended Dave Martin as the City looks better since he became City Manager than it has for years before.

City Manager said that he is still waiting to meet with the Duncan's. He has reached out to Bobby Duncan but has not heard anything. He does not know what else the City can do.

Mayor Mitchell said the Commission would like the building to remain open but the owners need to meet with the City officials.

C. PUBLIC HEARINGS:

Parker moved to open the Public Hearing at 6:15 p.m. Bartelsmeyer seconded. Motion carried.

OPENED PUBLIC HEARING AT 6:15 P.M.

6:15 p.m. Resolution 10-2018 directing the repair or removal of an alleged unsafe and dangerous structure and accessory structure located at 1234 E. Elm Street – Rhonda Dunn, Codes Director, informed the Commission that this structure is in bad need of repair. It has been on the dangerous and unsafe status since 2010. It sold in 2014 to Jerrod Cowlshaw at a tax sale. This structure has no electricity or water to it. She recommended giving the property owner 30 days to either repair or remove this structure.

Discussion was held if less than 30 days can be given and the City Attorney advised it is up to the Commission.

Mitchell moved to give the property owner 10 days to either repair or remove this structure. Parker seconded. All voted aye.

APPROVED RESOLUTION NO. 10-2018 DIRECTING THE REPAIR OR REMOVAL OF AN UNSAFE AND DANGEROUS STRUCTURE AND ACCESSORY STRUCTURE LOCATED AT 1234 E. ELM STREET. STRUCTURE MUST BE BROUGHT UP TO 2012 INTERNATIONAL BUILDING CODE BY MARCH 21st, 2018 OR DEMOLITION PROCEEDINGS WILL BEGIN.

Mitchell moved to close the Public Hearing at 6:19 p.m. Bartelsmeyer seconded. All voted aye.

CLOSED PUBLIC HEARING AT 6:19 P.M.

CONSIDERATION:

1. Consideration of Fitness Bids – Buck Run Community Center – Tom Robertson, Buck Run Community Center Director, informed the Commission that bids were received on February 14th, 2018 for the purchase of two new treadmill machines for the fitness room at Buck Run. He asked the Commission to approve the bid from Mid-States Fitness Equipment of Wichita, Kansas totaling \$9,300. There were other bids that were less, but they did not meet the bid specifications.

Bartelsmeyer moved to approve the bid from Mid-States Fitness Equipment of Wichita, Kansas in the amount of \$9,300. Parker seconded. All voted aye.

APPROVED BID FROM MID-STATES FITNESS EQUIPMENT OF WICHITA, KANSAS IN THE AMOUNT OF \$9,300.00 FOR THE PURCHASE OF TWO NEW TREADMILLS AT BUCK RUN COMMUNITY CENTER.

2. Consideration of 124 E. Wall Bids – CDBG Grant and Approval of Project – Susan Galemore, Grant Administrator for Southeast Kansas Regional Planning Commission, informed the Commission that this project was recently rebid a second time. There were three bids received with the low bid from Hofer & Hofer of Humboldt, Kansas in the amount of \$150,084. This amount is still about \$50,000 over the projected budget for the project as the grant amount is \$95,000.

Jon Garrison prepared a spreadsheet which reflects the grant in the amount of \$95,000, the City of Fort Scott contribution of \$30,000, and the Economic Development Grant in the amount of \$3,000. The owner's contribution is \$49,759.00 total. The total project is \$177,759.00.

Jody Hoener thanked the City for all their assistance with this project.

Bartelsmeyer moved to approve the low bid from Hofer & Hofer of Humboldt, Kansas in the amount of \$150,084 with the payments approved as shown. Parker seconded. All voted aye.

APPROVED LOW BID FROM HOFER & HOFER OF HUMBOLDT, KANSAS IN THE AMOUNT OF \$150,084 FOR THE REHABILITATION OF THE BUILDING AT 124 E. WALL STREET.

3. Consideration of Tourism Center Upgrade Bids – Dave Martin, City Manager, informed the Commission that the upgrade of the tourism center was recently rebid after specifications were drawn up by AG Engineering. There were three bids received: Buildet, LLC of Nevada, Missouri in the amount of \$13,800; Great Expectations of Fort Scott in the amount of \$15,169.71; and JBHS, LLC of Uniontown, KS in the amount of \$19,885.11. City Manager recommended the Commission approved the local bid from Great Expectations. It is 9% higher or \$1,367.71 more than the low bid. This amount will be split between the CVB, Economic Development and Community Development budgets.

Mitchell moved to approve the local bid in the amount of \$15,169.71 from Great Expectations of Fort Scott for the upgrade at the Tourism Center. Adamson seconded. All voted aye.

APPROVED LOCAL BID IN THE AMOUNT OF \$15,169.71 FROM GREAT EXPECTATIONS OF FORT SCOTT FOR THE UPGRADE AT THE TOURISM CENTER.

4. Consideration of Memorial Hall Rental Contract – Rachel Pruitt, Economic Development Director, informed the Commission that she has had no contact from the buyer who was interested in purchasing Memorial Hall a couple of years ago. She has not heard from him since the fall of 2017. Discussions were held between staff about making Memorial Hall a revenue generator. The building houses the Codes Department still. She said that Larry Gazaway looked at over ten different facility contracts. He came up with a contract for individuals or organizations who would like to rent the facility. It has been approved by the City Attorney. She said that for profit events will be treated differently than not for profit events. She stated that with the revenue that is made from the renting of the building that upgrades will be done to the building such as painting and updating of the windows.

Bartlesmeyer moved to approve the Memorial Hall Rental Contract. Adamson seconded. All voted aye.

APPROVED MEMORIAL HALL RENTAL CONTRACT.

5. Consideration of Ground Lease Bids for land at Wastewater Treatment Plant – Dave Martin, City Manager, informed the Commission that bids were taken for the lease of approximately 104 acres at the Wastewater Treatment Plant. There were four bids received with the high bid from J.W. Endicott in the amount of \$15,000. Approval was recommended.

Parker moved to approve the high bid from J. W. Endicott in the amount of \$15,000 to farm the 104 acres at the Wastewater Treatment Plant. Bartelsmeyer seconded. All voted aye.

APPROVED THE HIGH BID FROM J. W. ENDICOTT IN THE AMOUNT OF \$15,000.00 TO FARM THE 104 ACRES AT THE WASTEWATER TREATMENT PLANT.

COMMISSION/STAFF:

A. Director Updates: Rhonda Dunn – Rhonda gave the Commission an update on the Healthy Bourbon County Action Team and the Food Alliance Board. She also updated the Commission on the PedNet program, which is focusing on sidewalks, crosswalks, bicycling, and trails.

B. City Commission:

Adamson – Nothing to report.

Bartelsmeyer – Nothing to report.

Nichols – Not present

Parker – Nothing to report.

Mitchell – Thanked the individuals who spoke tonight for their comments.

C. City Attorney: Nothing to report.

D. Director of Finance: Nothing to report.

E. City Manager: Nothing to report.

ADJOURNMENT:

Parker moved to adjourn the meeting at 6:46 p.m. Mitchell seconded. All voted aye.

ADJOURNED MEETING AT 6:46 P.M.

The next regularly scheduled meeting is to be held on March 20th, 2018 at 6:00 p.m.

RECORDED BY:

DIANE K. CLAY
CITY CLERK