

MINUTES
CITY COUNCIL REGULAR MEETING
SOLOMON KS 67480
July 10, 2023 at 6:00 pm

1. CALL TO ORDER AND ROLL CALL AT 6:00 PM

Council President/Acting Mayor Kohman called the meeting to order. A quorum was present.

Council Present: Shawn Kirby, Ann Bush, Brian Duryea, Billy Hemmy, Colten Kohman

Council Absent: Hunter McMillan

Staff Present: Dana Eye, Dan Britt, Aaron Martin, Tammy Shank

Others Present: Sheriff Davis, Randy Paden, Chris Ade, Dave Hasker, Don Hellwig,

Dan Winingham, Holli Smith, Stacey Zerbe, Brandy Gray

2. LAW ENFORCEMENT

The June Activity Log was reviewed. There were 226 hours and 61 calls in Solomon for the month including 15 traffic stops, 5 traffic complaints, 2 traffic accidents, 1 abandoned vehicle, 6 suspicious activity reports, 2 speak with officer, 3 thefts, 4 arrests, 1 domestic, 1 civil matter, 1 trespassing, 1 disorderly subject, 1 harassment, 1 message delivery, 2 escorts, 3 welfare checks, 1 juvenile complaint, 1 animal bite, 3 open doors, 4 alarms and 3 VIN inspections.

Sheriff Davis departed the meeting.

3. OLD BUSINESS

None

4. NEW BUSINESS

a. The discussion on fireworks discharge dates is on the August agenda.

b. Holli Smith led discussion on the operating hours of the swimming pool. The changes were authorized by city council on April 3, 2023. No revisions are planned.

c. On July 6th, the Zoning Commission held a public hearing to hear comments from the public on proposed amendments to the Zoning Ordinance pertaining to the storage of inoperable vehicles including but not limited to amendments to Article XXVI, Section 15, and the definition of "Salvage Yard" in Article V, Section 1(140) of the Zoning Ordinance, so as to amend and/or repeal the existing regulations applicable to inoperable vehicles under the Zoning Ordinance. The Planning Commission is recommending that the governing body adopt Ordinance No. 755 and Ordinance No. 756 to bring conformity to the regulation of inoperable vehicles in the zoning regulations and city nuisance code. The number of inoperable vehicles is limited to two.

Motion by Hemmy to adopt Ordinance No. 755 as written, seconded by Duryea, 5 Yeas, 0 Nays. Motion carried.

d. Motion by Bush to adopt Ordinance No. 756 as written, seconded by Hemmy, 5 Yeas, 0 Nays. Motion carried.

e. An ordinance was presented to authorize consumption and possession of alcoholic liquor during the Solomon Festival street dance. Motion by Duryea to adopt Ordinance No. 757 as presented, seconded by Hemmy, 5 Yeas, 0 Nays. Motion carried.

f. The August council meeting is scheduled for August 7, 2023 at 6:00 pm.

5. STAFF REPORTS

a. Solomon Festival:

- The volleyball net is installed and the tennis net removed.
- Katelan will get with Dan for barricade placement.

b. Planning & Zoning:

- The county zoning commission will be hearing comments on a conditional use permit to allow a 145 ft telecommunications tower on a portion of land adjacent to city limits. The parcel is addressed as 515 N Poplar.

The county zoning commission will be hearing comments to consider a conditional use permit to the establishment of a container and equipment retail sales facility on a 57-acre parcel of land adjacent to city limits. The parcel is zoned agricultural. The city's comprehensive plan allows for industrial use or potential.

The Zoning Commission had no objections to either of these requests. The Planning Commission chairman will attend the public hearing on July 20th at 7:00 pm.

- Kent Campbell with Dickinson County Economic Development spoke to the commission about KanEquip Holding applying for a State of Kansas Economic Development Exemption property tax abatement at 525 N Poplar. KanEquip plans to construct a 25,625 sq ft addition to the existing building. Kent discussed the guidelines of the tax abatement and positive impacts for the City of Solomon. Motion by Hellwig to recommend to the governing body that a letter of support be sent to the Kansas Board of Tax Appeals for KanEquip Holding tax abatement application, seconded by Schmaderer, 5 Yeas, 0 Nays. Motion carried.

Kent stated the new daycare facility at the school is on schedule.

- The chairman presented a property clean-up program. He wants to approach a property owner, visit with them a city hall, offer assistance and discuss how a clean property will be an improvement. He has secured a substantial amount of money to assist property owners so they won't bear the costs of clean-up. If this approach doesn't work, then the city can enforce their code compliance regulations. The consensus was this is an idea worth pursuing.

c. Fire Department:

- The crew will be selling hamburgers at the Solomon Festival both Friday evening and Saturday.
- Truck #611 is still waiting on the rear light bar, the control panel for the fill station and scene lights.
- The new wildland truck bid specs will be sent out tomorrow to Watts Manufacturing, Weis Fire, Hays Fire Equipment, Skeeter Fire Trucks and Emergency Fire Equipment.
- Mike Robinson has submitted his resignation to step down from captain effective July 5th and will retire on December 3rd.
- The Chief will be out of town July 17 to July 31st.
- The department responded to 8 calls in June:

In the city: 4 medical calls

In the county: 3 medical calls

Saline County: 1 mutual aid

5. STAFF REPORTS - continued

d. Maintenance Department:

- The water line survey mandated by EPA has been sent out to all water customers. Copy Co sent out the mailers at a cost of \$1,434.20. Dan will look over the surveys returned and offer assistance to property owners as needed. If the type of pipe cannot be determined, the hydrovac will be used to expose the line. The deadline for completion is September 2024.
- The epoxy on the bottom of the pool is flaking off. A high pressure washer was used prior to filling, but the water lifted it. The area has been roped off to keep swimmers from that area. Epoxy will need to be applied next season.
During the swim meet, the urinals plugged up. Next year we need to offer port-a-potty units.
- The new windows at city hall have been installed and look nice.
- The concrete blocks around the Library front door have been patched and painted. The flagpole has been sanded and primed. Dan will get pricing on a solar light.
- The hot water booster at the Senior Center is not heating the water to an adequate temperature. Dan is working with a plumber to eliminate the hot water booster for something that won't break down.

e. City Clerk:

- The preliminary 2024 budget was presented. Assessed valuations have been increasing. If the mill levy does not exceed the RNR, the mill rate will be set at 61.672 which is slightly less than a year ago. However, because of the increased valuation, it will still generate \$40,000 increase over the prior year. Motion by Hemmy to set the budget hearing for August 7, 2023 at 6:00 pm, seconded by Duryea, 5 Yeas, 0 Nays. Motion carried.
- Varney and Associates were at city hall last Friday. They wrapped up the 2021 and 2022 financial audits. Once the final audits are prepared, Varney will present their findings to city council.
- The Clerk purchased 29 conference room chairs for \$10 each at an auction.

6. CONSENT AGENDA

All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen request, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. Approval of minutes dated June 5, 2023
- b. Check detail
- c. Fund Balance
- d. Renewal of Electrical License for: Jae's Electric LLC
- e. Renewal of General Contractor License for: Durango Remodeling LLC
- f. Renewal of Roofing Contractor License for: Bird Contracting

Motion to approve Consent Agenda by Kirby, seconded by Hemmy, 5 Yeas, 0 Nays.
Motion carried.

7. PUBLIC COMMENTS

Limited to one (1) non-agenda item for 3 minutes in length per person.

Comments are not a discussion or question/answer session.

None

9. ADJOURN

Motion to adjourn at 7:16 pm by Hemmy, seconded by Bush, 5 Yeas, 0 Nays.

Motion carried.

SIGNED:

ATTEST:

Colten Kohman
Council President/Acting Mayor

Dana Eye, CMC
City Clerk