

MINUTES OF
REGULAR COUNCIL MEETING
NOVEMBER 20, 1990

CALL TO ORDER:

The Regular Meeting of the Galena City Council was called to order Tuesday, November 20, 1990 at 7:00 p.m. in the council chambers with Thomas Y. Allen, Mayor, presiding.

ALBERT ANDERSON SWORN IN:

Albert Anderson was sworn in by the city clerk to fill the vacancy in the 3rd Ward created by the resignation of Kurtis Qualls.

ROLL CALL:

Roll Call indicated the following council members present: POELMA, HAYES, KING ANDERSON, WATKINS, BYRD, MORAN, FITZER, TIPTON
ABSENT: MILLER

MINUTES:

Moved by King, seconded by Poelma to approve and place on file the minutes of the Regular Meeting of November 6, 1990. Motion declared carried.
ABSTAIN: ANDERSON

DEHAAN GREENHOUSES:

Randy Simon and Clifford Hayes addressed the council on behalf of DeHaan Greenhouses. They desire to lease property in the industrial park to construct greenhouses. They asked for a 90 days lease with the greenhouses to be in operation and a minimum of 6 persons employed at the end of this period. The city would then deed the property to them. This company has an operation in Michigan and sell wholesale to florists. One of their main customers is Walmart. They desire to locate here to cut shipping costs. They have purchased the Rainbow greenhouses in Joplin and want to move them to this property. They also requested an option on the property just West of this track to be made available to them as the chat pile is removed.

FITZER LEFT AT 7:30 P.M.

Moved by King, seconded by Poelma to enter into a lease agreement with DeHaan Greenhouses for the property in the industrial park known as the Zimmerman property for 90 days with the option to lease or purchase additional land to the West as it becomes available upon the removal of the chat pile. Motion declared carried.

RE ONING WAMMACK PROPERTY:

Planning and Zoning referred the request of

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Wannetta Wammack to rezone 10 acres on North Forest from Residential to Agricultural. Planning and Zoning recommended this be approved.

Moved by King, seconded by Poelma to rezone 10 acres on North Forest from Residential to Agricultural. Motion declared carried.

ABSTAIN: Anderson

MARTIN REZONING:

Planning and Zoning referred the rezoning of property at the Southwest Corner of 66 Highway and State Line to the City Council without a recommendation.

Moved by King, seconded by Poelma to rezone the above property from residential to C-2.

Verda Faulkner protested. She said she had discussed this with the city attorney and he suggested a restricted covenant.

Larry Prauser, attorney for Phillip and Beverly Martin, recommended the council table this until it could be discussed with the city attorney.

Motion withdrawn.

Moved by Watkins, seconded by Hayes to table the rezoning of this property until the city attorney could be consulted. Motion declared carried.

ABSTAIN: Anderson

SCHROEDER PROPERTY REZONING:

Planning and Zoning recommended the council rezone a tract of land North of West 7th Street on Schermerhorn Road, just North of property known as Sgt Peppers from C-2 to Multi Family. Tom Schroeder desires to build a housing development for Sr. Citizens on this property.

Moved by Tipton, second by Watkins to rezone the above property from C-2 to Multi-family. Motion declared carried.

ABSTAIN: ANDERSON, KING

EMPLOYER ADVANTAGE ASSOC:

Randy Smith of Employer Advantage Association addressed the council at the request of the Administrative Committee. This association would bring approximately \$28,000 in savings to the city through their group health insurance plan. The employees would have a \$250 deductible

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for single and \$500 for family. The policy would then pay on a 90/10 basis if through a PPO physician or facility. It would pay 80/20 on other claims. St. Johns and Freeman Hospitals are both PPO facilities. To obtain the insurance, the association would handle the employee benefits for the city. It would be responsible for all payroll operations.

Moved by Byrd, seconded by Poelma to proceed with the Employer Advantage Program when most convenient for the city to adopt the plan. Motion declared carried.

NAY: WATKINS

ABSTAIN: KING

JOHN ROWLAND TAX EXEMPTION:

John Rowland addressed the council requesting an application for tax abatement. He recently purchased property in the industrial park and thought the tax abatement was automatic since it is in the Enterprise Zone. Mayor Allen explained the process and Mr. Rowland was given an application.

JERRY RICHEY COMPLAINT:

Jerry Richey addressed the council on the treatment Ben Biddle received from the City Superintendent. Mayor Allen explained this was an employee/employer matter and would be handled by the city. No action taken.

201 W. FOREST:

City Inspector recommended this be removed from the condemnation list. The house has been brought to code.

Moved by Byrd, seconded by Hayes to release the structure at 201 W. Forest from the condemnation list. Motion declared carried.

1823 GALENA AVE:

City Inspector stated he had been unable to reach Mr. Johnson at American National Bank. He would report on this structure at the next meeting.

BYRD LEFT AT 8:17 P.M.

RECESS:

Moved by King, seconded by Poelma to break for a 5 minutes recess. Motion declared carried.

RECESSED AT 8:23 P.M. RETURNED AT 8:29 P.M.

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ROLL CALL:

Roll Call indicated the following members present after the 5 minute recess:
POELMA, HAYES, ANDERSON, KING, WATKINS,
BYRD, MORAN, TIPTON
ABSENT: MILLER, FITZER

Mayor Allen reopened the meeting.

SCHOOL TOURS:

Superintendent Sills requested the second grade of Liberty School be allowed to tour the city pump house and tower.

Moved by Byrd, seconded by Poelma that school classes be allowed to tour the pump house and water tower building. Motion declared carried.

SOLID WASTE DISPOSAL:

Tri State Recycling has agreed to accept solid waste from city routes effective Monday, November 26.

Moved by Anderson, seconded by Tipton to authorize solid waste be taken to TriState Recycling and a letter notifying Burgan Trucking and the council commissioners of this change. Motion declared carried.

REPORT WRITING TRAINING:

Moved by Watkins, seconded by Hayes to allow 10 officers attend the seminar on report writing at a cost of \$150 to be paid from VIN. Motion declared carried.

HAND CUFFING TRAINING:

Chief Collins reported 6 people took a hand cuffing course at no cost to the city.

CUTTING DITCH:

Persons have been seen disposing of trash in the area North and West of C & N on North Main. It was recommended a ditch be cut just at the entrance to this area just south of the bridge on North Main Street.

Moved by Watkins, seconded by King to table until Empire District Electric has been contacted to see if it is an access road to their lines. Motion declared carried.

PLANNING & ZONING RESIGNATION:

Moved by Watkins, seconded by Poelma to accept the resignation of Albert Anderson from the Planning & Zoning Commission. Motion declared carried.

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CONGREGATE MEALS CONTRACT:

Moved by Poelma, seconded by Tipton to approve continuing the contract with Sr. Services for 1 year for use of the Community Room for Congregate Meals. Motion declared carried.

LEAGUE MEMBERSHIP:

Moved by King, seconded by Poelma to renew membership with the League of Kansas Municipalities at a cost of \$740. Motion declared carried.

JANUARY MEETING:

Moved by Byrd, seconded by Hayes to reschedule the 1st meeting in January to Wednesday, January 2, 1991 due to the New Year's holiday. Motion declared carried.

SENTINEL BILL:

The Galena Sentinel missed billing for the Treasurer's Report publication fees for March 30.

Moved by Watkins, seconded by King to allow bill of \$38.20 to Galena Sentinel. Motion declared carried.

TEMPORARY EMPLOYEE:

Mayor Allen recommended the temporary employee be furloughed at this time due to finances.

No action taken by the council

Moved by Byrd, seconded by Hayes to continue with the agenda. Motion declared carried.

SPECIAL SOLID WASTE FUND:

Moved by Anderson, seconded by King to cease setting aside \$500 per month for the purchase of a new trash truck due to there being adequate funds in the reserve. Motion declared carried.

NAY: WATKINS

PLANNING & ZONING MEMBERSHIP:

Mayor Allen stated three terms expired on the Planning & Zoning Commission. All three of the terms were currently held by persons living outside the city. State statutes allow for only two. Two of these had moved outside the city after being appointed to the commission. Mayor Allen recommended Bob Jones and Faye Ashburn be appointed to fill two of these vacancies and Nancy Bash be appointed secretary.

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Moved by Byrd, seconded by Tipton to appoint Bob Jones and Faye Ashburn as members of the Planning and Zoning Commission and to appoint Nancy Bash as Secretary. Motion declared carried.

ABSTAIN: KING

NUISANCE COMPLAINT:

A complaint was received concerning the smell of the horses in Empire. The city inspector is to be contacted concerning this.

APPROPRIATIONS ORDINANCE 90-11:

Moved by King, seconded by Poelma to approve Appropriations Ordinance 90-11 in the amount of \$321,764.92. Motion declared carried.

PAYROLL ORDINANCE 90-26:

Moved by Hayes to approve Payroll Ordinance 90-26 in the amount of \$8,892.86 plus \$680.28 FICA. Motion declared carried.

PAYROLL ORDINANCE 90-26A:

Moved by Poelma, seconded by King to approve Payroll Ordinance 90-26A in the amount of \$9967.14 plus \$762.49 FICA. Motion declared carried.

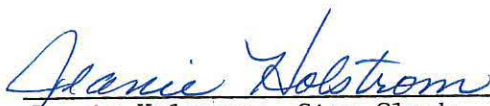
ADJOURNMENT:

Moved by King, seconded by Poelma to adjourn the Regular Meeting of the Galena City Council. Motion declared carried.



Thomas Y. Allen, Mayor

ATTEST:



Jeanie Holstrom, City Clerk

(SEAL)