



Proceedings of the City Council Meeting
Williamsburg, Kansas
June 6, 2016
7:30 p.m.

The City of Williamsburg Kansas met in regular session on June 6, 2016.

Those present: Mayor Jon Horne, Council Member Worden, Council Member Rhoads, and Council Member Stover.

Absent: Council Member Norton and Council Member Tipton

Guests present: Commissioner Howard, Lou Coppoc, Fran Bennett, James Oltman, Bruce Rockhold, Kenny Messick, Rocky Taylor and JR Harris.

Meeting called to order at 7:32 pm by Mayor Horne who thanked everyone for coming this evening. City Clerk Sims took roll call. Council Member Norton and Council Member Tipton were absent.

1.0 Public Forum

Lou Coppoc: Mr. Coppoc thanked the Mayor and the Council for all they do and that the flags on Main Street look great.

Commissioner Howard: Commissioner Howard informed the Council that there is not too much going on right now. There is a FCDC meeting in the morning and that they received the report from the auditor last week so the budget meetings will begin soon.

Bruce Rockhold: Nothing.

James Oltman: On the agenda 5.0.

Fran Bennett: Mr. Bennett informed the Council that there was not much to report. Everything is quite at District 12.

Kenny Messick: Mr. Messick informed the Council that everything looked great in town.

JR Harris: Nothing

Rocky Taylor: Nothing.

2.0 Approval of the Agenda:

2.1 Amend the Agenda: Council Member Worden made a motion to approve the agenda. Seconded by Council Member Rhoads. Motion passed 3-0.

3.0 Approval of the Minutes

3.1 Approve Previous Minutes (May 2, 2016): Council Member Worden made a motion to approve the May 2, 2016 regular meeting minutes. Seconded by Council Member Rhoads. Motion passed 3-0.

4.0 Treasurer's Financial Report

4.1 Financial Report: Treasurer Rockhold informed the Council that all has balanced. He also stated that we have not received the bank statement.

4.2 May 2016: Council Member Rhoads made a motion to accept the May treasurers report. Seconded by Council Member Stover. Motion passed 3-0.

4.3 June 2016: Council Member Stover made a motion to table the June treasurer report due to no bank statement at this time. Seconded by Council Member Rhoads. Motion passed 3-0.

5.0 Guest

5.1 James Oltman - FCDC: Mr. Oltman introduced himself to the Council as the new Director for the Franklin County Development Council. He has been on the job for about 6-7 weeks now and is trying to make his way around the county to get to know the Council Members. He understands that the City of Williamsburg were previous members of the FCDC and would like to work back to that. He also informed the Council that previously he was the Director of the Development Council in Haysville, KS and was there for about 2-1/2 years. Before that he was in Lincoln County Kansas where the population of the entire county was 3,200 people so he understands and has great knowledge of the rural Kansas small town needs. He grew up in a small town as well in Nebraska. Mr. Oltman and Mayor Horne met about a month ago and had discussions about where Williamsburg is at now. Mr. Oltman asked if there were any questions that he could answer from the Council or patrons in town. Council Member Worden asked Mr. Oltman what he could do for Williamsburg. Mr. Oltman informed the Council that there are a lot of things that are going on in the County right now that could potentially benefit Williamsburg. As they get new businesses in, the employees will need places to move to and the house inventory in the County is very limited. When you have residential growth you also have retail growth and you also have tax base that will grow as well. He said that he would not make grand promises to the Council that he cannot keep but will do what he can to

help and work with the community. Mr. Oltman was also asked what towns in the County are current members. He informed that right now it was just Ottawa and Wellsville. His goal is to have 100% participation of towns in the County as members of FCDC. This gives the perception that we are all in it together. It is not about the money at this point. Mr. Bennett informed Mr. Oltman that Williamsburg has a lot to offer with being close to the interstate, recreation places, elementary school, along with having a great water and sewer sources. He also stated that he didn't think that the realtors in Ottawa promote Williamsburg very much and we don't get publicity in the local media as well. He asked Mr. Oltman to dig around to see the history and he will for sure see that he is correct. He also encouraged him not to lose sight of making it a county effort and not just an Ottawa one. Mr. Oltman thanked Mr. Bennett for his comments and said that he understood from past experiences about those situations. He said that he can help with the media and the realtors and will keep that in mind. Discussions took place on that topic and on vertical land readiness. Mr. Messick brought up to Mr. Oltman that \$500.00 was a lot of money to ask small towns to contribute. He thought that maybe if the amount was lowered he would be able to get 100% participation. Mr. Oltman disagreed with Mr. Messick. He didn't think that \$50.00 per month was too much to ask when you look at the greater picture. He said that they are there to help get creative and implement incentives to get people interested. Mr. Taylor went over his situation with Mr. Oltman. Mr. Oltman said that he understood. Mayor Horne thanked Mr. Oltman for his time and for coming to the meeting. He said that they can have discussions in the future regarding becoming members. Mr. Oltman informed the Mayor, Council, and Patrons that if they ever have any questions to please don't hesitate to contact him. He is sharing an office with the Chamber of Commerce and you can call him there.

6.0 Old Business

- 6.1 **Sidewalk Bid Opening:** Mayor Horne informed the Council that the date for opening the sidewalk bids has been postponed. The date has not been determined yet and he didn't want to get into a discussion about the details at this point until the issues between the State and the City has been resolved. He will inform the Council once he has more information.
- 6.2 **Update on Wastewater Project:** Mayor Horne informed the Council that he met with BG Consultants and are working with them on the easements. He showed them the preliminary map. He will be meeting with them again 1 week from Friday to discuss the second force main. Mr. Harris asked if the Council was still planning on lining the pipes and why we couldn't just use bigger pumps. Mayor Horne informed Mr. Harris that yes they will be lining the pipes even though the preliminary report from the CCTV states that the pipes are not as bad as what they originally thought since they were installed around 1971. He also stated that KDHE will not allow bigger pumps due to the INI problem that we have. This issue is mainly from the manholes but we are locked into the financing at this point and we continue to move with the original plan. The rate increase may not be as high as what was originally predicted. They are hoping to have the CCTV report sometime in July.

7.0 New Business

- 7.1 **Lots west of City Hall:** Mayor Horne informed the Council that he was contacted by Joe Carey. He is the son of Ray and Ruth Carey. He would like to purchase the lots west of City Hall to build a building like the community building to use for personal use with the ability to be a commercial property at a later time. His attorney is Pat Walsh and Mayor Horne has spoken to Mr. Walsh. There is no conflict of interest with Mr. Walsh being the attorney for both parties. Previously the Council stated that they would sell the lots for \$10,000 with the incentive of giving \$2,000 back each year a business was operational. It would be up to the Council if they were interested in selling for personal use instead of commercial and if they were interested in still giving the incentive. Mr. Carey did inform Mr. Horne that he is willing to work with the City to make sure the looks of the building match the rest of Main Street. He is thinking that the building would be constructed in 6-12 months of purchase of the land. Mayor Horne reminded the Council that the city is currently paying taxes on that property. Discussions took place on this topic. Council Member Rhoads made a motion to allow Mayor Horne to set up a special meeting with Mr. Carey to discuss selling the property. Seconded by Council Member Worden. Motion passed 3-0.
- 7.2 **Ditch along South Street behind Milliken property:** Mayor Horne informed the Council that there were issues with some of the ditches in town. Discussions took place on this topic. The Council asked Mayor Horne to get some pricing on what it would cost to repair.
- 7.3 **Setup budget Work session for July:** Council Member Worden made a motion to hold a work session on Monday June 27th, 2016 at 6:30 pm. Seconded by Council Member Rhoads. Motion passed 3-0.

7.4 Street Issues: Mayor Horne informed the Council that Council Member Stover had bladed the roads so there was nothing to discuss on this topic.

7.5 Watering Flowers: Mayor Horne reminded the Council that it was the time of year again for the maintaining of the flowers. He is not opposed to paying someone to do it if need be. Discussions took place on the specifics. It was agreed that Council Member Rhoads will water flowers Monday thru Thursday and Mayor Horne will take care of Friday thru Sunday.

7.6 Change of regular Council Meeting date: Council Member Rhoads made a motion to move the regular Council Meeting in July to July 5, 2016 at 7:30 pm and to publish in the local paper. Seconded by Council Member Stover. Motion passed 3-0.

8.0 Executive Session: Council Member Rhoads made a motion to enter into executive session to discuss nonelected personnel for 5 minutes. Seconded by Council Member Stover. Motion passed 3-0.

Council entered at 8:44 pm.

Mayor Horned called the regular meeting back to order at 8:49 pm.

No action was taken in executive session.

9.0 Authorization to Pay Bills

9.1 Pay the Bills: Council Member Worden made a motion to pay the bills. Seconded by Council Member Rhoads. Motion passed 3-0.

10.0 Adjourn Meeting next regular meeting July 5, 2016: Council Member Worden made a motion to adjourn the meeting at 8:50pm. Seconded by Council Member Rhoads Motion passed 3-0.