

Council Meeting 1/20/2025

Minutes taken by Emily Bessette, City Clerk

Meeting

Time: 7:00 PM

Presiding Officer: Mayor Anthony DaPrato

Council Present: Kaitlyn Ball, Kevin Seals, Cheryl Lister, Ronnie Moeller, Chad Moore

Absent: N/A

Attorney Tom Barnes

Employees: Jonathan Clark, Emily Bessette, Shannon Seals

Visitors: Per Registry

Call to Order

The meeting was called to order at 7:00pm by Mayor Anthony DaPrato.

Reading of Minutes

Motion by Moore to approve meeting minutes from December 16, 2024, 2nd by Ball, motion carried.

Splash Pad - ACCO

Mark Singleton from ACCO presented splash pads. A splash pad can be open more calendar days than a pool. It allows parents the option to watch the children play and not have to get into the water. No lifeguard is needed on duty. There are two different systems available, flow through and a circulating system. The community has expressed an interest in having a splash pad at the city park.

Schulte Supply

MRX-920 is no longer under warranty. The annual maintenance contract through Schulte Supply is \$3,847.00. Discussions on repairs are usually less than \$1,000. A new one is around \$17,000. The council was in consensus to take no action.

Water Conference

Josh and Jonathan will attend the 56th Annual Water Conference & Exhibition in Wichita on March 25th through the 27th. They both will test. Motion by K. Seals to allow Josh and Jonathan to attend the conference with a cap of \$800 total for hotel expenses and registration, 2nd by Ball, motion carried.

Maintenance

Discussion on who to call after hours for cold weather emergencies. Maintenance should be forwarding the office phone to one of the maintenance workers' phones.

Josh's work truck needs a dual battery. A dual battery isolator kit and split charge relay kit is needed to run two batteries. It will also need two batteries. Approximately \$600 depending on batteries.

The Ford needs a new power steering pump for \$80.

Skid Steerer needs new seals kits as well as a quick connect Bob Tatch cylinder. \$102 x2, \$95 x2

Stenner pump needs to be replaced for \$1,040.00 x2.

Motion by K. Seals for Maintenance to purchase total list needed for repairs not to exceed \$4,000.

Money to come out of General Maintenance, 2nd by Ball, motion carried.

Moore had questions on why there was some discoloration in the water. Tower was at 8ft for about a week instead of the normal 30ft correcting turbidity.

Zoning

Dustin Barnhardt at 217 Clay has a permit request to add a shed and a fence to his property. Motion by K. Seals to allow Barnhardt to put up a shed and fence per application, 2nd by Moore, motion carried.

Barnhardt made the council aware of the quality and problems he is having in his home that he just closed on December 27, 2024. He reports that on January 5, 2025 he had snow coming into his master bathroom through the vent. He has been in contact with Steve at Drippe Homes for a warranty claim. Mr. Barnhart advises that Steve contended it was a weather-related problem, and that Mr. Barnhart should file an insurance claim. Mr. Barnhart contends that the ducting from the vent to the roof was not installed correctly. Drippe Homes has attempted to remedy the problem, but Mr. Barnhart maintains that the problem remains and that a rag has been stuck in the vent to stop the draft.

Mr. Barnhart also contends that the drywall and paint is poor, multiple doors do not latch, bathroom flooring peeled up, drafts are coming in through interior outlets, cabinet doors to not line up and warped and there was a hole in master broom floor. He advises that Drippe Homes did come fix the hole but caused damage to the carpet when doing so.

Mr. Barnhardt advises that in his previous home black mold occurred as the result of siding being put directly on the studs with no sheeting or appropriate vapor barriers which resulted the insulation getting damp. He believed that when he purchased 217 Clay, he had an expectation that the residence would be sheeted with at least OSB plywood prior to being wrapped and sided. He reports 217 Clay has wrap directly on the studs with no sheeting and then siding. Dan Rawlinson a neighbor in the new homes stated that the realtor assured him there was sheeting on the studs of his residence and that he discovered such was not the case. He advised that the garage is being drywalled currently, so they pulled the installation back and noticed frost on the house wrap that could be scratched off. He advised that Steve with Drippe Homes reported they are required to have three vapor barriers and maintains that house wrap, siding and exterior paint satisfy the requirements under the building code. Mr. Barnhardt reports Drippe Homes does send people out to look at the problems but contends that the problem is poor quality construction.

In a effort to possibly prevent things like this happening in the future, Dillon Fleming suggested having plumbing, electrical, mechanical and carpentry inspections prior to wall covers being installed. The building code was discussed and needs to be followed. Fleming advises that he has reached out to Osage County to see what Code regulations they follow and is waiting for a response.

It was pointed out by Mr. Barnhart that the gas line installed on the furnace in his home was intended for a gas range. Michael Wegley, a firefighter in the audience expressed concern that the gas line regulator was set too high allowing too much gas to flow to the furnace. Fleming suggested that inspections completed in stages throughout the building process might help to prevent this in the future. The council thanked the homeowners for coming and providing them with their concerns.

After discussion, the Council decided to recall the last four building permits for Drippe Homes with a request that Drippe Homes send a representative to come to a meeting to discuss the concerns expressed by the purchasers.

Wegz LLC is requesting to put up a 3x5 digital sign sticking out from the front of the store. K. Seals made a motion to allow Wegz to erect the sign based off the permit, 2nd by Lister, motion carried.

Justin Ramsdale had a billboard permit that was approved the year prior. He needs to renew his application. After further review the billboard does not meet county requirements. Billboard permit put on hold.

Janel Hill would like to put a trailer in the trailer park. The trailer in discussion does not meet City Ordinances. The trailer is being stored in another town. She presented photos as well as having a video on her phone. Ther trailer appeared to be completely remodeled and looked nice. Discussion on if zoning needed to travel to inspect the trailer. Consensus that the trailer could be inspected once arriving at the trailer park. Inspection will be followed by an Occupancy Use Permit. Motion by K. Seals to approve a variance for 320 N Norris with inspection followed by Occupancy Use Permit, 2nd by Moore, motion carried.

Osage County Herald

Motion by K. Seals to approve Congratulations Osage County Soil Conservation Winner for all their hard work for \$36.80, 2nd by Ball, motion carried.

Accreditation

Consensus to allow Ashley Madden to attend Kansas Law Enforcement Accreditation Program training in Leawood from March 24-26th. There is a chance that there will not be a city vehicle available, and mileage would be paid for in that event. Bring hotel prices back to the council at the next meeting.

Cleaning City Hall

Motion by K. Seals to approve cleaning contract and confidentiality agreement with correction of employee to contractor, 2nd by Moeller, motion carried.

Executive Session

Motion by K. Seals to go into executive session for nonelective personnel including mayor, council, attorney, and Chief Seals; to resume at 9:12pm in the Council Room, 2nd by Ball. Resumed open meeting at 9:12pm with no decisions made.

Motion by K. Seals to accept officer Richard Hamm's resignation email, 2nd by Lister, motion carried.

Police

Chief Seals requested the council to allow overtime for full-time officer Mariah Schultz. She will work in the office an extra day a week for office work and investigations, not to exceed 10 hours. Consensus from council to allow Officer Schultz up to ten hours of OT per week. There was discussion on changing shifts up so that someone is out more on night shift. Mariah typically is out until 2:00am.

Chief Seals asked permission to attend a class in KCMO. Reading People and Becoming a Body Language Expert. Chief Seals would like Officer Schultz to attend as well. The class is on February 26th. Class is \$199 per person. Motion by Ball to allow Chief Seals and Officer Schultz to attend training in KCMO for \$199, 2nd by Moore, motion carried.

Follow Up

Water survey cards will continue to be mailed out to every utility account in Carbondale until compliance is met.

Lockdoctor paperwork has been signed and returned. AT&T is scheduled to be at the maintenance building next week.

Moore had a question about the employee handbook being approved to be in effect January 1, 2025. He wanted to know why the city office was open when they approved to adopt all state holidays. The clerk reviewed employee handbook and attorney Barnes read the holidays they approved to the council. Moore wanted to know how productive the office was when other businesses were closed, including banks. It was a productive day in the office. The City Office had closed to the public the Friday prior for audit. Being open with minimal interruptions gave office staff time to catch up from missed task from the Friday before and continuing to work on audit. Normally it is the case that when the State and Federal is closed it is hard to complete multiple task. This holiday just fell at good timing with audit and wrapping up the end of year.

Moore would like to add a door going into the middle office through the wall at the bottom of the stairs so that the council can go in for executive sessions. Lister recommended walking around.

Extension Request

Motion by K. Seals to approve extension request, 2nd by Moore, motion carried. Discussion on why Davis request has two dates.

Notes and FYI

No discussion.

Bills

Our waterline settled and crushed the homeowner's sewer line. Discussion on whether the City would still be responsible after twenty years. Agreeance the City was responsible.

Motion by Ball that council looked at the bills, 2nd by Moeller, motion carried.

Adjourn

Motion to adjourn by Lister, 2nd by Moore, Motion carried at 9:27pm.