



CITY OF COUNCIL GROVE · 205 UNION STREET · PO BOX 313

COUNCIL GROVE, KS 66846 · 620-767-5417 · COUNCILGROVE.COM

**City Council Agenda
June 21, 2022
5:30 P.M. - City Hall**

WELCOME AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT PERIOD

Items not already on the agenda may be brought before the Governing Body. Persons must sign in to be eligible. (Three-minute maximum time limit). After three minutes, items will then be voted on to see whether to place the item on the next agenda.

CONSENT AGENDA:

- Minutes from the Previous meeting: Pages 2 – 4
- Appropriations:
- Lake Cabin Transfer: N/A

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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OLD BUSINESS:

- N/A

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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NEW BUSINESS:

- City Lake Committee Recommendation: Marc and Billi McGee, J-18 Pages 5 – 8

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- City Lake Committee Recommendation: Bryan and Stacy Zeigler, I-35 Pages 9 - 12

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- Police and Fire Committee Recommendations: Terry Lif Pages 13 - 14

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- Employee Merit Raises Page 15

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- Executive Session: Attorney Client Privilege City Lake

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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Governing Body Comments:

Adjournment:

City Council Meeting Minutes
June 7, 2022

WELCOME AND CALL TO ORDER

Mayor Debi Schwerdtfeger called the regular City Council Meeting to order. Council members present were Keith Wessel, Jason Booker, Mark Berner, Sean Honer, Larry Siegrist, Sharon Haun also present were City Administrator Nick Jones and City Attorney Bill Halvorsen. Others attending were Marcus Hernandez, Mindy Andres, Harry Maddux, Pastor Billy Kryger, Ryan McDonald, Mark Brooks, Rick Farr, and Aron Dody

PUBLIC COMMENT PERIOD

Rick Farr asked the Council what the background is of the new City Inspector. City Administrator Nick Jones said the new inspector if appointed will be Dan Drube and he has worked with Jones Electric at Fort Riley and is the Special Projects Manager and OSHA and safety inspector for US Stone. Mr. Farr said it is good to hear he has worked for Jones Electric.

CONSENT AGENDA

Councilperson Sharon Haun made a motion to approve the Consent Agenda as presented in the packet. Councilperson Keith Wessel seconded the motion. Motion Carried 6 – 0. The consent agenda consisted of:

- May 17, 2022, Minutes
- May 17, 2022, to Current Appropriations.
- Cabin Transfer: N/A

OLD BUSINESS

• **Ordinance Change to Allow Ducks: Follow Up**

Mayor Debi Schwerdtfeger asked the Council if anyone had spoken to them regarding changing ordinance #1958 to add ducks. Councilperson Sharon Haun said she thinks they should be added sense we allow chickens. Councilperson Jason Booker also said he thought we should allow ducks. Councilperson Larry Siegrist said he did not have an issue with adding ducks, but in this situation the location of the pen in the front yard he would not be in favor of it. Councilperson Mark Berner, Keith Wessel and Sean Honer agreed with Councilperson Siegrist. After discussion a motion was made by Councilperson Sharon Haun to allow ducks. The motion was seconded by Councilperson Jason Booker. Motion Failed 2 – 4 with Councilpersons Berner, Wessel, Honer, and Siegrist voted against it.

NEW BUSINESS

• **Aron Dody – USD417**

USD417 Superintendent Aron Dody spoke to the Council regarding a partnership with the City of Council Grove to have a School Resource Officer. Dr. Dody said that House Bill 2567 provided state funding for school safety. Dr. Dody said the School Resource Officer would have a presence at all 3 schools with the focus at the JR/SR High School sense that is where they have a majority of the issues. The funding would come from \$25,000 from the State grant and \$25,000 from the School District with no cost to the City of Council Grove. Dr. Dody said the application has a short turn around and would need approval from the City Council to move forward. Council Grove Police Chief Shawn Wangerin said he thought we should not let the opportunity pass and it would be good to work with the School District and have more of a presence in the schools. After discussion Councilperson Jason Booker made a motion to the partnership with USD417. The motion was seconded by Councilperson Sean Honer. Motion Carried 6 – 0

• **Gun Fight on the Santa Fe Trail Committee Request: Jan Sciacca & Harry Maddux**

Mark Brooks and Harry Maddux requested the use of the Riverwalk Park, screen on the Riverwalk Amphitheater stage, Closer of parking in the 100 block of Main Street for Saturday, July 16th so no cars can park to allow for the Bank Robbery and barricades to block off the parking, Detour/Closure of the 100 and 200 blocks of Main Street from 6:30 – 7:30pm. In addition to one block North and one block South of Main Street. Mayor Debi Schwerdtfeger said she was approached by a few business owners in the 100-block concerned with the 100 block not allowing parking all day Saturday and the effect it may have on their business. Council said they understood the concern but said in the past that was the case when Washunga Days took place on Main Street. Councilperson Sean Honer made a motion to approve the requests of the Gun Fight Committee. The motion was seconded by Councilperson Sharon Haun. Motion Carried 6 – 0

- **City Lake Committee Recommendation: Marc & Billi McGee, J-18**
 City Administrator Nick Jones presented the recommendation from the City Lake Committee to deny a boundary line adjustment request of 96.5 feet for a 40' x 60' storage shed for Marc and Billi McGee, J-18. Marc and Billi McGee were present and requested that we continue to work at making something work. Councilperson Sean Honer suggested changing the size and direction of the structure to take up less frontage along the road and present it to the Lake Committee again, so both sides can feel good about the request. A motion was made by Councilperson Sean Honer to accept the recommendation from the Lake Committee to deny the request for J-18. The motion was seconded by Councilperson Sharon Haun. Motion Carried 6 – 0
- **Police and Fire Committee Recommendation: Johnathan Mayhill**
 The Police and Fire Committee recommend the City Council approve the appointment of Johnathan Mayhill to full-time Class A Officer at a payrate of \$19.75 per hour effective on June 8th, 2022. Mayor Schwerdtfeger asked for a motion to approve the appointment. A motion was made by Councilperson Jason Booker to approve the appointment. The motion was seconded by Councilperson Sean Honer. Motion Carried 6 – 0
- **Ordinance Establishing Qualifications of the City Attorney and Assistant City Attorney**
 City Attorney Bill Halvorsen presented an ordinance establishing the qualification for the City Attorney and Assistant City Attorney for the City of Council Grove, Kansas. City Attorney Halvorsen noted that the ordinance allows the city to hire from outside Morris County and any compensation to the Assistant City Attorney will be paid by the City Attorney until such time the Assistant City Attorney takes over the position. After discussion Councilperson Keith Wessel made a motion to approve the ordinance. The motion was seconded by Councilperson Mark Berner. Motion Carried 6 – 0, Ordinance #2252
- **Office Committee Rec: Appointment of Assistant City Attorney: Brian Henderson**
 The Office Committee recommends the City Council approve the appointment of Brian Henderson to Assistant City Attorney with any expenses paid by the City Attorney with no additional cost or expense to the city. Effective July 1, 2022, Mr. Henderson will take over duties as the City Attorney at a payrate of \$2,600 monthly. Mayor Schwerdtfeger asked for a motion to approve the appointment. A motion was made by Councilperson Jason Booker to approve the appointment of Brian Henderson. The motion was seconded by Councilperson Sharon Haun. Motion carried 6 – 0
- **Building and Trades Board Recommendations: Ordinance Amendments**
 City Attorney Bill Halvorsen presented proposed amendments to city code sections 4 – 109, 4-104, 4-107, 4-108, and 4-109. City Attorney Halvorsen said these changes are related to licensing periods going to annually to biannually. Increased fees recommended by the Building and Trades Board and required Framers to be licensed. Ryan McDonald felt that changes did not define Framers and did not provide guidance. Councilperson Sean Honer made a motion to amend the ordinance to remove residential and journeyman under Framers and just have Framers listed under the fees for licensing. The motion was seconded by Councilperson Jason Booker. Motion Carried 6 – 0, Ordinance #2253
- **Office Committee Recommendation City Inspector: Dan Drube**
 The Office Committee recommends the City Council approve the appointment of Dan Drube to City Inspector at a payrate of \$22.00 per hour. This appointment is contingent upon passing a drug/alcohol screening, physical and background check. Effective start date of June 15, 2022. Mayor Schwerdtfeger asked for a motion to approve the recommendation from the Office Committee. A motion was made by Councilperson Mark Berner. The motion was seconded by Councilperson Sharon Haun. Motion Carried 6 – 0
- **Executive Session - City Lake**
 Mayor Debi Schwerdtfeger asked for a motion to go into Executive Session. A motion was made by Councilperson Keith Wessel to go into executive session for attorney client privilege regarding the City Lake, which included the Mayor, City Council, City Attorney, Assistant City Attorney and City Administrator for 30 minutes. The Motion was seconded by Councilperson Mark Berner. Motion Carried 6 – 0
 Upon returning to regular session no action was taken.



CITY LAKE COMMITTEE

City Council Meeting Recommendation, June 21, 2022

1. Recommends the Council approve a boundary line adjustment request of 61.5 feet for a 30' x 50' building.

Marc and Billi McGee, J-18

Adjustment will not restrict or interfere with the neighboring cabins or access to the area. The neighboring leaseholds are aware of this request and have indicated such in writing.

LAKE COMMITTEE: Keith Wessel
Larry Siegrist

CITY INSPECTOR: Dan Drube

APPLICATION FOR COUNCIL GROVE LAKE PARK BOUNDARY LINE ADJUSTMENT

Leasehold Location: Section Letter: J Site No.: 18 911 Address: 120 LIMESTONE BLUFF, Council Grove, KS 66846

Name(s) of Lessee(s) / Prospective Lessee(s): MARC & BILLI MCGEE

Mailing Address: 5344 W. 77TH N. CT. City: VALLEY CENTER State: KS Zip: 67147

Phone: 1-316-644-9089 Cell Phone: 1-316-644-9089 Date: 5-16-2022 Requested Linear Feet: 61.5

Signature(s) of Lessee(s) or Prospective Lessee(s): *M. McGee*
(Must be same names as on lease)

The above signed do hereby request a Boundary Line Adjustment for the purpose of: STORAGE SHED

The following items must be submitted with this application:

- elevation and plan drawings/sketches showing the dimensions of the proposed new dwelling or accessory structure
- a copy of the plot plan for the leasehold showing the location dimensions of the proposed new dwelling or accessory structure in relation to the existing dwelling
- signed letters from the adjoining leaseholders with their comments about the proposed boundary line adjustment
- a nonrefundable fee of \$70 to cover the cost of evaluating the request
- a completed leasehold transfer package, if the written request is from a prospective purchaser of the leasehold

NOTE: Boundaries shared by leaseholders are not eligible for a Boundary Line Adjustment.

OFFICE USE ONLY BELOW THIS LINE

Boundary Line Adjustment (BLA) determination criteria:

- prior agreements and understandings of adjoining leaseholders
- prior usage and expectations of adjoining leaseholders
- the physical configuration of lots
- equitable placement of the boundary considering the interest of present as well as future leaseholders
- equitable division of lake frontage and access
- ingress and egress to leaseholders
- location of existing access roads
- location of existing utilities
- equitable placement of the boundary considering the previously determined depths of adjoining lots
- any other factors deemed appropriate

Boundary Line Adjustment not validated until the BLA Fee has been paid.

BLA Linear Feet: 61.5 BLA FT²: _____ BLA Rate: \$ 0.11 FT² BLA Fee: \$ _____

City's Designated Agent: BLA Recommended: (yes/no) no Date: 6-16-2022 Signature: *Don Shobe*

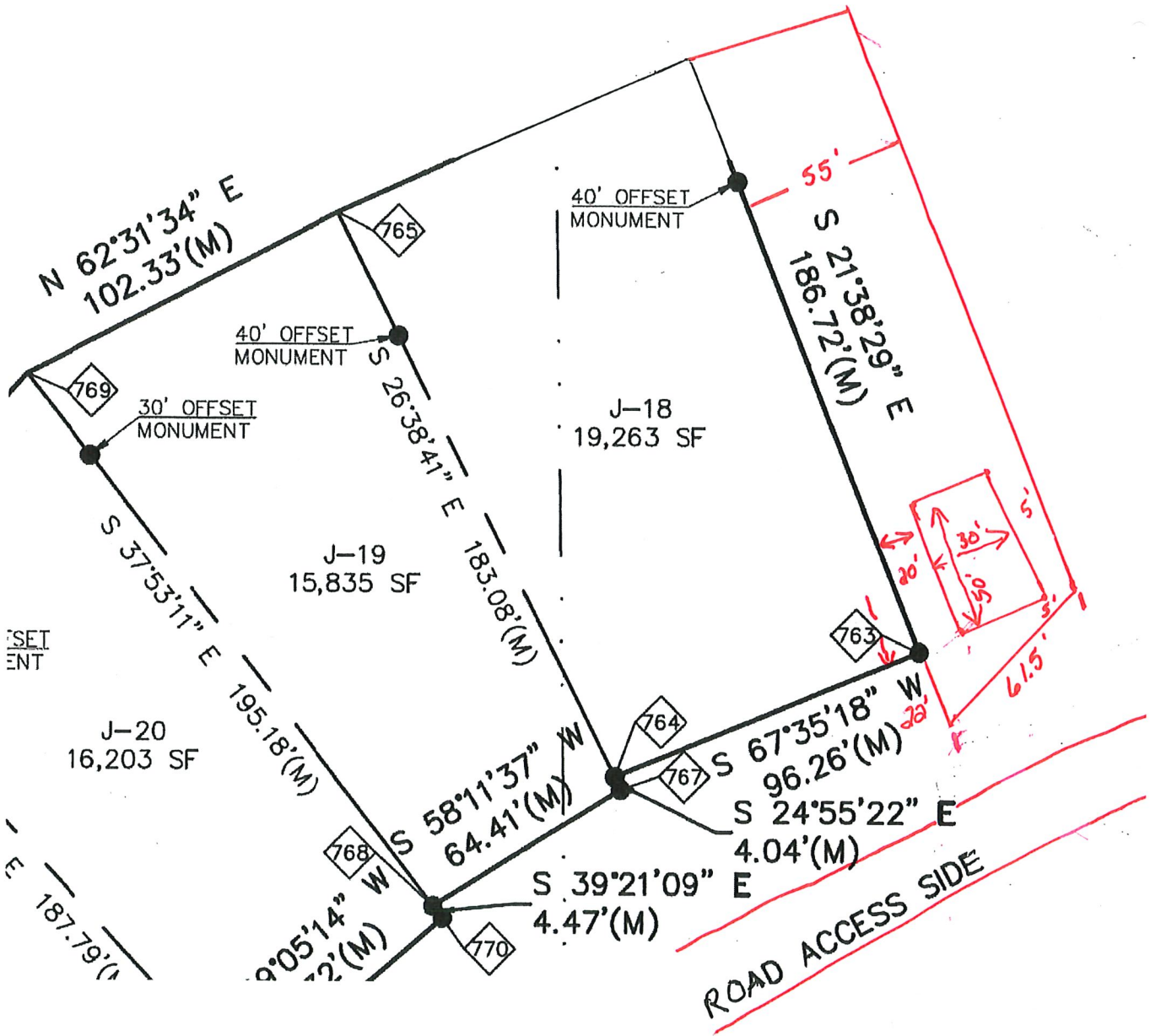
Governing Body Lake Committee: BLA Reviewed Date: 6-16-2022

Governing Body: BLA Approved: (yes/no) _____ Date: _____

Land Survey of BLA: Surveyor: _____ Date: _____

Land Survey Filed with Morris County Register of Deeds: Date: _____ Filing Fee: \$ _____

LAKE ACCESS SIDE



ROAD ACCESS SIDE

Open Records for Kansas Appraisers - Morris County





CITY LAKE COMMITTEE

CITY COUNCIL MEETING RECOMMENDATION, June 21, 2022

RECOMMENDS THE COUNCIL APPROVE A BOUNDARY LINE ADJUSTMENT REQUEST of
51.49 x 50 feet for a 26' x 34' garage.

Bryan and Stacy Zeigler, I-35

Variance request will not restrict or interfere with the neighboring cabins or access to the area.
The neighboring leaseholds are aware of this request and have indicated such in writing.

LAKE COMMITTEE: KEITH WESSEL
MARK BERNER

CITY INSPECTOR: DAN DRUBE

APPLICATION FOR COUNCIL GROVE LAKE PARK BOUNDARY LINE ADJUSTMENT

Leasehold Location: Section Letter: I Site No.: 35 911 Address: 156 Blue Heron Pt, Council Grove, KS 66846

Name(s) of Lessee(s) / Prospective Lessee(s): BRYAN & Stacy Zeigler

Mailing Address: 156 Blue Heron Pt City: Council Grove State: KS Zip: 66846

Phone: _____ Cell Phone: 620 794 6659 Date: 5/25/22 Requested Linear Feet: 50'

Signature(s) of Lessee(s) or Prospective Lessee(s): [Signature]
(Must be same names as on lease)

The above signed do hereby request a Boundary Line Adjustment for the purpose of: building a garage.

The following items must be submitted with this application:

- elevation and plan drawings/sketches showing the dimensions of the proposed new dwelling or accessory structure
- a copy of the plot plan for the leasehold showing the location dimensions of the proposed new dwelling or accessory structure in relation to the existing dwelling
- signed letters from the adjoining leaseholders with their comments about the proposed boundary line adjustment
- a nonrefundable fee of \$70 to cover the cost of evaluating the request
- a completed leasehold transfer package, if the written request is from a prospective purchaser of the leasehold

NOTE: Boundaries shared by leaseholders are not eligible for a Boundary Line Adjustment.

OFFICE USE ONLY BELOW THIS LINE

Boundary Line Adjustment (BLA) determination criteria:

- prior agreements and understandings of adjoining leaseholders
- prior usage and expectations of adjoining leaseholders
- the physical configuration of lots
- equitable placement of the boundary considering the interest of present as well as future leaseholders
- equitable division of lake frontage and access
- ingress and egress to leaseholders
- location of existing access roads
- location of existing utilities
- equitable placement of the boundary considering the previously determined depths of adjoining lots
- any other factors deemed appropriate

Boundary Line Adjustment not validated until the BLA Fee has been paid.

BLA Linear Feet: 51.49' BLA FT²: _____ BLA Rate: \$ 0.11 FT² BLA Fee: \$ _____

City's Designated Agent: BLA Recommended: (yes/no) no Date: 6-16-2022 Signature: [Signature]

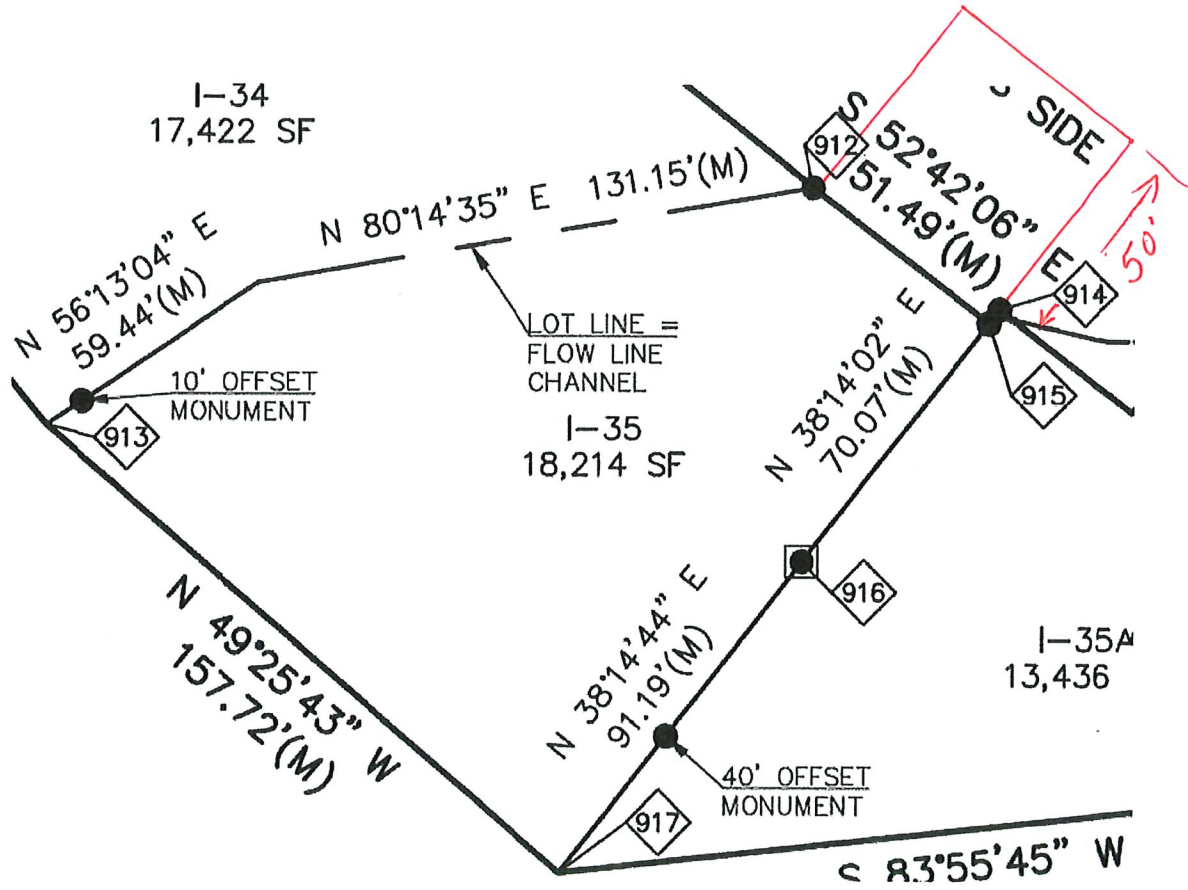
Governing Body Lake Committee: BLA Reviewed Date: 6-16-2022

Governing Body: BLA Approved: (yes/no) _____ Date: _____

Land Survey of BLA: Surveyor: _____ Date: _____

Land Survey Filed with Morris County Register of Deeds: Date: _____ Filing Fee: \$ _____

ROAD ACCESS SIDE



LAKE ACCESS SIDE

Open Records for Kansas Appraisers - Morris County





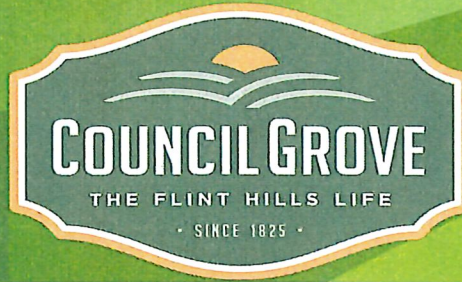
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Police and Fire Committee Recommendation

The Police and Fire Committee recommend the Council appoint Terry Lif to the rank of Sergeant for the Council Grove Police Department.

COUNCIL GROVE POLICE DEPARTMENT

P14



Chief Shawn Wangerin
205 North Union
Council Grove, KS 66846
(620) 767-5200

To whom it may concern:

As of June 23rd, 2022, I request that Officer Terry Lif be promoted to the rank of Sergeant for the Council Grove Police Department. Officer Lif, much like Lieutenant Jason Bacon, has been integral to the success of the Council Grove Police Department. He frequently picks up added responsibility, and is currently our Range Master, Rifle Instructor, Certified Drone Operator, Taser instructor, and one of two Officers on the department that are finding words certified for the investigation of child crimes. Officer Lif has been with the department since 2014, and I believe he has earned this position. Thank you for the consideration.



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City Employee's Merit Raises 2022

Below are the recommended new payrates for the City Employees listed below after evaluations of work performance in the last year. Employees not listed have either received a promotion with a pay increase or have not been employed with the city for 1 year. The city budgeted \$24,000 for pay increases for 2022/2023. The Utilities Department merit raises are funded through Water and Sewer. Effective July 1, 2022

Utilities Department – New Hourly Payrates

- **Derrick Craige - \$28.56**
- **David Siemers - \$19.20**
- **Michael Stover - \$16.32**

Streets and Parks Department – New Hourly Payrates

- **Jeff Barbo - \$22.00**
- **Rodney Yowell - \$18.36**
- **Allen Blosser - \$17.16**
- **Mark Meador - \$14.57**
- **Dale Everett - \$14.54**

Police Department – New Hourly Payrates

- **Shawn Wangerin - \$24.33**
- **Jason Bacon - \$20.32**
- **Terry Lif - \$20.00**
- **Jimmy Blackburn - \$19.81**

Recreation Department – New Hourly Payrate

- **Justin Carlson - \$22.00**

City Hall – New Hourly/Salary Payrates

- **Nick Jones – \$190.30 – Salary**
- **Theresa Drube - \$16.97**