

City of Pomona
Regular City Council Minutes
Monday, September 14, 2020
7:00 p.m., City Hall

Attendance: Mayor Seneca **Council members:** Rick Smith, Kim Giffin, Richard Adler, Dotson Bradbury

Others in Attendance: Maiyee Lor, Kelly Loder, Amy Wiscombe, Frank Downing, Kevin Prouty, Mike Adell, Sean Gordon

Meeting to order

The meeting was called to order at 7:00 p.m. and began with the Pledge of Allegiance.

Amend Agenda

Mayor Seneca made a proposal to the agenda: as the last item of business to accept the resignation of planning commission: Kyle Piene and Matt Brenzikofer.

Council member Adler moved to approved it. Seconded by Council member Bradbury. The vote carried 4/0.

Consent Agenda

- Review Utility Accounts 30+ Days Delinquent
- Review Employee Vacation, Discretionary, and Comp Time Accruals
- Minutes of Previous Meetings
 - August 3, 2020
 - August 6, 2020
- Financial Reports/Action on bills
 - Current bills and prepaid bills

Council member Smith moved to approve the consent agenda. Seconded by Council member Bradbury. The vote carried 4/0.

Items of Business to Discuss and Consider Action:

Fiscal Year 2019 Audit: Gordon CPA

Council review the packet and management letter. Council member Bradbury motioned to approve the audit as presented for 2019. Seconded by Council member Giffin. The vote carried 4/0. Mr. Gordon shared that the audit went well. Mayor Seneca appreciate Mr. Gordon.

Sewer Update: BG Consultant

Council member Bradbury asked if legal counsel is aware of the issue and scope of work. Mayor Seneca acknowledged it and state that this a waiting game. Mayor Seneca explained BG Consultant's email to council.

Council member Bradbury explained that he reviewed the wealth of information provided. He questions the assurance of the council and the sewer lines.

Council asked about BG Consultant. Mayor Seneca said they are waiting on the district court. Council member Bradbury is concerned about the federal dollars involved. Council member Bradbury explained his concerns and wants legal counsel to review what other alternatives are there. Mayor Seneca is concerned about the options so far, that is not the direction for the city to go. Council in discussion about having attorney involved and one with the expertise. Mayor Seneca have authority to hire special attorney and need all information to make inform decision.

CDBG Extension Request

Council member Bradbury make a motion to extend the CDBG for six months from the date of the last extension. Seconded by Council member Adler. The vote carried 4/0.

Kelly Loder

Kelly Loder and Amy Wiscombe introduce themselves. They are both born and raised in Pomona. They are looking to potentially build an assisted living in the city limits of Pomona.

Council asked if it is privately funded or by grants. Mrs. Loder explained the state requirements and hope to have up to ten units. They have both been in nursing, one 30 years and the other, 12 years. They would love it to be those in Pomona and Franklin County, to have a place to go, like a home. It'll be about 5400 sq. foot. There are certain requirements, they will have to be in city limit. They are asking if there is potential lot they can purchase. Council asked about the land up north. Council discuss options of land. City can annex it if adjoin. Council asked if they foresee any financial obligations on part of the city. Mrs. Loder responded no. They are looking at three acres. Mrs. Loder showed the council the layout, common areas, with unites down each side. Each individual unit will be big enough, as she explained more of her layout to the council. Mrs. Loder explained that they would help with the daily living on nursing aspect. Council asked about the nursing compliance. Mrs. Wiscombe is a RN, the corporate compliance in Topeka. She has her operator's license through the state of Kansas. Council asked more questions about the evaluation. They explained they will not be a lockdown and not a skill nursing unit. Since there is no financial obligation from the City, the council encourage them to go forward, a great asset to the community. Council discussed annex and land options. Mrs. Wiscombe's brother in law is Jeff Hoyt. The consensus is that council is supportive of it and gave them options of what they can do, such as annex.

Fall City Wide Clean up

Mayor Seneca still like to do the Fall clean up. Mayor Seneca wants to know if the council have any concerns with COVID 19. Council member Bradbury make a motioned that the Mayor be authorized to set the Fall city wide clean up, to determine the number of dumpsters, the dates and authorize to hire part time help to supervise that activity. Seconded by Council member Adler. The vote carried 4/0.

Property Acquisition

Mayor Seneca has a verbal commitment and a signed contract with the purchase price \$24,962.69 for 203 Jefferson St. Jim Caple has hired a gentlemen to clean it up and have asked for an extension [to the end of the month]. Mayor Seneca thought it be better to have him haul it off. Council member Bradbury make a motioned that we purchased the property at 203 Jefferson

St., for the amount \$24,962.69. Council in discussion about the shed, the clean-up, and contract. Motioned seconded by Council member Adler. The vote carried 4/0.

Sidewalk Repair by Library

Mayor Seneca shared concerns of the sidewalk at the Library. Council discussed the parking by the library and the salon. Mayor Seneca explained the price of the quote and the 18 concrete blocks that were donated. Dean [Wineinger] want to put salt, gravel and sand, and feels it is wise to have concrete there. Council review the bid numbers and discussed the concrete.

Council member Smith moved to authorize only \$2,480 for sidewalk repair for the library. Mayor Seneca explained that is has to be ADA compliant, 15 foot stretch, not ramp but slope. Council question about rebar? Mayor Seneca will make sure it pass. Mayor Seneca will get additional clarification. Council member Bradbury confirms that it is actually \$3,280, if doing it without the storage. Motioned died. Council member Smith wanted to get some specs for commercial specs and has to pass inspection and get additional bid. Council member Bradbury made a motioned to get new specs for the sidewalk piece only. Seconded by Council member Adler. The expectations is to get two bids. The vote carried 4/0.

215 W. Franklin

Mayor Seneca shared the information from the attorney after reviewing ordinances. The individual still have pending bankruptcy, if he does, they will need permission. Title search, as they will to be given noticed. Mayor Seneca can do so, subject to council approval. Mayor Seneca can get it done without charges to the city, with Croucher and will know how to proceed. Council member Bradbury authorized the Mayor to investigate 215 W. Franklin. Seconded by Council member Adler. The vote carried 4/0. Council member Smith suggested to contact bankruptcy court next month to move on. If Mayor Seneca get it and is someone code enforcement can contact, they can speed up the process. Council suggest to issue a citation before someone slice themselves.

Resignation of Planning Commission

Resignation of Kyle Piene and Matt Brenzikofer. Council member Bradbury move to accept the resignations. Seconded by Council member Adler. The vote carried 4/0.

Executive Session

Council member Bradbury moved for the Discussion of Employee Personnel Matters of Non-Elected Personnel, Pursuant K.S.A. 75-4319(b)(1) for a Period of 15 Minutes with the Open Meeting to Resume in the Community Building of City Hall. Seconded by Council member Smith. The vote carried 4/0.

The City Council entered into Executive Session at 7:40 p.m.

The City Council exited Executive Session at 7:55 p.m.

Council member Giffin made a motion to raise Mike Higbie from \$13 to \$14, also Patricia Jameson from \$12.50 to \$13, Maiyee Lor from \$19 to \$20, Dan Yanez from \$12 to \$13, Dean Wineinger from \$28 to \$29 effective September 15, 2020. Seconded by Council member Smith. The vote carried 4/0.

Meeting Adjourn

Council member Bradbury moved to adjourn. This was seconded by Council member Adler. The vote carried 4/0. Meeting adjourned at 7:55p.m. **ML**

Thomas Seneca
Mayor Seneca