

1 City of Prairie City

2 CITY COUNCIL MEETING

3 September 14, 2011

4  
5 Attended: Alvan Cooley, Mayor  
6 Gary Waterhouse, Councilor  
7 Les Church, Councilor  
8 Carole Garrison, Councilor  
9 Tim Coe, Councilor  
10 Roger McKinley, Councilor  
11 Georgia Patterson  
12 Iva Gill  
13 Kathy Smith  
14 Dennis Lynch  
15

16 Mayor Cooley called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited and  
17 roll call taken, all members being present.  
18

19 The minutes of the August 10 meeting were considered. The Recorder noted that she had not listed  
20 Roger McKinley as being absent from the meeting. **MSP: To approve the minutes as corrected ,**  
21 **Carole Garrison/Les Church. Cooley, McKinley, Waterhouse, Church, Garrison, and Coe**  
22 **voted in favor, none opposed.**  
23

24 Kathy Smith was recognized and addressed the Council regarding the DeWitt Museum. Smith  
25 urged the Council to re-apply for the CAP Grant for a conservation assessment of the museum and  
26 offered to fill out the application. She also asked the Council to recognize the potential of the  
27 museum as an asset to the City in attracting visitors and stressed the importance of proper care of  
28 artifacts. She noted that being situated between the new Bates State Park and Kam Wah Chung  
29 presents the opportunity for many visitors. She did express concern, however, that there have been  
30 complaints that the museum is not always open during the stated hours and asked the Council to  
31 address the issue. Carole Garrison thanked Ms. Smith and remarked that the Council is fortunate to  
32 have someone interested in helping out. **MSP: To authorize Kathy Smith to prepare and**  
33 **submit the Conservation Assessment Program Grant for the DeWitt Museum on behalf of the**  
34 **City, Carole Garrison/Les Church. Cooley, McKinley, Waterhouse, Church, Garrison, and**  
35 **Coe voted in favor, none opposed.**  
36

37 **Planning:** In reference to the map showing building encroachments on the S McCallum right-of-  
38 way, the Mayor commented that there are encroachments all over town because the streets were  
39 platted 80 to 100 feet wide but not improved to those widths. Over the course of time fences and  
40 buildings have been built in the rights-of-ways. He suggested the Council have a workshop to  
41 address the situation and perhaps consider vacating portions of the streets and alleys.  
42

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1 Gary Waterhouse said that an agreement has been reached on contract terms with AT&T for the  
2 placement of a cell tower on City property. AT&T can only pay up front if there is an option basis.  
3 The terms include \$900 per month rent for 5 years with a 3% per year increase and 25% for sub-  
4 lets. He said they are still discussing where the power lines will go and prefers it go underground  
5 along Church's property line with the fiber optics lines instead of above ground along the  
6 (meandering) road on City property. Waterhouse said both he and Carole Garrison have read the 22  
7 page contract and feel it is acceptable. **MSP: To approve the lease option agreement subject to**  
8 **correcting the mailing address in the documents and subject to approval of the placement of**  
9 **the power lines, Gary Waterhouse/Tim Coe. Les Church recused himself from voting due to**  
10 **a conflict of interest. Cooley, McKinley, Waterhouse, Garrison, and Coe voted in favor, none**  
11 **opposed.**

12  
13 Waterhouse asked for and received approval of the Council to proceed with negotiations on the  
14 power line easement.

15  
16 **Abatement:** The matter of the Gill appeal was considered. Les Church conducted the hearing (see  
17 attached documents) on the issue of violation of City Code 8.05.050(6)a Buildings made  
18 uninhabitable by fire, et al.

19  
20 Church said he had ex-parte communication with Mr. Gill on the subject as he had walked through  
21 the house with him to assess the damages. There was no challenge of fairness noted. Tim Coe was  
22 asked to give his report and noted that as of current there has only been minimal progress on the  
23 cleanup and no progress on the burned out house.

24  
25 Mrs. Gill was recognized, stating her name and address of 401 N Washington. She stated that the  
26 house is not really burned out, only the roof is damaged. She said they have not had the resources  
27 to repair the roof until now and plan to fix it this winter. She also said they are in the process of  
28 moving things off the lot and are not allowing people to bring in more. Les Church agreed the  
29 house is fixable and that it is mostly the roof that needs to be repaired.

30  
31 Tim Coe commented that it had been in disrepair for over 4 years and stressed it needs to be taken  
32 care of. The Mayor addressed Mrs. Gill and assured her the City did not initiate the enforcement of  
33 its ordinance, but that written and verbal complaints had been received from the neighbors. Carole  
34 Garrison wanted to know if the doors and windows would also be fixed or boarded up and also  
35 asked if there were any kind of time frame.

36  
37 It was suggested that the Gills be given 6 months to make the improvements and bring the property  
38 into compliance. **MSP: To review the progress of the repairs and cleanup in six months, Gary**  
39 **Waterhouse/Les Church. Cooley, McKinley, Waterhouse, Church, Garrison, and Coe voted**  
40 **in favor, none opposed.**

41  
42 It was noted that the property located at 1<sup>st</sup> and Cozart is still in violation even though it had sold.  
43 Tim Coe said he would follow up with a report.

44  
45 It was noted that Mr. Pittman was not in attendance regarding his appeal and that no response has  
46 been heard from the property owners (Davis.) Tim Coe reported that the only progress was the  
47 garbage being removed from one of the vehicles, but two old vehicles remain; one on the property

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1 and one in the right-of-way. There was some confusion over whether or not the vehicles are  
2 licensed or not, but it was agreed they appear to be inoperable.  
3 Les Church asked if anyone had spoken with Mr. Pittman and it was pointed out that the hearing of  
4 his appeal was his opportunity to address the issue. It was noted that his appeal stated he agreed to  
5 clean up the property and remove the inoperable vehicles by September 1 but did not follow  
6 through. **MSP: To send certified letters stating that if the violations are not corrected by  
7 September 30 citations will be issued. Carole Garrison/Roger McKinley. Cooley, McKinley,  
8 Waterhouse, Church, Garrison, and Coe voted in favor, none opposed.** It was suggested that a  
9 copy of the resource list of people willing to help clean up properties be included with the letters.

10  
11 The Council was asked to consider a complaint made about a business owner's recycling containers  
12 being on an alley right-of-way and that the right-of-way never gets mowed or weed-eated. Tim Coe  
13 reported that there is not any tall grass or weeds but that the containers do appear to be in the right-  
14 of-way. It was questioned that if the business owner is required to move the containers, would all  
15 business owners in town be required to do the same? It was generally agreed that the placement of  
16 recycling or garbage containers in the City's rights-of-way do not pose a problem or impede traffic.  
17 **MSP: To consider the matter resolved and reject the complaint, Les Church/Gary  
18 Waterhouse. Cooley, McKinley, Waterhouse, Church, Garrison, and Coe voted in favor,  
19 none opposed.**

20  
21 **Landfill:** A written report was received. It was noted that methane monitoring will be performed  
22 on September 22.

23  
24 **Well Drilling:** It was reported that the liner and screens for the new well have been ordered. Pump  
25 tests have shown the well is consistent at 250 and 350 gpm. Water testing confirms there is no e.  
26 coli or coliform present.

27  
28 **Public Works:** Georgia Patterson reported that public works has been working on a water/sewer  
29 hookup on Bridge Street.

30  
31 **Accounts Payable:** **MSP: To pay the accounts payable, Carole Garrison/Les Church.  
32 Cooley, McKinley, Waterhouse, Church, Garrison, and Coe voted in favor, none opposed.**

33  
34 **Ordinances/Resolutions:** The Council considered Resolution 2012-01 extending worker's comp  
35 coverage to volunteers. **MSP: To adopt Resolution 2012-01, Les Church/Gary Waterhouse.  
36 Cooley, McKinley, Waterhouse, Church, Garrison, and Coe voted in favor, none opposed.**

37  
38 **Other Business:** The Council considered the two quotes received for the basketball court and  
39 picnic shelter concrete slabs in the City Park. Les Church cited a conflict of interest being one of  
40 the bidders, and recommended the Council accept Mike Voigt's lower bid for the work. It was  
41 noted that \$35,000 is budgeted for the park improvements, including the picnic shelter which will  
42 be a separate project. **MSP: To accept Mike Voigt's bid of \$11,900 for the concrete work, Tim  
43 Coe/Carole Garrison. Cooley, Waterhouse, Garrison, and Coe voted in favor, Roger  
44 McKinley opposed, Les Church abstained.**

45  
46 It was suggested that the concrete work begin soon to take advantage of the warmer weather and  
47 that a completion date be set. **MSP: To require a completion date of December 1, 2011, Gary**

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1 **Waterhouse/Roger McKinley. Cooley, McKinley, Waterhouse, Church, Garrison, and Coe**  
2 **voted in favor, none opposed.**

3 The Council referred to a report received from former Council member Frank Primozic who had  
4 been the commissioner over the museum. Mayor Cooley appointed Carole Garrison to be the  
5 museum commissioner. Mrs. Garrison accepted the appointment and said there is a lot to address  
6 and that the City needs to take ownership of the museum.

7

8 **7:10 p.m. It was moved and seconded to adjourn, all members voted in favor.**

9

10 Submitted by:

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13 Diane Clingman, City Recorder

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Approved by the City Council this \_\_\_\_  
day of \_\_\_\_\_, 2011 and

signed by the Mayor.

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Alvan F. Cooley, Mayor

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