

1 City of Prairie City

2 CITY COUNCIL MEETING

3 July 11, 2012

4 Attended: Dennis Lynch, Councilor
5 Les Church, Councilor
6 Carole Garrison, Councilor
7 Roger McKinley, Councilor
8 Gary Waterhouse, Councilor
9 Georgia Patterson
10 Andrea Ennis
11 Glenn Ennis
12 Kim Jacobs
13 Iva Gill
14

15 Gary Waterhouse called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited
16 and roll call taken, Mayor Cooley being absent.
17

18 The minutes of the June 27, 2012 meeting were considered. **MSP: To approve the minutes as**
19 **written, Carole Garrison/Les Church. All members voted in favor.**
20

21 It was noted that Tony Johns was not present because he had been called to a fire. **MSP: To allow**
22 **the Grant County Krusers Car Club the use of the City Park for the annual car show and to**
23 **close Bridge Street during the show, Carole Garrison/Dennis Lynch. All members voted in**
24 **favor.**
25

26 Kim Jacobs was recognized and addressed the Council regarding her request for the Blue Mountain
27 Hospital to host a day camp for children in the City Park on September 13. She said they are
28 expecting 175 children and that the camp is to promote healthy lifestyles. She asked that the streets
29 around the park be closed for the event from 9am to 2pm. Georgia Patterson suggested they use
30 Depot Park, but it was determined that it would not provide enough room. Jacobs said they are also
31 using the Community Center which is across the street from the City Park and that they plan to
32 utilize the playground during down time. She explained that they would be putting up a number of
33 canopy tents, some in the park and some on Bridge Street for the various stations. She was
34 instructed to not tie anything to the trees. There was discussion of the closure of the streets
35 surrounding the park and concern over closing McHaley because it would limit access to the
36 residences on the street. She explained that it would be to accommodate a fun run at the end of the
37 event and offered to speak with the residents to get their permission. The Council was generally in
38 favor of allowing the event and closing the streets if Jacobs could convince the residents. She was
39 instructed to attend the August 8 meeting with more information.
40

41 **Museum:** Carole Garrison said the Operations Supervisor position had been accepted by Joy
42 Waterhouse and that she had begun work on July 1. There was discussion of moving the museum
43 sign at the entrance of the park up higher because it is blocked by bushes.
44

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1 **Abatement:** Andrea and Glenn Ennis were recognized regarding their complaint about the
2 property next to their residence occupied by Shane Pickle and family. It was noted that this was the
3 second complaint received on the property. The Ennis's provided pictures and explained that
4 Pickle is raising bunnies next to the fence they built and that the soaker hose is damaging it. They
5 also noted the accumulation of tires, freezers and a car that does not run. There was concern that he
6 is raising the rabbits as a commercial operation in a residential zone and that the accumulation of
7 droppings could begin to smell as it gets hotter. There was general discussion of what the status of
8 the first complaint was and it was noted that the Council no longer has an investigator. There was a
9 question of why the City has a nuisance ordinance if it's not going to be enforced. It was explained
10 that the process is that when a written complaint is received the Council has someone visit the
11 property to determine if there is indeed a violation of the Nuisance Ordinance. If so, a courtesy
12 letter is sent first asking the occupant/owner to please take care of the problem. If further
13 inspection shows they have not, a certified letter is sent giving them 10 days to correct the violation
14 or address the Council in writing as to why not. Beyond that, the process usually gets dropped.
15 There was discussion about who would go inspect the site but no one was willing to do it. It was
16 agreed that the Mayor should appoint someone to do the inspections when a complaint is received.
17 The Ennis's said the inspector is welcome to look over the fence on their property in order to see
18 what they are talking about because most of it is not visible from the street. There was more
19 discussion of the condition of the property. It was agreed that the tires are probably a violation, that
20 the bunnies may become a problem and that the soaker hose may affect the fence. **MSP: To have**
21 **the Mayor appoint someone to inspect the property, Dennis Lynch/Les Church. Lynch,**
22 **Church, Garrison and Waterhouse voted in favor, McKinley voted no.** The discussion went
23 back to the property again and it was noted that there is an old car there that most likely doesn't run.
24 Mr. Ennis said he has no problem with 4-H animals, but is concerned that Pickle is planning to raise
25 rabbits for commercial purposes; basically operating a farm on a residential lot. Les Church said he
26 would talk with Pickle when he sees him and let him know he needs to understand how serious the
27 situation may become and to work on it.

28
29 The third complaint on the Gill property was addressed and it was noted that it was from the same
30 person who had registered a complaint a year ago. The complaint stated that very little progress has
31 been made in a year and that there is concern about how the burned out house affects the value of
32 surrounding property and the ability to sell. Iva Gill spoke up and disagreed that the house is
33 burned out; only that a small portion of the roof is burned. She said both trucks run although at
34 least one is not licensed. There was no mention of the tall grass and junk next to the house. Gary
35 Waterhouse noted that the first complaint was in fact received a year ago and that there is concern
36 that progress is so slow. Gill began to argue, however Waterhouse said she was allowed to holler at
37 Councilman Coe at the last meeting and is beginning to holler again and he was not going to allow
38 it. Gill said Coe was making it personal and Waterhouse explained that he was only doing what the
39 Council had assigned him to do by making the inspections and reporting back. Gill was asked what
40 progress had been made (no written report was provided.) She said she had finished some
41 landscaping in the yard. It was noted that there are a number of houses for sale and that having
42 such neighboring properties does affect how people choose to buy or not. Gill wanted to know who
43 complained and why the City has an ordinance that allows people to turn other people in. She was
44 told the complaint came from Donita Adams and it was suggested she talk with her. The comment
45 was made that the Council *should* be seeing significant progress but is not. The question was asked
46 as to what the City's obligation is in addressing complaints. It was stated that the City should
47 follow through on them and that the Gill's had been given a significant amount of time to abate the

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1 property violations. Gill then said her husband is physically unable to do the work and sited a
2 portion of the ordinance that addresses the inability to comply. She asked the Council to have
3 mercy on them and keep giving them more time. There was discussion of how to help out and
4 whether or not volunteers could be found to help. It was stated that dates for complying have come
5 and gone, questioned if they would ever complete the renovations, and that a firm date should be
6 set. The comment was made that there is no use fining them if they say they have no money. Gill
7 again said she doesn't agree with the ordinance prohibiting nuisances and the process. She was told
8 that concerned citizens approached the Council some time ago and asked that something be done
9 about all the junk and properties in town and that a public meeting had been held wherein citizens
10 were able to make comment. She said she didn't know anything about it and that she doesn't
11 always read her mail. She was assured that long time residents had approached the Council with
12 much concern and that the meeting had been noticed. She was asked to consider the position the
13 City is in when citizens ask to have the ordinance enforced. Discussion went back to finding
14 volunteers to help and the Recorder said the City has a couple of names of people willing to haul
15 junk. Les Church offered to find volunteers if the Gill's would agree to let them help. There was
16 discussion of the repairs needed on the house and Gill said the same thing as at the last meeting
17 about needing to replace stringers in the floor. It was noted that at some point they would need a
18 building permit and that she could get the application from Lyn in the office.
19

20 **Landfill:** A written report was received. Georgia Patterson again reminded the Council that they
21 need to address whether or not to continue operating the landfill or consider closure. There was
22 discussion of what information the Council will need to make the decision and when to have a
23 workshop. It was agreed that Diane and Georgia would get the information needed in order to
24 make the decision.
25

26 **Public Works:** Georgia Patterson asked the Council to consider letting her husband use City
27 equipment to mow the grass at the County Fairgrounds for the Demolition Derby to reduce the
28 chance of fire from the event. She said the Fairgrounds handyman is on vacation and that the
29 County will not mow it. There was concern of what would happen if the equipment is damaged and
30 she assured the Council that it would be repaired if anything happened. There was also concern
31 about the use of City owned equipment by a private party, however since it was being used on
32 County property for a public event it was agreed that it is probably alright. **MSP: To allow the use
33 of City equipment to mow the grass at the Fairgrounds, Dennis Lynch/Les Church. Lynch,
34 Church, and McKinley voted in favor, Garrison voted no, Waterhouse abstained.**
35

36 The Council was asked to consider allowing the Mayor and Public Works Director to approve the
37 bid packets for the painting of the reservoir when they are ready. Carole Garrison made a motion to
38 allow it but after discussion there was no second. Les Church said he is in total disagreement with
39 the engineer's recommendation to require the bidder's to have the experience related technical
40 specifications. He said that as long as proper specifications and procedures are followed it
41 shouldn't matter and that the recommendation by the engineer prohibits local contractors from
42 bidding. Carole Garrison said she felt the controls are there to protect the City but Church
43 disagreed. Discussion then went to whether or not there will be a site inspector and how often.
44 There was other discussion of sandblasting and other preparation procedures. Discussion went
45 back to the technical specifications and Church said he felt they are discriminatory, Garrison
46 disagreed. Les Church made a motion to remove the experience related requirements from the bid
47 packet and Roger McKinley seconded. There was more discussion and Georgia Patterson

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1 interjected that she just wants to make sure the City gets the best possible job done and not have to
2 redo it again in five years. She noted that it should have been done last year and can not be put off.
3 Church, who wants to bid on the project was cautioned that he could have a conflict of interest in
4 the matter resulting in an ethics violation. He explained that he would feel the same way and make
5 the same recommendation even if he wasn't going to bid on the project. Garrison noted that the
6 engineers are just looking out for the City with the recommendation to require an experienced
7 contractor, but Church and McKinley disagreed noting the engineers are only looking out for
8 themselves. Church cited his experience at painting a tank at the airport. There was discussion of
9 how the project would be advertised and it was noted that the engineers will mail the bid packets to
10 five contractors with the required experience. Dennis Lynch said he wasn't in favor of a bid packet
11 that doesn't require any qualifications and Georgia Patterson said she wants the job to be done
12 correctly and professionally. The motion was considered. Lynch, Garrison and McKinley voted
13 no, Church voted yes. The motion did not pass. There was more discussion of removing the
14 experience related language from the bid packet and of being able to advertise the project locally.
15 There was concern of how much longer advertising would take; i.e., the minimum requirements for
16 the length of time the ad must run. Patterson stressed that the project needs to be completed before
17 October. It was noted that if no decision could be made the project would not get done at all.
18 There was again more discussion of what to do, concern from both sides of not wanting experience
19 qualifications and from wanting them in order to get a good job done. It was finally agreed to leave
20 in the requirements but to also advertise locally. **MSP: To allow the Mayor and Public Works
21 Director to approve the bid packets as is with the provision that the project be advertised
22 locally, Dennis Lynch/Roger McKinley. All members voted in favor.**

23
24 **Accounts Payable: MSP: To pay the bills, Carole Garrison/Dennis Lynch, all members voted
25 in favor.**

26
27
28 **Other Business:** Roger McKinley commented that the road being built on the side of the hill
29 should have gone before the Planning Commission (City Council since there is no Planning
30 Commission.) He said he is concerned about water runoff. Les Church assured him that
31 precautions have been taken to prevent it. Georgia Patterson commented that she had warned the
32 contractors to not load and unload the equipment on the hot pavement or it would get torn up.
33 Church said they had done the loading and unloading on the property.

34
35 **7:35 pm: It was moved and seconded to adjourn, all members voted in favor.**

36
37 Submitted by:

38
39 _____
40 Diane Clingman, City Recorder

41 Approved by the City Council this ____
42 day of _____, 2012 and

43 signed by the Mayor.

44 _____
45 Alvan F. Cooley, Mayor
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