City of The Highlands, Kansas
COUNCIL MEETING Minutes
October 10, 2019, 6:00 PM   Held at Nickerson City Offices, Nickerson, Ks.

CALL TO ORDER: Mayor Mo Penny called the meeting to order on October 10 at 6:00 P.M.

I.   ROLL CALL: Ken Nuss, Bonnie Teel, Mark Kerschen, Butch Neel, Dwight Gehring

II.   PLEDGE OF ALLEGIANCE: Led by Mo Penny

III.   APPROVAL OF MINUTES: Minutes from the 09/12/2019 meeting.   Minutes not sent to clerk. Bonnie Teel abstained due to absence from the meeting.   Butch Neel motion to approve. Mark Kerschen second.   Passed 4-0   1 abstain.

IV.   REQUESTS/PRESENTATIONS
- Jeremy and Kristy Ehart building permit.   A new permit, 2019-RR-06 was prepared by clerk to replace a previous request, 2019-RR-05, which was denied.   New plans were offered to observe the platted setbacks and only a variance for the city zoning ordinance would be needed.
  Mayor Penny introduced a letter from LKM that appeared to be irrelevant to the platted setback concerns but the eharts were asked if they wanted to proceed or wait for research on the letter from the LKM.   They opted to proceed with the new planand request.   Motion by Mark Kerschen to approve the permit with variance to waive the 40ft front setback requirement. Dwight Gehring second.   Passed 5-0
- Rodney Dankert presented proposal request 2019-AS-05 to build a secondary structure.   Proposal was on outdated permit form and Mr Dankert was also informed that the proposal violated the zoning ordinance requiring the structure to be built on the same lot as the dwelling.   He gestured that one of the council persons had told him the ordinance provision was worthless and a lot consolidation could be undone the next day. He was advised that the information was incorrect. He was also advised that an option was to be reviewed that would be simplified and much less expensive.   Request deferred to future meeting.
- Robert Bowman wished to speak on some changes to Ordinance 2019-09 for the BZA. However, he would like to defer to a future meeting.

V.   REIMBURSEMENT REQUESTS AND INVOICES:
- Sterling Bulletin invoice 08/31/2019 $188.69 ; One Call Now $250.25; Chris Brown $155.00; Butch Neel 98.78 (traffic sign materials – no invoice or request to clerk)
  Bonnie Teel motion to pay all invoices and reimbursement requests as noted. Dwight Gehring second.   Passed 5-0

VI.   BUSINESS: (item bullets used – agenda was not sequenced.)

- Budget Update – filed and in order.   Future budget amendment will be required based on unexpected revenue and expenses for 2019.

- Update on Nuisance ordinance – in work. Tabled.

- Special events discussed.   Mitch Cramer / Mo Penny checking on insurance issues for non-city sponsored activities.

- Discussion of need for expert legal counsel for certain building and plat map issues. Clerk would make appointment and be accompanied by council member. Mark Kerschen motion to approve finding an attorney specializing in real estate law and secure a consolidation form template and additional information.   Butch Neel second. Passed 5-0

- Discussion of need for compliance to SB105.   Charter Ordinance No. 07 presented. Butch Neel motion to approve and adopt.   Dwight second. Passed 5-0

- Discussion of platted setback encroachment with building proposal was not discussed in full.   Will be part of information taken from consultation with real estate attorney.

- Discussion of maintenance (paint) on water tower.   City should consider any changes in paint or related changes such as city name.

- Discussion of high school long distance runners using the public roads in the City for their running activities. There would be no approval or sponsorship by the City since it would be using public roads for the activity.

- Discussion of adopting the Uniform Public Offense Codes and the Standard Traffic Council in general was not in favor.   Tabled.

- Discussion on zoning ordinance and a minimum lot size.   Rationale for larger lot size offered and real numbers from Reno County for vacant lots and under 25000 sq ft lots were given by clerk. Hearsay from "some other people" was mentioned.

- City Clerk resigned.   (events following to be recorded by replacement)

ADJOURN