

CITY OF THE HIGHLANDS

THURSDAY, March 26, 2020

REGULAR COUNCIL MEETING MINUTES

Meeting limited to 10 people

Held at: *Nickerson Community Building*
13 N Nickerson Street
Nickerson, KS 67561

Time: 6:00 P.M.

1. Call Meeting to Order - Pledge of Allegiance - Roll Call

- A. Call the Meeting To Order
- B. Stand for the Pledge of Allegiance
- C. Welcome to those in audience
- D. Take Roll Call

2. Agenda

- A. Adopt the Agenda as presented.

_____ Jennalee Boggs _____ Butch Neel _____ Bonnie Teel

3. Public Comments (Please follow open forum guidelines)

- A. When your name is called from the sign-up sheet - please rise and state your name and address. Limit your remarks to not more than 5 minutes.
Note: Due to the state mandate of limiting public meetings to 10 or less, no public comments were heard.

4. Reports

- A. Mayor Reports

The mayor submitted a bill from Attorney Randall Henry. A motion to pay the bill was made by Butch Neel, seconded by Jennalee Boggs. Motion passed.

- B. Sub-Committees reports

- 1. Bonnie Teel reported receiving a check from Reno County for \$2,647.42, which has been deposited.
- 2. At the Council's request at the March 12 meeting, Bonnie contacted Mitch Cramer, Provalue Insurance Company, Insurance carrier for the City of The Highlands regarding liability insurance for volunteers of the city. She provided the Council with a summary of that conversation about procedures that need to be followed.

5. Council Member Request(s)

- A. Jennalee Boggs made a motion to have the council conduct the election of new council members before moving on to the remainder of the agenda so that the newly elected members could participate in the business before the council. Butch Neel seconded the motion. Discussion followed.
Motion defeated.

6. Consent Agenda

- A. Approval of Minutes March 12, 2020
Bonnie Teel made a motion to approve the consent agenda. Butch Neel seconded the motion. Motion passed.

7. Unfinished- (Old) Business

- A. Report/update from the AZRC.
1. The Council approved the permit for Dan Mount for painting his garage to be completed by September 1, 2020. Motion was made by Butch Neel and seconded by Bonnie Teel. Motion passed. After the City Clerk is installed, a permit can be issued.
 2. The Council approved building permit #2020-AS-06 for building a secondary structure for R.E. Breeding to be issued as soon as the City Clerk is installed. Butch Neel made the motion, and Jennalee Boggs seconded it. Motion passed.
 3. Much work has been done by Mo Penny and Butch Neel to prepare a Warranty Deed as an alternative to re-platting in consolidating lots in Ordinance 2019-12. Butch Neel will talk to Attorneys Henry and Junke to prepare a final copy of the Warranty Deed.
 4. Kevin Klassen has expressed interest in purchasing 4 lots. He had questions about his plans to build on those lots. The Council of The City of the Highlands cannot advise him on that until he has actually purchased the lots. A copy of the zoning ordinance has been given him.
 5. Question: Where are the papers Gary Graber submitted for his building requests?
- B. Rewrite Ordinance 2019-12 to incorporate the use of a Warranty Deed.
Butch Neel presented and made a motion to approve the wording on an Ordinance Amending Ordinance no. 2019-12 to allow the use of a Warranty Deed as an alternative to re-platting as a means to consolidate lots. Jennalee Boggs seconded the motion. Motion passed.
- C. What needs to be done with Ordinance 2019-12 so that homeowners can rebuild on their lot in instances of storm, fire, etc. damage? The Council is also working on an additional amendment to this ordinance that would ensure home owners are protected in case of large scale disasters, which would allow them to rebuild on current lots.

8. New Business

- A.** A motion to approve hiring Nancy McConnell for city clerk at the rate of \$800.00/month was made by Butch Neel and seconded by Jennalee Boggs. Motion passed.

The mayor issued Nancy McConnell the Oath of Office.

Since Nancy will be the first employee of the City of The Highlands, an ordinance will be needed to approve compensation to employees of the City of the Highlands. Bonnie Teel shared a draft of the ordinance. It will now need to be reviewed and approved by the city's attorney.

- B.** Selection of council members (2) to fill vacancies: Four applicants applied for these vacancies: Greig Sims, Jeff Jackson, Brian McElgunn, and Dan McFadden. A written ballot was issued. The newly elected council members are Jeff Jackson and Brian McElgunn.

- C.** The Mayor installed the new council members by issuing them the Oath of Office.

- D.** Discuss feasibility of future meetings until restriction removed.

Due to the health crisis, no extra meetings have been scheduled. The Council will plan on meeting again on Thursday, April 9. Place will be announced later.

9. Adjournment

Motion to adjourn was made by Jennalee Boggs and seconded by Butch Neel. Motion passed.