

COLDWATER CITY COUNCIL  
REGULAR MEETING

Monday, December 12, 2022, at 7:00 p.m.

The governing body of the City of Coldwater met in regular session, with the following present: Mayor Joe Ceballos presiding, Council members Mike Bushnell, Robert Cardoza, Cleta Lampe, Britt Lenertz and Ashta Rosson, Lake Manager Don Dutton, Public Works Director Danny Shaw, Chief of Police Devon Duffield and City Clerk Kristal Sherman.

Visitors: Casey Huck, Dan Huck, Vanita Blundell, Chris Mills

Mayor Ceballos called the regular council meeting to order, City Clerk, Kristal Sherman conducted roll call. Minutes from the November meeting were approved as written, motion by Ashta, seconded by Cleta and all voted Yes.

Vanita Blundell with United Country Real Estate told the council she has an offer on two lots at Comanche Estates from Galen and Amy Robbins who have purchased the Kern house. She explained because of the new build on lot "K", it has obstructed the view of the Robbins' house to the lake. The Robbins would like to purchase Lot "J" and not build on it, and also Lot "H" and build a shop, with no living quarters. Their offer for both properties is \$12,000.00, the original price on "J" is \$9,500.00 and "H" is \$9,000.00. Vanita also told the council another couple is looking to buy a lot to build a house, and is asking to park their RV on their lot to stay there while they are building. After a short discussion, Mayor Ceballos told Vanita they would discuss the offer toward the end of the meeting and let her know.

Public Works Director Danny Shaw introduced his new employee, Chris Mills to the council. Danny asked the council to discuss the requirement of all new employees having to obtain a CDL license within 6 months of employment. He said with the new federal regulations, it could cost anywhere from 8 to 12 thousand dollars to obtain a CDL, he did check and there is an eight week course (Monday thru Friday) at Dodge City Community College that can be taken. He reminded the council that they only have the one truck that requires a CDL to be driven, and the three employees that do have their CDL licenses will need to drive that truck, and also any employee that does not have a CDL license, can still be drug tested under Non-DOT status. After discussion, Cleta made the motion to delete the CDL requirement for all new employees, seconded by Ashta and everyone voted Yes. Danny asked the council if they wanted the trees in front of city hall cut down. The council discussed, but no action was taken or decision was made to cut the trees down. Danny reported that Nace Farms, who he usually gets his rock from, won't sell him any 3/8's chips, just wants to sell him 5/8's, which are going to cost \$14,000.00 more. After discussion, the council agreed to order the 5/8's rock and cut the project to make it work with the \$120,000.00 price to chip/seal the streets next year. Danny also reported the tornado siren at the lake was working at the city-wide siren test conducted on December 7<sup>th</sup>, and the company installing the veteran's building guttering was supposed to be here today (they did not show), he has told them it needs to be done by the end of the year so can come out of 2022 budget. Danny asked the council to go into executive session. Britt made a motion the council go into executive session for 15 minutes for personnel reasons, seconded by Robert and everyone voted Yes. After returning to open session, no decisions were made.

Chief of Police Devon Duffield told the council he started his 3<sup>rd</sup> year with the City this month. He has written 16 tickets and 5 warnings since the last meeting. He also told the council the patrol car will be in Dodge City next week for warranty work. Devon reported the County Attorney is planning to do a tax sale next year and is hoping to get some of the vacated properties on the list, He also reported he will be out of the state over the Christmas Holiday weekend.

Mayor Ceballos said he put pasture leases on the agenda because we have several pasture leases, and have advertised two leases up for bids, but only one of the two pasture lessee's received a

letter, the other one read it in the paper for the first time and was not happy he had to hear it from the paper. He said the City Attorney was only asked to write the one letter. After discussion, Ashta made a motion to have all leases “up for bids” in the year 2024 and leave the current leases for the year 2023, with notifications going out to all who lease the city-owned pastures at the end of this month, seconded by Britt and everyone voted Yes. Danny Huck told the council he has had the acreage measured on his pasture lease and it measured less than what the lease says. The council agreed that the acreage needs to be measured.

Mayor Ceballos asked Danny if we had any extra banners that would be able to go up after Christmas, saying that there were a few that were torn and need to be sewed back before they were able to be put back. Danny said there were a few extra ones. The council asked Danny to go through and see how many needs to be fixed.

Mayor Ceballos asked Danny if he had done anything lately about finding the problem with the excessive use of water at the pool. The council discussed needing to find the problem before it’s time to open the pool next year.

Mayor Ceballos presented CMB renewal applications from The Snappy Stop and Jennifer King at Kings Corner 2. Mike made a motion to approve each of the CMB applications for renewal licenses, seconded by Clea and everyone voted Yes.

Mayor Ceballos told the council he had Charlie take him to the water wells #3 and #4 and has thought a lot about this water project and hates to see the City spend all that money when we’re just getting the water bond paid off. He is hoping we can build up the water fund and make repairs on the water wells, and do the work that needs to be done a step at a time, instead of getting a loan for 2.7 million or 4.9 million and put the City in that much debt again. The council discussed the project and agreed to table to the next meeting.

Mayor Ceballos asked the council if they want to give the City employees any extra days for the upcoming Christmas and New Year’s Holidays. The regular holidays will be observed on Monday, December 26<sup>th</sup> and Monday, January 2<sup>nd</sup> since they fall on Sunday this year. After discussion, the council agreed to give the employees Friday, December 23<sup>rd</sup> and Monday, December 26<sup>th</sup> off for Christmas and Friday, December 30<sup>th</sup> close at Noon and Monday, January 2<sup>nd</sup> for New Year’s.

Mayor Ceballos asked the council if they want to give employee bonuses again this year. Ashta said she would like to go into executive session to discuss bonuses. Robert made a motion to go into executive session for 15 minutes to discuss employee bonuses, seconded by Britt and everyone voted Yes. After returning to open session Clea made a motion to give the same bonuses as last year, with the following changes: move Rodney to the 20-Years Plus, add Chris Mills to the 5 years and under, and take Greg Herrmann off the list since he has moved and not returning, the motion was seconded by Ashta and everyone voted Yes. Ashta then made a motion to change the (more than 20 year old) City policy of new, full-time employees having to wait their 90-day probationary period before they get holidays paid, from now on they will get their holidays paid when they start, seconded by Clea and everyone voted Yes. The city clerk was instructed to also back-pay Chris Mills the holidays in November he hadn’t been paid for.

Mayor Ceballos asked the council to set a year-end meeting to pay bills and Kristal told them it will also be an amended budget hearing.....she had sent the auditor the financial reports through November, and we will need to amend the 2022 budget because of the water fund. Ashta made a motion to set Thursday, December 29<sup>th</sup> at 5:15 p.m. for the special meeting, seconded by Britt and everyone voted Yes.

Bills in the amount of \$130,721.54 were presented for payment. Clea made a motion to pay the bills as presented, seconded by Robert and all voted Yes.

Under unfinished business, discussion was held on the lots at Comanche Estates and the offer Vanita presented. After discussion, the council agreed to deny the offer made by the Robbins. They agreed to sell "Lot H" for the regular price of \$9,000.00, but denied the Robbins wanting to build their shop on that lot, the council would like Lot H to be sold only for a house to be built on; and "Lot J" for \$8,500.00 (regular price is \$9,500.00) giving them permission to build their shop on Lot J. The council also agreed to deny the couple wanting to live in their RV on the Comanche Estates while their home is being built, they can use the lake facilities just to the south of Comanche Estates for that.

Under new business, Kristal mentioned she had made everyone a copy of a new solid waste contract from Justin York with Red Hills Waste Solutions. She asked everyone to review it and it will be on the January meeting agenda.

With no other business presented, Mike made a motion to adjourn the meeting at 8:50 p.m., seconded by Cleta and all voted Yes.