

City of Clearwater, Kansas
Sedgwick County
City Council Meeting - **MINUTES**
March 11, 2025
Clearwater City Hall – Council Chambers
129 E. Ross Avenue Clearwater, KS 67026

1. Call to Order/ Invocation and Flag Salute

Council President Shore called the meeting to order at 6:30 p.m. followed a moment of silence and flag salute.

2. Roll Call

The City Clerk called the roll to confirm the presence of a quorum. The following members were present:

Council President Justin Shore, Councilmembers; Crystal Walter, Samantha Warkins, Shirely Palmer-Witt and Tim Robben.

The following staff members were present:

City Administrator Zollinger, City Clerk Poe, Amber Ives, Cole Hollis, Jared Dinwiddie and City Attorney, Jennifer Hill.

3. Approval of Agenda

Council President Shore asked if there were any modifications to the agenda, there were none.

Motion: *Palmer-Witt* moved; *Warkins* seconded to approve the agenda as submitted. Voted and passed unanimously.

4. Public Forum

None.

5. Consent Agenda

Mayor Ussery asked if there was any question on the consent agenda and if not asked for a motion to approve.

Previous Council Meeting Minutes

Claims and Warrants

KDWP Annual Operating & Maintenance Agreement

Motion: *Walter* moved; *Robben* seconded to approve the consent agenda as submitted. Voted and passed unanimously.

6. Staff Reports:

- Administration Office – Courtney Zollinger – Zollinger asked Council if they wanted to release the sign or wait for the budget process since the school found someone who would take it down for scrap. Clearwater Pride purchased the sign, the city did the repairs and publication, and the school paid for the electricity. The consensus was to let the school have it taken down completely. Walter asked how the street project was going, Zollinger stated that it is going well. She receives updates daily and has had a couple of inquiries from residents since it started. The sales tax collected as of February is \$64,279.86. Warkins asked about the property at 135th and 95th, Zollinger had a meeting with the prospective buyers, and it sounded like they would be submitting an offer, nothing formal was said on when. Robben asked if a sign was going to be put on that property like previously discussed, Zollinger stated that city attorney Scott Ufford researched the legality of that, and it was not a requirement. Shore thought it was discussed that Council wanted it advertised, Palmer-Witt said she was concerned with the legality of it having to be advertised and doesn't believe the sign is necessary now.
- Fire Department – Jared Dinwiddie – Council is happy to see so many grants being applied for.
- Police Department – Courtney Zollinger – None.

- Public Works/Parks – Cole Hollis – Council asked about the Police Department roof. Hollis stated when they have time, he would like to put aluminum roof on that area and make changes to the gutters to help prevent future leaks. The snow sits in one spot where the seams come together from the old building to the newer part, they do not have this issue when it rains. Robben was unaware there was a toilet in the storm shelter. Hollis said there is also a sink.
- Senior Center – Amber Ives – Ives said there were 2 new people for lunch and learn today. They are stuck at 55 but are full. Ives had book club outside yesterday due to space.

7. Business

a. Professional Services Agreement - Garver

At a previous meeting, an agreement was signed with Garver to do the engineering design. Petitions were accepted and Resolutions were adopted. After the meeting, Bryan Lagaly decided to complete all of Indian Ridge instead of just Indian Lakes Dr. Everything is same in the agreement except for the increase in cost (Exhibit B) since there is more work involved that included connecting Indian Lakes Dr. to Indian Lakes Dr. The cost is now \$146,620. Once the bond is accepted, they have three years to build and sell everything, then in final financing the individual lots will be assessed so the cost isn't all on the developer. The water, sewer and paving should be started this year. Jennifer Hill reviewed the contract and there were no modifications.

Motion: *Robben* moved; *Walter* seconded to authorize the Mayor to sign the agreement with Garver, LLC for Indian Ridge Phase 2 project for \$146,620. Voted and passed unanimously.

b. Indian Ridge Phase 2 Petitions

Petitions for Paving, Sewer and Water have been submitted. Paving Petition – Estimated cost is \$505,000 spread across all lots within phase 2. Council asked about the open spot not outlined, Zollinger stated it is reserve for the developer to do mailboxes a park or something of that nature.

Motion: *Warkins* moved; *Walter* seconded to accept the Petition for Phase 2 Indian Ridge Paving for \$505,000. Voted and passed unanimously.

Sewer Petition – Estimated cost is \$485,000 split between all lots within phase 2.

Motion: *Shore* moved; *Palmer-Witt* seconded to accept the Petition for Phase 2 Indian Ridge Sewer for \$485,000. Voted and passed unanimously.

Water Petition – Estimated cost is \$374,000 split between all lots within phase 2.

Motion: *Robben* moved; *Walter* seconded to accept the Petition for Phase 2 Indian Ridge Water for \$374,000. Voted and passed unanimously.

c. Indian Ridge Phase 2 Resolutions for Improvements

This will be the first step to take out a Temporary Note to pay for these improvements.

Motion: *Shore* moved; *Warkins* seconded to adopt Resolution 5-2025 - A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF CLEARWATER, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PAVING IMPROVEMENTS/INDIAN RIDGE AT CLEARWATER - PHASE 2); AND AMENDING, RESTATING AND REPEALING RESOLUTION NO. 02-2025. Voted and passed unanimously.

Motion: *Warkins* moved; *Palmer-Witt* seconded to adopt Resolution 6-2025 - A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF CLEARWATER, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (SANITARY SEWER IMPROVEMENTS/INDIAN RIDGE AT CLEARWATER - PHASE 2); AND AMENDING, RESTATING AND REPEALING RESOLUTION NO. 03-2025. Voted and passed unanimously.

Motion: *Robben* moved; *Walter* seconded to adopt Resolution 7-2025 - A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF CLEARWATER, KANSAS;

MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION SYSTEM IMPROVEMENTS/INDIAN RIDGE AT CLEARWATER - PHASE 2); AND AMENDING, RESTATING AND REPEALING RESOLUTION NO. 04-2025). Voted and passed unanimously.

8. Governing Body

Walter – FFA will be at Hammer’s Park tomorrow starting at 8:30 in the morning. Everyone is welcome to come.

Warkins- The mailbox that holds the flags outside of City Hall is full, staff will reach out and have it emptied.

Palmer-Witt – None.

Robben – Asked when the Commissioner was coming to speak, Zollinger said it would be the next meeting. Plans changed since Mayor Usery couldn’t attend tonight.

Shore – Mentioned the Appraiser offered to speak to cities on how the taxes work. There were emails with pros and cons sent out and encouraged everyone to read them. He spoke about House Bill 23-43 Homebase business act. If passed, the City could lose the ability to regulate anything to do with the resident’s use of property. Zollinger stated it would encroach on our current zoning regulations that protect residences from being next to a commercial business. The tax lid bill, Senate Bill 280, if passed the City would have to have a public election every year for approval of the budget if CPI were exceeded. Zollinger a petition could be signed to the County clerk within 30 days of the budget adoption and the CPI doesn’t include any new builds, Shore said that is a different bill. Shore referenced another bill if an objection to the tax increase, certain level of mil levy, 10% of population can petition to override the budget. There isn’t much resident engagement during the budget process though, Shore encouraged Council to use their voices to shape what will probably be forced later. There are more that call for special elections in April.

9. Executive Session

None.

10. Adjournment

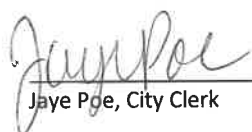
Motion: *Walter* moved; *Palmer-Witt* seconded to adjourn the meeting. Voted and passed unanimously. The meeting adjourned at 6:53 PM

CERTIFICATE

State of Kansas }
County of Sedgwick }
City of Clearwater }

I, Jaye Poe, City Clerk of the City of Clearwater, Sedgwick County, Kansas, hereby certify that the foregoing is a true and correct copy of the approved minutes of the March 11th, 2025, City Council meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 25th day of March 2025.


Jaye Poe, City Clerk

