

**City of Clearwater, Kansas**  
Sedgwick County  
City Council Meeting - **MINUTES**  
March 24, 2026  
Clearwater City Hall – Council Chambers  
129 E. Ross Avenue Clearwater, KS 67026

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**1. Call to Order/ Invocation and Flag Salute**

Mayor Burt Ussery called the meeting to order at 6:30 p.m. followed the invocation and flag salute.

**2. Roll Call**

The City Clerk called the roll to confirm the presence of a quorum. The following members were present: Mayor Burt Ussery, Councilmembers; Justin Shore, Jason Gordon, Shirley Palmer-Witt and Dalton Chambers. The following staff members were present: City Administrator Zollinger, City Clerk Poe, Kirk Ives, Amber Ives, Jared Dinwiddie and City Attorney Jennifer Hill.

**3. Approval of Agenda**

Mayor Ussery asked if there were any modifications to the agenda, there were two items added to the business section, Notice to Proceed for the Senior Center expansion and Consider offer on 9 acres at 135<sup>th</sup> and 95<sup>th</sup> property.

**Motion:** *Shore* moved; *Chambers* seconded to approve the agenda as modified. 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

Accept Resignation – Police

Mayoral Appointment - Fire

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

**6. Staff Reports:**

- Administration Office – Courtney Zollinger – Zollinger reminded Council that there will be a Workshop next Tuesday from 6:30 to 8:30 to cover high level budget items and asked them to send requests to her as soon as possible. She also informed them that the asphalt has been poured at Diagonal and Tracy and is expected to open on or before April 6<sup>th</sup>. Palmer-Witt asked if there were any restrictions as Hammer's Park since they will be hosting an Easter Egg hunt there on March 28<sup>th</sup>. Mayor Ussery wasn't aware of any restrictions but asked that they be conscientious of the trails and is unsure how to answer that other than it is a park and is designed to be used as such. She then asked about the City Park lights not working, Zollinger informed her that 3 tickets have been submitted to Evergy since it is their box that fried and must be fixed by Evergy. Zollinger has spoke with Valeen and recommended that she send out messages to those who were planning on practicing and utilizing the lights and that they can use the sports complex if it is available. Shore mentioned the parking lots at the pool and museum look good so far.
- Fire Department – Jared Dinwiddie – Mayor Ussery mentioned that he, Zollinger and Chief Dinwiddie will be meeting with Sedgwick County on Monday at 4 p.m. regarding Fire District 1 at City Hall. Shore asked if it was open to anybody, Zollinger stated it was not published as an open meeting, if 3 or more Councilmembers are wanting to attend, it will need to be published. Council will let her know so it can be published if need be.
- Police Department – Kirk Ives – Shore wanted to thank Officer Corbett for his service with Clearwater since he has resigned.

- Public Works/Parks – Courtney Zollinger – Zollinger mentioned that Cole is at the KRWA conference and asked if Council had any questions that she could answer, there were none.
- Senior Center – Amber Ives – None.

## 7. Business

### a. Notice to Proceed – Senior Center Expansion

Keeler Construction was awarded the Senior Center Expansion project at the March 10<sup>th</sup> meeting. The construction documents have been received and verified that all required documents are accounted for by PEC. The mayor will need to sign the Notice to Proceed and the agreement between the City and the contractor. Keeler Construction bid the project for \$475,596.

**Motion:** *Gordon* moved; *Palmer-Witt* seconded to authorize the Mayor to sign the construction documents with Keeler Construction. Voted and passed unanimously.

### b. Consider offer on 9 acres at 135th and 95th

Hammers LLC has put in an offer for the 9 acres located at 135<sup>th</sup> and 95<sup>th</sup>. They are offering \$100,000 for the land (\$10,691/ acre). When listing the property the Governing Body asked for the following considerations: \$20,000/acre OBO, 2. First right of refusal at purchase price. 3. Must improve within 2 years or ownership goes back to the city. 4. Will require to be platted prior to issuing a building permit. and 5. Front building façade – Since this will be the first building at the city limits, the front must be attractive with no bay doors, loading/ unloading, or outdoor storage facing 135<sup>th</sup>. Hammers LLC did not address any of the considerations in items 2-5. The governing body will need to discuss whether to accept the offer or do a counteroffer. The City paid \$10,000 an acre at purchase price. The note is carried by Emprise Bank. The funds collected from the sale will need to be applied to the bank note. The current balance is \$279,840. Mayor Ussery did speak with the agent to make sure the considerations were communicated with the potential buyers, he stated they were but not addressed in their offer. The buyers did indicate their intent for residential use, but no specific details were provided. Mayor Ussery also attempted to contact the previously interested party but has not received a response. Council asked if Hammer’s elaborated on the type of residential they were intending, Mayor Ussery stated that was not discussed. Zollinger reiterated before a building permit gets issued, it must be platted, requiring review from the Planning Commission and then the governing body for approval. Council discussed the 5 stipulations and determined that they would want to keep the asking price, first right of refusal and a plat approval within 2 years or ownership comes back to the City. Council asked how the ownership would revert to the City, Hill stated it would be a title transfer and doesn’t believe the funds would need to be given back to the buyer as it would be a reversal of sale. It was stated that the property to the West is owned by the Cemetery district and Hammer’s LLC owns the property to the West of that. Palmer-Witt mentioned that this offer satisfies her concerns from 6 months ago with it being open to the public. Zollinger mentioned that the City property is zoned as single family residential currently and any changes would have to go through the planning process. Mayor Ussery explained that the City owns the property North of Chisholm Ridge which is a part of the note. Palmer-Witt pointed out that there is a 4% commission on this sale if approved and accepted.

**Motion:** *Shore* moved; *Gordon* seconded to accept the offer for \$100,000 from Hammers LLC with a counteroffer that they accept the conditions of first right of refusal at the original purchase price and a plat approval within two years, or ownership reverts back to the City with a title transfer. Voted and passed unanimously.

## 8. Governing Body

Gordon – None.

Shore – Mentioned the grant for sidewalks from the WAMPO meeting he attended and wondered if Yvonne and Janet could benefit from it. Mayor Ussery stated he had mentioned this to the superintendent and was informed that the school had been in communication with WAMPO and looked into it but are not pursuing the grant. Shore mentioned House Bill 2343 regarding homebased businesses and zoning being inserted into Senate Bill 197. He then mentioned that the League is encouraging cities to adopt a policy on Senate Bill 244 and are putting a toolkit together for cities to utilize. He encouraged the governing body to attend these events. Shore added that an amendment is being considered to House Bill 2343 that could override HOA’s.

Palmer-Witt – None.

Chambers – Public Works did a good job repairing the playground equipment. The waterway between Wood and Elain had yellow pillars that have fallen with some bolts sticking out, Zollinger will let Public Works know.

Ussery – None.

9. **Executive Session**

None.

10. **Adjournment**

**Motion:** *Palmer-Witt* moved; *Gordon* seconded to adjourn the meeting. Voted and passed unanimously. The meeting adjourned at 7:03 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 24<sup>th</sup>, 2026, City Council meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 14<sup>th</sup> day of April 2026.

  
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Jaye Poe, City Clerk

