

GOODLAND TOWN COUNCIL

March 25, 2024

Regular Town Board Meeting

Council president Jim Butler made a motion to approve the minutes of the meeting and was 2nd by Trisha Potts. Unanimous.

Old Business

Trisha made motion 2nd by Jim for disconnect list. Shut off day will be Tuesday, March 26, 2024. Unanimous.

New Business

1. Unsafe Buildings
 - a. 606 S. Newton (Michael Darte). John hadn't talked to him and Darte did not appear. Jud stated that the garage overhang and roof needed work, 2nd story still had to fill in cracked stucco, metal was ordered for the fascia and soffit. John stated he had done the tuckpointing. Jim asked if he was working on it. John confirmed that he is working on it. Jim made the motion to continue to next month, Trisha 2nd, Unanimous.
 - b. 129 W. Prairie and 121 W. Prairie (Dennis Battering). Jud asked if Dennis objected to ordered repairs. Dennis stated that he did not. Dennis stated that he needs the deed to finish the work. Dennis stated that the porches on both houses needed work. Jud asked how much time he would need. Dennis stated that he needs some time to get title to the houses. Dennis explained the issues with obtaining title from the owner and his attorney. Jim made a motion to continue to next month, Trisha 2nd, Unanimous.
2. Building inspector – John stated that for Unsafe Buildings, he is writing Unsafe Building Orders for properties that are not necessarily unsafe but require maintenance and asked if there was another procedure to enforce ordinances for maintenance. John asked to look into a different form other than unsafe building procedures.
3. Jim confirmed that the trash ordinance just needed to be signed, was adopted at the last meeting.
4. Fire Department- did not attend.
5. Police Department Report – Dillon stated 39 calls, 6 handled by county and 16 handled by Goodland, 17 were public service. No arrests, no tickets, 3 warnings. 1 new ordinance violation for the animal bite. Dustin and Dillon worked on vehicle violations and came up with a list of 47 violations. The camper (current OV) will be

towed that week. Dillon and Dustin will work to correct violations in the next couple of weeks. Dillon asked if there was a way to lower the time limit for compliance. Jud replied that the time limit could be lowered to 7 days if the letters were hand delivered.

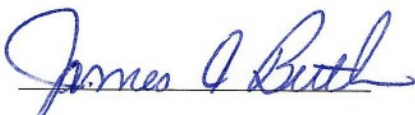
6. . Street and Water Dept.- Dustin is looking for a seasonal mower and stated that the hours will be about 20-30 per week. Called locates in to replace stop signs. Construction is still ongoing at the sewer plant. Hired contractor to fix soffit and siding at water treatment plant. Repaired a leak on Union Street and found and replaced a lead line. Provided a contract for cathodic protection on elevated storage tank for \$760, Jim made motion, Trisha 2nd, unanimous. Approved plans to make park bathrooms ADA compliant and is soliciting bids.
7. Ryan Whybrew Point Services engineer for the wastewater project was present with the 3rd pay app installment for pay app #3 for \$129,592.50. Jim made motion 2nd by Trisha. Unanimous. WW-22-change order which was approved at last meeting was signed. Change Order #3 was presented for garage door weatherstripping from Steve's Overhead Door for \$447.00 and for electrical repairs for tank for \$4,259.00. Jim made a motion to approve, 2nd by Trisha unanimous.

County took issue with putting force main on "their" right-of-way. Ryan went to Commissioners' meeting to straighten out ownership issue of 1550 N. County will likely turn everything within Town limits to the Town after title search is complete.

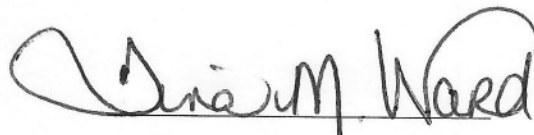
Rod Green brought it to Ryan's attention that he has almost \$500,000 in work on the project and has only received \$100,000 in payment. Rod may need to pause work to take other jobs while waiting on payment.

8. Mr. Betencourt and Ms. Strada stated that they are interested in some property next to their building at Mi Vallarta. Dustin suggested lease, not sale. Trisha asked if property could be surveyed to make a new parcel. Dustin raised concerns about water line running below property. Jud stated that it needed to be surplus property if sold. Jim stated that he would prefer a lease for as long as they own the building. At the end of the term, property reverts back to Town. Willing to pay \$100 per year plus legal expenses for lease. Jim made motion, Trisha 2nd, unanimous. Jim stated that Town would repair sidewalks in front of the building.
9. Leak Credits- 319 W. Jasper St. (William Oliver), water has been off for a while, Jim made a motion for 1 month sewer credit, Trisha 2nd, unanimous. 214 W. Jasper (Larry Hall), Trisha made motion, Jim 2nd, unanimous. 210 N. Newton St. (Andy Kehrt), pipes froze, Trisha made motion, Jim 2nd, unanimous.

10. Attorney report – Jud present ordinance to change the solar ordinance to clarify the change per megawatt instead of per array. Trisha made motion, Jim 2nd, unanimous. Jud provided update that Surf Air provided signed agreement and asked Council to sign and to approve. Jim made a motion, Trisha 2nd, unanimous. Jud did draft letter to potential annexation landowners, asked Council to review. Jud provided EDA from Attica's solar project. Jud clarified that there was a question from the Plan Commission about contiguity and confirmed that the Town had contiguity for the first phase of annexation.
11. Bill Babcock had questions about the solar project.
12. GAA reported that it was repairing hairline cracks in the concrete at the park and paused the project otherwise. Reported that working on getting all three scoreboard are up and running. T ball field needs to be modified to a 12U field because a new league has been started. Parks also need handicap signage and a light. Presented contracts from Clarks at Remington to spray for weeds for a cost of \$1125 for 3 times per year. Dustin clarified that Town mows but has been maintained by GAA volunteers in the past couple of years. Jim made motion to spend up to \$1600 for weed control by Clarks to include additional fourth spray, Trisha 2nd, unanimous.
13. John Meyers asked about the status of getting a walkway at the Park. Trisha replied that it is a process. Jim reported on the OCRA Stellar grant. Stated that Comprehensive Plan is too old and the Town doesn't have a park plan.
14. Jim provided update that Catholic Church wants to donate their parking lot to the Town. Asked for permission to contact DNR about park grants.
15. With the Agenda matters concluded, the Council began signing claims and then Jim adjourned the meeting and Trisha 2nd Unanimous.



James Butler, President



Tina M Ward, Secretary