

City of White Sulphur Springs

The regular meeting of the City Council was held on September 21, 2021, at 7:00 P.M. Mayor Rick Nelson called the meeting to order with the following members present:

Pattie Berg
Ron Coleman
Stacy Menard
Lee Blanchard

A. Call Regular Meeting to Order

B. Roll Call

C. Pledge of Allegiance to Flag

D. Read & Approve - Accept or Reject Minutes

1. August 2nd Meeting – Regular Session

Possible Motion: Move to Accept Minutes as presented or as amended.

Mayor Rick Nelson asked the Council if there is a motion to accept or reject the minutes from the August 2nd regular meeting as presented. Pattie Berg motioned to accept the minutes from the regular meeting. Ron Coleman seconded the motion. All said Aye. Motion carried and passed.

2. August 17th Meeting – Regular Session

Possible Motion: Move to Accept Minutes as presented or as amended.

Mayor Rick Nelson asked the Council if there is a motion to accept or reject the minutes from the August 17th regular meeting as presented. Lee Blanchard motioned to accept the regular meeting as presented. Pattie Berg seconded the motion. All said Aye. Motion carried and passed.

3. August 17th Meeting – Work Session

Possible Motion: Move to Accept Minutes as presented or as amended.

Mayor Rick Nelson asked the Council if there is a motion to accept or reject the minutes from the August 17th work session meeting as presented. Lee Blanchard motioned to accept the work session meeting as presented. Pattie Berg seconded the motion. All said Aye. Motion carried and passed.

4. September 7th Meeting – Regular Session

Possible Motion: Move to Accept Minutes as presented or as amended

The Mayor said that the September 7th regular meeting is not drafted up yet.

E. Public Comment: Public comment will be accepted on public matters not listed on this agenda and are within the jurisdiction of the City Council and having a significant interest to the public. During a regular session, there will be time after each agenda item for comment about that item.

1. Step up to the podium and state your name and address for the record.
2. Please limit your comments to THREE (3) minutes.

The Mayor asked if there was any public comment.

F. Unfinished Business - Items for Discussion and/or Actions

1. Possible Flooring Bid

Continued discussion regarding progress on obtaining bids for City Hall flooring project.

Possible Motion:

Motion to authorize Mayor to proceed with procuring further bids, OR, Motion to authorize Mayor to proceed with project through _____ company's bid.

The Mayor said that Townsend Flooring's bid was estimated to cost \$14,860.94 for flooring at City Hall, and this would include the City Office/Hall Way/Break Room/Court Room/Mayor's Office/City Judge Office and base board's replacement if needed. Motion withdrawn to have public comment.

Stacy Menard motioned to accept the flooring estimate and proceed with Townsend Flooring to do the flooring in City Hall. Pattie Berg seconded the motion.

Public Comment, resident Marcy Joyce, asked whether flooring for the City Hall was as major of concerns as wells, pumps, sewer problems, and a heated shop for equipment during the winter. The Mayor said that the flooring as been on several agendas the last couple of months. The Mayor said that the funding comes from different funds from the building maintenance compared to the water and sewer funds.

Stacy Menard motioned to accept the flooring estimate and proceed with Townsend Flooring to do the flooring in City Hall. Pattie Berg seconded the motion. All said Aye. Motion carried and passed.

2. Land Use Ordinance Draft

Continued discussion on the progress of this Ordinance, propose any alterations, and set for public hearing or further discussion.

Possible Motion:

Motion to schedule public hearing for XX/XX/2021; or Request a setting for further discussion.

The Mayor and Council discussed the map for the zoning ordinance and whether it was completely updated from the January map. The Mayor suggested waiting until the updated map is available and ready for the review of the Council, to have a work session on just the land use and map. Stacy Menard motioned to table the land use ordinance until an updated map is available and have a special work session. Lee Blanchard seconded the motion. All said Aye. Motion carried and passed. The Mayor asked if there was any public comment on tabling the land use ordinance and map.

G. New Business - Items for Discussion and/or Actions

1. Alley Closure Request (Variance) near 511 E. Main – Our Compound LLC/Jesse Pepper's LLC

Formal presentation of request for Alley Closure between E. Main St and E. Hampton St at 5th Ave. NE for Our Compound LLC and Jesse Pepper's LLC, formerly the Truck Stop Café DBA Snooks Diner. Possible consideration of variance for proposed development.

Possible Motion:

Motion to authorize Mayor to execute necessary documents for closure of Alley located in the 500 block of E. Main St. between Main and E. Hampton.

And/or: Motion to authorize Mayor to execute necessary documents to grant variance for proposed development of Jesse Pepper's LLC space.

The Mayor and Council discussed Jesse Pepper's LLC space. The alley runs through part of the parking lot. The new owners are requesting the variance to allow for planting bushes and trees in the area. The Council said that closing the alley does not mean it is abandoned so it could be reopened later if it is needed. Stacy Menard motioned to close the alley located in the 500 block of E. Main Street between Main and E. Hampton. The Mayor asked if there was any public comment. Pattie Berg seconded the motion. All said Aye. Motion carried and passed.

2. Heating/Air Conditioning Unit – Josh Paddock

Discussion as to status of City Hall Heating/Air Conditioning unit(s), possible consideration of informal bid for work and/or replacement of system.

Possible Motion:

Motion to authorize Mayor to proceed with procuring further bids, OR, Motion to authorize Mayor to proceed with project through _____ company's bid.

The Mayor said that the City Hall's furnace sounds horrible and has for awhile. The Mayor said that the City received a bid for a heating/air conditioning unit from Paddock Heating and Cooling for City Hall for \$10,100 (\$5,500 for the heating system and \$4,600 for air conditioning). The current furnace runs off of two heaters (one for the City Office and the other for the Court Room and Mayor/Judge Offices). The Council asked if there was a warranty on the equipment and work and if there would be multiple zoning, so that the areas that not being used could be turned down. The Mayor said suggested tabling the heating/air conditioning until he could ask Paddock and get back to the Council at the next meeting. Stacy Menard motioned to table the heating/air conditioning unit more information was available. Lee Blanchard seconded the motion. All said Aye. Motion carried and passed.

H. Comments/Discussion

1. Future Business
2. Mayor's Comments—Rick Nelson

The Mayor said that the City well #1 is down and the City is running on only well #2. The Mayor said that they pulled the pump and found out it is dead. The Mayor said that it would cost approximately \$40,000 to replace the pump. The Mayor said that well #2 is not automated like well #1 was and are having to manually run the pump. The Mayor said that they are working to get Willow Creek running through again. The City Crew is checking turbidity. The Mayor said that the City can use the ARPA grant funds to get Willow Creek back online if needed. The 27 year old generator will start but they do not know why it shuts down after 15-20 minutes. The

Mayor said that the baseball field dug out tipped/blew over again. The Mayor hired Heather Harrington to fill the open Assistant Clerk position, she will start next Thursday/Friday, and then the following week Oct 5-8 there will be a virtual training with the League of Cities and Towns that the Mayor, City Council, Clerk-Treasurer, Assistant Clerk, and City Attorney will attend.

3. Council Comments/Discussion
 - a. President of the Council—Pattie Berg

Pattie Berg said that the winning name for the new park is “Spike’s Happy Trails”. Pattie Berg said that the concrete for the Tennis Court is being worked on.

Public Comment, resident Marcy Joyce, was curious on the dollar amount of fund raising for the Short Family park naming and what the funding would be used for. Pattie Berg said that they raised \$1,464.78 and that it would be used for a sign for the park and the rest would be placed in a separate account. The Mayor said that the parks committee advertisement was posted at the three usual areas for the two needed parks committee, but it will be in the newspaper this week.

- b. Council Member—Lee Blanchard
Lee Blanchard said that his questions were already answered.
- c. Council Member—Ron Coleman
Ron Coleman said that now that the streets are dry the City Crew can start again on approaches/patching streets before winter.
- d. Council Member—Stacy Menard
Stacy Menard said that she did not have anything else to add.

J. Claims Signing/Motion to Approve the Bills


Pay the Bills

Claim Check #'s 18265-18331
September 8, 2021 thru September 21, 2021 for \$56311.67
Journal Vouchers #'s
Payroll Check #'s 8807-8831 for \$13,963.96
Direct Deposit Check #'s
Electronic Check #'s
Utility Billing System Adjustments

09-08-2021 thru 09-21-2021 were presented for Council’s approval. The Mayor asked if there is a motion to pay the bills. Pattie Berg motioned to pay the bills. Lee Blanchard seconded the motion. All said Aye. Motion carried and passed.

K. Motion/Vote to Adjourn the Meeting.

The Mayor asked the Council if there is a motion to adjourn the meeting. Stacy Menard motioned to adjourn the meeting. Ron Coleman seconded the motion. All said Aye. Meeting adjourned at 7:30 pm.


Michelle Stidham—Clerk-Treasurer


Mayor – Rick Nelson