

City Council Meeting Minutes

10/27/25

Attendees: Mayor Brady Gragg, Grant Bowlin, Dan Ravenscraft, Kathryn Coleman, Trent Clark & Jeff Artman

Others In Attendance: Andrew Hanna, Anne Morrow, Jake Callstrom, Deputy Tom Moore, Tim Stanghor and Fire Chief Bob Bartlett

7:01pm: Mayor Gragg calls the meeting to order.

Addition to Agenda: The topic of shipping containers on properties in the City of Whitewater was added as a discussion item to the agenda following the Fire District Report.

- **Ravenscraft motions to approve the agenda with the addition. Second by Artman. All Ayes, carried. 7:02pm**

- **Bowlin motions to approve the September meeting minutes as written. Coleman seconds, all Ayes, motion carried. 7:03pm**

Open to Public: N/A

ORDER OF BUSINESS

1.) Fire District Update – Chief Bob Bartlett, 7:04pm

Chief Bartlett is the permanent Fire Chief. [see handout](#)

- Ordered and 3000gal Toyne Engine/Tender in March of 2024, should be delivered the summer of 2026. This new truck will be stationed in Whitewater and the 2010 Rosenbauer Engine will be moved to Elbing, while the 1994 Pierce will be liquidated.

2.) Shipping Container Discussion – 7:15pm

Trent Clark wanted to get thoughts and opinions on Shipping Containers as more keep showing up in town. Others have been hearing about them.

Artman asked about what the city ordinances are concerning portable sheds.

Some businesses have some; should there be something different for commercial properties; other cities have strict regulations and rules concerning similar items. Others seem to be a permanent structure on residential property; the council will need to make a definite call on this issue before to long because everyone will be putting one in their yards. What to do with the ones that are already here? Will they be grandfathered or is there another option? Some places charge for a permit and there were requirements for footings, etc. to get something placed. Some places run businesses out of these containers, dwelling units have been converted from the containers, and the obvious use as overflow storage.

-- this is definitely something that needs to be looked at. We can ask the League, other communities and so on as they all have or are dealing with this same issue. Can this be done retroactively, especially if there was never a permit for the accessory structure to be placed? Also, Temporary Structures like PODS or roll off dumpsters, etc. with time frames and rules. Maybe take away the % of the property and do the square footage.

Financial Report – Treasurer Report, 7:30pm

Mayor reads the Treasurers report provided with the Financial Report. [see handout](#)

Artman motions to approve the Financial Report as presented, second by Bowlin. All Ayes, Carried: 7:33pm

Coleman noted that on the Maintenance Card reports that the sandwiches purchased on 9/5 were reported into the fuel line and not for the lunch meeting.

PERSONNEL REPORTS

Deputy's Report – Tom Moore, 7:35pm

- 4 traffic stops
- Unable to do school checks and visits due to the scheduling of shifts and working nights.

Animal Control Report – Jake Callstrom, 7:40pm

- [see handout](#)
- The three dogs that were roaming around town last month have been registered with the city.
- Never received an official complaint about a family that has been feeding/housing a large number of cats but did reach out to them, and they have rehomed about 7 of them.
- Will register for the conference when registration opens up in November.

Clerk's Report – Anne Morrow, 7:41pm

- [see handout](#)
- Most of the Port-a-potties were finally picked up this afternoon.
- Clark asked about the Flood Risk Review she and Andrew attended – They are remapping the floodplain and so we were reviewing their proposed changes to the floodplain maps and providing them some insights from those of us who live here concerning what is missing on the map or should not be added.
- Mayor thanks the clerk for working with the tower company to get the white lights reported. The white lights have a purpose and meaning and it was reported to American Tower who issued a ticket for the tower (which is home to various cell providers) to be assessed and corrected the white light at night issue.

Maintenance Report – Andrew Hanna, 7:45pm

- [see handout](#)
- Handout from engineer for the engineering costs breakdown to address “the alley”, he has already done A1, estimated cost of \$3000. He has been informed not to do any more work, until this Engineering cost breakdown was brought to the council.

-- It does need to be addressed as it has turned into a multi-year problem. However no money has been budgeted for this project and the money would have to come out of the General Fund. The Governing Body no longer wants the city engineer involved beyond what has already been done due to the financial breakdown provided and would like to either contract out the work without the engineering side of it or have the city workers do it themselves. Solutions provided by the council: Call 8-1-1 to have the whole thing marked and see how much is running through that alley. We need to get bids from people who do this type of thing for a living to solve the problem.

- Responses from the council on the city truck and deer collision included questions like, What year was the truck? Mileage? Deductible? Current condition of the truck? Conclusion: we have to wait to hear from the insurance before anything can be done.

-- Ravenscraft asked the City Superintendent to provide barricades at his place of business to assist in his concrete/sidewalk project.

Mayor's Report – Brady Gragg, 8:04pm

- A property complaint was received through the city website. Council discussed how to appropriately address these types of issues given that there is currently no one assigned to

enforce city codes. It was noted that the Health & Safety Board used to be established but has not been active, and there is no inspector available to review properties. It was also pointed out that there are/were a few entities involved in these cases; Code Enforcement, Health and Safety, and Fire Marshall. Questions were raised about whether the city should work with Butler County, hire a code enforcement company or consider hiring a local inspector; however, no definitive decision was made at this time.

-- Governing body noted that the election is coming up and there was a good turn out for Fred Fest.

Continued & New Business

City Property Lease Cost Decisions, 8:13pm

- Farm land lease: increase cost to \$70 an acre, how long of a lease? 5 year - provide new lease agreement for signing when it comes time.
- Fire Station Lease: do the suggested increase of \$100, provide a new lease agreement to the Fire District for another 5 years.
- Tower Lease is complete.

Cost Comparisons for Changes in the Comprehensive Fee Schedule, 8:17pm

- Scout House - \$75 rental per day + \$25 cleanup/reimbursement = \$100 rental.
- Newsletter Space/Ad - accept clerks' proposal to eliminate the BW/Color choices and just reserve a space by size. Additionally, include a website ad option.
- Mobile Food Vendor Permit – changed to Event/Day Permit = \$25; Annual Permit = \$50
- CMB Permit – no change
- Sewer Rate – no change
- Trash Rate – increase according to the schedule.
- Reconnection Fee – change from \$25 to \$50
- Shut Off/Reinstatement in a yr – old=delinquent amount + \$25, new = 1st time-delinquent + \$50/2nd time-delinquent + \$75/3rd time-delinquent + \$100

Executive Session

Mayor Gragg, "I move that the governing body of Whitewater recess into executive session to discuss personnel matters of nonelected personnel under K.S.A. 75-4319(b)(1), specifically performance reviews and related compensation for Morrow and Ullum, to last until approximately 9:21 pm, at which time we will reconvene in open session in this room."

Second By Clark, All Ayes; Motion Carried: 9:01pm.

Returned to open session: 9:14 pm

Bowlin motions for performance-based raise of \$1.00 for Morrow and \$1.00 for Ullum, effective October 1, 2025. Second Clark, All ayes. Carried: 9:16pm

Agenda Items for November 24, 2025

- City Calendar for 2026
- Employee COL Raises & End of Year Bonuses
- 2026 Comprehensive Fee Schedule – Resolution

Bowlin motions for the October city council meeting to be adjourned. Second by Clark. All Ayes, motion passed: 9:20pm

Meeting Adjourned – 9:20pm