

City Council Meeting Minutes

9/22/25

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

Others In Attendance: Andrew Hanna, Anne Morrow, Jake Callstrom, Terry Ullum, "Jeep" Edris, Thomas Wine, and a couple council members from the City of Burns.

7:00pm: Mayor Gragg calls the meeting to order.

7:01pm: Swearing in of council member Jeff Artman.

Addition to Agenda: The mayor will be requesting an executive session to discuss personnel review before the end of the meeting.

- ***Bowlin motions to approve the agenda with the addition of an executive session at the end of the meeting. Second by Ravenscraft. All Ayes, carried. 7:02pm***

- ***Clark motions to approve the August meeting minutes as written. Bowlin seconds, all Ayes, Artman abstains due to not being present last month, motion carried. 7:03pm***

Open to Public:

Thelma "Jeep" Edris – Informs the governing body that she cannot stay for the rest of the meeting but continued to complain about the alley behind her house even with the work that is being done to find a solution. Says, it is better but not fixed. She does appreciate the work that is being done.

Travis Bailey – Council member of Burns provides an update on the IdeaTek delays. A hearing was set for Sept. 15 concerning the lawsuit with Velocity, a judge ruling is expected Oct. 4 and hopefully an outcome decision will be made by the end of October.

ORDER OF BUSINESS

1.) "Jeep's Alley" – 7:07pm

Whitewater City superintendent, Andrew Hanna reports that he has had the alleyway measured for the grade of slope present (very minimal, maybe 1 ft slope from N to S end), as well as met onsite with the City Engineer to discuss possible projects to assist with proper water flow.

([options handout](#))

Option 1: Reverse the Crown, Regrade, Lower Sidewalk

Option 2: Install Underground Storm Drain System (more overall solution, more costly)

Governing body discussion on other flood issues around town other than just this one alley.

It is recommended by the city engineer to have this work contracted out and the council has asked Hanna to get a couple bids for the work recommended in Option 1. Option 1 is to reverse the crown and create a designated path for water flow to the street, the south end will require new sidewalk and slope to align with the street level for better drainage.

2.) Water Rates Review – 7:20pm ([water rate comparison handout](#))

In the comparison handout a proposed or recommended increase is provided, the purpose to help fund the upcoming needs with our lift station. Current residential base rate of \$24.70 + \$5.75 each additional unit: Recommended New Rate Structure Increase to \$30.00 base (including first 1,000 gallons) + \$7.00 per additional 1,000 gallons, **phased over 2 years: Year 1 (2026):** \$27.00 base + \$6.25/additional. **Year 2 (2027):** Full \$30.00 + \$7.00; and then add a **3% annual escalator** tied to CPI (like Goddard, KS) starting 2028 to prevent future stagnation. Through discussion the governing body

concluded to increase the base rate by 5.25% and the additional unit charge to \$6.50 and to review water rates annually. New residential water rate: base rate \$26.00 + \$6.50 each additional unit. New rates will be effective January 1, 2026.

Ravenscraft make a motion to increase the base water rates by 5.25% and increase the additional unit (1,000gal) rate to \$6.50, effective January 1, 2026. Water rates will be reviewed annually. Clark seconds. All ayes. 8:01pm

3.) City Property Leases – 8:02pm:

- A Farm lease was established in 2005 and the rate per acre has never been changed. Proposed increase for a new lease agreement from \$35 an acre to \$66-\$70 (\$70 an acre is the current going rate) an acre to present to the current lessee to have first right to refusal of the lease agreement for that land. Discussion by the governing body – **tabled for future council meeting.**

- A lease with the Fire Department for the Fire Station to help pay for utilities, lease agreement for every 5 years and cost has not changed since 2005, current lease cost being \$1620 a year. Recommend a slight increase of at least \$100 to make it a \$1720 per year lease. - Discussion by the governing body.

8:15pm – No discussions made; both items tabled to future meetings.

Financial Report – Terry Ullum, 8:15pm **(Financial Report)**

8 months shown in the Financial Review. We have moved the Late Charges from utility bills to the sewer reserve fund. This has provided something in that reserve fund from not having anything there from before, by the end of the year it will be estimated to about \$8,000.

Maintenance and Office Card receipts: Council questioned the need for Powerade.

Ravenscraft motions to accept the Financial Report as it is, second by Coleman. All Ayes, Carried: 8:23pm

PERSONNEL REPORTS

Deputy's Report – Tom Moore, 8:23pm

- 4 traffic stops; each resulting in verbal warnings
- Elderly folks in Butler Co. are being scammed, they need to be on alert, there is a major increase of scammers taking peoples money.
- Lock your vehicles and houses. Increase in stolen vehicles and robberies. The closer we get to Christmas more people will be checking cars and homes in the smaller towns.
- When Deputy Moore is working nights others have been good about coming through town during the days.
- Continues to do school checks, visits.

Animal Control Report – Jake Callstrom, 8:27pm **(provided report)**

- Pretty quiet up until last Wednesday when the McCall's dogs got out. I heard from Anne, Andrew and got play by play from a local pastor's wife. The two black and white ones were picked up by the owners that evening and they had to go somewhere else to pick up the third one. They have been sent registration papers and if they have not registered their pets by a set date, they will be fined.
- Trying to Register for a conference in McPherson in 2026.

Clerk's Report – Anne Morrow, 8:29pm **(provided report)**

- We no longer have AT&T for anything. Our phone line is now with Verizon, it's a digital line and my office desk phone can even receive texts, easy to forward calls, caller ID, it's been really nice.

- Judge officially approved our new speeding fine formula and that has been provided to our officer. The judge sets our Court fees and fines.
- I'm looking to move away from using Square, which is not a good fit for a municipal office. I've looked at two replacement options: KanPay & GovCard by Evolv. In talking with another city clerk who had been with KanPay and recently moved to GovCard, either option would work for what we need but in my opinion GovCard offers the better solution. GovCard does have an initial setup fee and all processing fees are passed onto the customers.
 - The governing body recommends that the city clerk make the switch to GovCard.

-- continued through the report.

Maintenance Report – Andrew Hanna, 8:38pm (provided report)

- Mayer did their annual sewer cleaning on 1/3rd of the town.
- County came and swept up the extra chip seal rocks, we were able to keep the 6 dump truck loads and will plan on using it on certain areas around town.
- Chris Young, the city engineer, came to see and discuss water problem areas around town.
- Fred Fest meetings and planning for setup.
- El Dorado burn out is over and water should return to normal.
- No water leaks this month.
- Saturday was reported a possible leak between here and Potwin, we are monitoring this closely to confirm if its a leak or not. Our monitored numbers do not reflect a water leak.
- City rented out two old wooden bleachers, those who rented them would like to purchase them. If the city council is interested in selling let us know. We have been looking for opportunities to bring in revenue for the city so this is a way to do it.
 - Governing body - check with park board?, discussion on various variables.
 - Council grants permission to the Mayor to negotiate the selling of these bleachers.

Mayor's Report – Brady Gragg, 8:50pm

- Thankful for all the work on the code reviews. Hope to have another draft together by the end of the year.
- McAdams has removed some of their dead trees along Main at their storage buildings.

Continued & New Business

Comprehensive Fee Schedule Items for Review in October, 8:03pm

Highlighted items on the provided fee schedule, the governing body needs to highlight any areas they feel needs to be reviewed and inform the city clerk of those areas so information can be gathered. The governing body can come with proposed changes at the October meeting. Any changes will be in effect January 1, 2026.

Items currently highlighted: Scout House Rental, Newsletter Ads, Mobile Food Vendor Permits, Cereal Malt & Liquor License, Sewer Rates, Insufficient Funds Charge, Utility Reconnection Fee, and Water Shut Off/Reinstatement.

Agenda Items for October 27, 2025

- Fee Schedule for 2026 - discuss highlighted fees
- City Property Leases
- Fire District Update

Artman motions to go into executive session to discuss personnel review for 15 minutes, Second by Ravenscraft. Ayes, carried. 9:06pm

Executive Session: 9:07 – 9:22pm

Artman motions to extend the executive session for 5 more minutes, Second by Ravenscraft. Ayes, carried. 9:22pm

Executive Session extended: 9:22 – 9:27pm

Bowlin motions to bring the August Council Meeting to an end, Second by Artman. Ayes, carried. 9:29pm

Meeting Adjourned – 9:29pm