

VILLAGE OF KIRKERSVILLE
BOARD OF PUBLIC AFFAIRS

June 28, 2022

OPENING: MR. DENTON CALLED THE MEETING TO ORDER AT APPROX. 7:00 PM AND OPENED WITH THE PLEDGE.

ROLL CALL: BRIAN DENTON AND CANDY BROWN WERE PRESENT. ALSO PRESENT WERE MAYOR TERRY ASHCRAFT AND BPA CLERK VICKI COE.

OPERATOR'S REPORT: MAYOR ASHCRAFT INFORMED THAT A RELAY BREAKER WENT OUT AND WAS REPLACED MONDAY; THEY WELDED SOME STEPS; THE AUTOMATIC SAMPLER HAS NOT ARRIVED YET.

MR. DENTON ASKED IF THERE IS A CREDIT CARD FOR THE OPERATOR TO USE. MAYOR ASHCRAFT SAID HE PLANNED TO TALK TO COUNCIL ABOUT A VISA CARD FOR PLANT PURCHASES. THE VILLAGE ALREADY HAS A LOWE'S CARD AND A STRAIGHT & LAMP CARD. MAYOR ASHCRAFT SAID THE CHARGE FOR THE BREAKER WAS MADE THROUGH RANDY STOLL'S BUSINESS AND THE VILLAGE WILL PAY FOR IT.

MAYOR ASHCRAFT INFORMED THAT THE EQ TANKS NEED PUMPED, AND THE TRASH GATE WILL NEED TO GO FOR BID AS IT IS AROUND \$100,000. THE BID WILL POSSIBLY GO OUT THIS FALL.

PUBLIC POLL:

(1) CONNIE KLEMA, REPRESENTING DAVE WHITE, TO DISCUSS 205 E. MAIN STREET. MS. KLEMA FOLLOWED UP FROM LAST MONTH'S MEETING BY PRESENTING THAT THE PROPERTY DID NOT NEED ZONING CHANGE AND USAGE DETERMINES THE MONTHLY SERVICE FEE. SHE SHOWED THE TAP WAS CAPPED AND APPROVED BY RICK FITCH, SEWER PLANT OPERATOR, PER THE BOARD'S APPROVAL AT THE MAY MEETING. SHE ASKED TO CONFIRM THERE ARE NO BACK FEES EXCEPT FOR THE BASE FEE AND THAT NO FEES WILL BE CHARGED UNTIL USE IS APPROVED AND RE-ESTABLISHED.

MR DENTON ASKED WHETHER PAST CHARGES WERE PAID; SHE ANSWERED YES.

MR DENTON ASKED IF THE OWNER HAS PLANS FOR THE BUILDING USE AND HIS TIMEFRAME; SHE STATED IT DID NOT MATTER BECAUSE IT IS CAPPED. MR DENTON QUESTIONED IF THE PROPERTY COULD SIT FOR THE NEXT YEAR; SHE RESPONDED THE PROPERTY CAN SIT WITH CAPPED TAP FOR 10 YEARS AND NOT HAVE A SANITARY FEE BECAUSE IT IS NOT CONNECTED.

MR. DENTON: MOTION FOR 205 E. MAIN STREET NOT TO BE CHARGED ANY MORE SANITARY SEWER FEES UNTIL THEY START TO REBUILD AGAIN; 2ND BY CANDY BROWN. ALL IN FAVOR. MOTION PASSED.

(2) ANTHONY FERRELL TO DISCUSS 155 E. MAIN STREET. HE REQUESTS THE PROPERTY BE REASSESSED TO REDUCE THE MONTHLY SEWER FEE. IT IS CURRENTLY CHARGED FOR 2 UNITS BASED ON THE USE BY THE PREVIOUS OWNER. HE IS THE NEW OWNER. THE BUILDING IS GUTTED; THERE ARE NO UNITS; HE IS NOT RENTING IT OUT; NO ONE LIVES THERE. HE REQUESTS THE MINIMUM OF ONE FEE PER MONTH UNTIL USE IS RE-ESTABLISHED.

MR. DENTON ASKED WHO APPROVED THE WORK; MR. FERRELL ANSWERED HIS WORK DIDN'T NEED APPROVED.

MR. FERRELL ASKED THAT THE SEWER CHARGE BE REASSESSED. MR. DENTON STATED THAT WOULD BE UP TO THE ZONING BOARD; MR. FERRELL DISAGREED AND RESTATED THAT HE IS ONLY SPEAKING OF THE SEWER BILL, NOT REQUESTING A ZONING CHANGE.

MR. DENTON ASKED IF HE WANTED TO CAP IT OFF. MR. FERRELL SAID HE DID NOT.

MR. DENTON ASKED HIS PLAN FOR THE PROPERTY. MR. FERRELL SAID HE ORIGINALLY INTENDED TO TEAR IT DOWN AND BUILD THREE UNITS, BUT WAS

TURNED DOWN BY ZONING. HE NOW PLANS TO WORK ON THE FOUNDATION AND GO FROM THERE.

MR. DENTON: MOTION TO ELIMINATE ONE SERVICE FEE AT 155 E. MAIN STREET.

DISCUSSION: MRS. BROWN STATED IF IT IS AGAIN 2 APARTMENTS, IT MUST BE RECONNECTED. MR. FERRELL AGREED.

MR. DENTON ASKED IF ZONING WOULD DETERMINE THE NEW FEES. MR. FERRELL SAID THE ZONING IS NOT THE SAME AS SERVICE USAGE. WHEN HE DETERMINES HOW MANY UNITS WILL BE AT THE ADDRESS, HE WILL RETURN TO THE BPA FOR A NEW ASSESSMENT.

2ND BY CANDY BROWN. ALL IN FAVOR. MOTION PASSED.

- (3) KAREN KESSLER REQUESTED A COPY OF THE MEETING MINUTES OF MAY MEETING. THE CLERK TOLD HER THE ZONING BOOKS SHE REQUESTED ARE ALSO AVAILABLE.

SHE STATED AND ASKED TO CLARIFY THAT ONE LINE RUNS TO A BUILDING, CALLED A TAP. MR. DENTON CONFIRMED THAT POINT.

SHE STATED AND ASKED TO CLARIFY THAT THE PIPE GOES INTO THE BUILDING, AND IT DOESN'T MATTER HOW MANY PEOPLE LIVE IN THE BUILDING, THE OWNER CAN PAY THE TOTAL. IF THE OWNER DECIDES TO PAY IT ALL OR DIVIDE IT INTO INDIVIDUAL SERVICES, IT DOESN'T MATTER.

SHE STATED AND ASKED TO CLARIFY THAT THE ZONING OF A BUILDING DOESN'T AFFECT THE NUMBER OF TAPS TO BE PAID; THAT ZONING AND NUMBER OF RESIDENTS DON'T HAVE ANYTHING TO DO WITH EACH OTHER.

SHE STATED AND ASKED TO CLARIFY THAT THE PIPES IN THE BUILDING ARE THE PERSONAL PLUMBING PROBLEM OF THE OWNER.

SHE CITES THE CONFUSION IN DISCUSSIONS AT BPA MEETINGS ABOUT TAPS AND SERVICE FEES. SHE STATED HER UNDERSTANDING THAT SERVICE FEES ARE DETERMINED BY THE LANDLORD.

SHE ASKED IF THE LANDLORD CAN PAY FOR ALL THE SERVICE TO THE BUILDING.
MRS. BROWN CONFIRMED THAT POINT.

SHE ASKED HOW TO CONNECT TO CITY WATER. MAYOR ASHCRAFT REPLIED IT IS IN
DISCUSSION.

(4) NORMA WELCH ASKED IF A BUILDING WITH 8 UNITS PAYS THE SAME AS HER HOUSE.
PUBLIC ATTENDEES ANSWERED HER QUESTION. (UNINTELLIGIBLE)

BOARD POLL: NONE

OLD BUSINESS: NONE

NEW BUSINESS: MR. DENTON ASKED IF THE WAREHOUSES ARE GOING ON THE
TIMMONS PROPERTY; MAYOR ASHCRAFT REPLIED IT IS IN DISCUSSION.

CLERK REPORT:

(1) TAX ASSESSMENTS WERE SENT.

(2) CLERK REQUESTED BOARD APPROVAL FOR WRITE-OFF FOR ACCOUNT 10-115,
215 E. MAIN STREET. DAVE WHITE NOTIFIED CLERK'S OFFICE WITHIN 24 HOURS
OF PURCHASING THE PROPERTY AND IS NOT LIABLE FOR THE FORMER OWNER'S
ACCOUNT BALANCE.

LEGAL REPORT: NONE

CORRESPONDENCE: INCLUDED IN FOLDER BUT NOT DISCUSSED.

MOTION TO PAY THE BILLS: MR. DENTON MOVED TO PAY THE BILLS; 2ND BY MRS.
BROWN. ALL IN FAVOR.

MOTION TO APPROVE MINUTES FROM MARCH: MR. DENTON MOVED TO APPROVE THE
MINUTES; 2ND BY MRS. BROWN. ALL IN FAVOR.

MOTION TO ADJOURN: MR. DENTON MOVED TO ADJOURNE THE MEETING; 2ND BY MRS.
BROWN. ALL IN FAVOR. 7:43 PM.

RESPECTFULLY SUBMITTED BY BPA CLERK VICKI COE.

THESE MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE BOARD OF PUBLIC AFFAIRS.

APPROVED BY THE BOARD THIS 28TH OF JUNE, 2022.

CANDY BROWN _____ BRIAN DENTON _____