

City Council Minutes  
February 14, 2022

The meeting was called to order in the Council meeting room at 7:00 p.m. by Mayor Hegwood. Present were Lance DeLissa, Mitch Brenner, Roberto Holguin, Brian Kroth and George Lucas. Also, present were City Administrator Dean Cordes and City Clerk Janet Gleason. Attorney Clay Kuhns was not present. Visitors were Tom Kuhns, Mike Gillen, Bobbie Allison, Weston Kroth and Jamie Boese.

Prior to a discussion of the KHRC housing grant, Cordes presented Council with a report on the housing project costs compared to the projected cost of construction in the area. The proposed cost per square foot is \$136.89 and is in the average of premium grade construction costs for the area. Five local contractors had been contacted regarding placing a bid on the proposed construction. Only one contractor met the certification requirements of the grant and none of the other four contacted were interested in getting the certifications required.

Boese presented the budget and floor plans for the proposed houses to the council. So far there have been four inquiries and two applications returned. All inquiries were interested in the larger home and liked the floor plan. One applicant has withdrawn. The homes will qualify for the Neighborhood Revitalization Program. The Environmental and Contact Sheets are completed.

W. Kroth distributed the building estimates. Wherever possible he will be using local contractors. The current estimate is based on Diamond Coat siding, 30-year shingles, fiberglass insulation, Pella windows, vinyl plank flooring in main areas and carpet in the bedrooms. Council discussed the costs, design, and location of the homes at length. Consensus of the Council was to increase the size of the smaller home to match the larger one and let the housing committee determine the final details.

Motion by DeLissa, second by Holguin to accept the bid from WK Construction to build two “Birch” homes at a cost of \$220,200.00 per home. Motion passed with all in favor, B. Kroth abstained.

Motion by Brenner, second by Lucas to accept the Grant agreement from KHRC as written. Motion carried with all in favor.

Kroth asked the Council if they would be interested in the possibility of forming a county wide housing authority. Council was supportive of the idea.

There was no public comment.

Minutes of the January 24, 2022, meeting were approved as written.

Motion by Brenner, second by Kroth to approve Building Permits #22002 and 22003. Motion carried with all in favor.

Motion by DeLissa, second by Kroth to approve the Appropriations Ordinance of \$253,037.17. Motion carried with all in favor.

Cordes discussed the draft of the Renewable Parallel Ordinance. The State ordinance states that municipalities are required to compensate solar and wind generated power at 150% current energy cost but that pertains only to the cost and does not include the cost of transmission. Homes and/or business are also required to install a disconnect system that requires testing and inspection. DeLissa asked about the cost, who provides it and who should have to pay for it. Cordes felt it will be expensive and will get more information on this.

Council discussed the draft of the contract for the Bainter Addition lots. Cordes will contact Attorney Kuhns regarding some requested revisions.

Cordes explained to new council members that in the past the City has, at times and with the approval of City Council, used city equipment and labor to demolish structures at the request of a property owner. The property owner must pay the fair market value of the demolition to the city. Council agreed this policy was a benefit to the community would continue.

Cordes reviewed the bid sheet for the power plant roof repairs. The lowest bid was double the amount anticipated. Council discussed the needed repairs and Brenner and Kroth requested Cordes attempt to get additional bids.

Cordes reviewed the request for bids for pool repairs that was sent to four contractors. He has not yet received any bids.

Council approved a request for Gleason and Boese to attend the City Clerks and Municipal Finance Officers Association Conference March 15-19.

Motion by Kroth, second by Holguin to donate \$100.00 to the Crooked Creek Classic. Motion carried with all in favor.

Cordes met with Penner regarding the water projects on the two blocks on North Highway 23 and the five blocks on North Springlake. The cost of pipe has gone from \$11.00/foot to \$20.00/foot so there will be a significant increase in the materials cost. Penner hopes to begin working again early spring, but it may be fall before the project is complete.

DeLissa requested a fairly simple written report and assessment from the Attorney and Court Clerk regarding the archiving and digitizing of the police records and status of the evidence stored in the building. The report is to include how much has been done over the past few years and in the last 3 months, how much remains, the amount of storage needed, and an estimated time to complete the project. The report should also include a plan and date for removing the remaining items from the building so it could be rented if the opportunity presented itself. He would like for Council to assess the fair market value for the rent of the space and begin advertising as soon as possible.

Brenner and Holguin commented on areas of streets that needed repair. Cordes and Kroth will look at them and see what repairs are needed.

Motion by DeLissa, second by Kroth to enter into executive session for personnel matters on non-elected personnel for 10 minutes. The open meeting will resume in this same room. Motion carried with all in favor. After executive session, no action was taken.

Motion by DeLissa, second by Kroth to adjourn. Motion carried with all in favor.

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J.D. Hegwood, Mayor

ATTEST:

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Janet Gleason, Clerk