

City Council Minutes
June 13, 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 (by telephone), Roberto Holguin, Brian Kroth, and George Lucas. Also, present was City Administrator Dean Cordes and City Clerk Janet Gleason. Attorney Clay Kuhns was not present. Visitors were Tom Kuhns, Bobbie Allison, Jamie Boese, Jolie Girard, and Weston Kroth.

Jolie Girard, MSB Financial Services, introduced herself to the council and presented a dividend check from EMC insurance in the amount of \$18,091.81.

Weston Kroth, WK Construction, discussed with the council the possibility of constructing small homes on Lot 3 and Lot 6 of the Bainter Addition. He inquired about using them as short-term rentals if they do not sell. DeLissa expressed interest in the area being developed but did express concern that the City needs to address short-term rentals. Brenner asked about zoning and Cordes stated those lots were originally zoned R3 for multiple family housing because Bainter was going to construct duplexes. The Council felt short term rentals could have a favorable effect on the community, however they would like to address some items including local ownership, occupancy limits and how short-term rentals effect the neighborhood in which they are located. Council will consider the request and hold further discussion at the next meeting.

Jamie Boese reported that the housing project is going well and both buyers have agreed to an open house after the homes are complete. Consensus of council to apply for the next round of grant funding. Boese is working on a market plan. Council expressed the goal of community growth and opportunity for new businesses.

There was no public comment.

Minutes of the May 23, 2022, meeting were approved with corrections.

Motion by Lucas, seconded by Holguin to approve Building Permit #22011. Motion carried with all in favor. Motion by Kroth, seconded by DeLissa to approve Building Permit #22012. Motion carried with all in favor. Building Permit #22010 was tabled until Cordes measures and checks the line of sight.

Motion by Brenner, seconded by Kroth to approve the Appropriations Ordinance of \$336,012.46. Motion carried with all in favor.

Consensus of council to approve the Real Estate Contract for the Bainter Lots.

Cordes reported that the pool has not had any issues and does not seem to be leaking.

Motion by DeLissa, seconded by Lucas to approve Resolution 321. Motion carried with all in favor.

RESOLUTION 321

A RESOLUTION FINDING THAT A STRUCTURE LOCATED IN THE CITY OF MEADE, MEADE COUNTY, KANSAS, COMMONLY KNOWN AND REFERRED TO AS 602 EAST KANSAS STREET, MEADE KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REMOVED OR REPAIRED AND THE PREMISES MADE SAFE AND SECURE.

Motion by Kroth, seconded by Lucas to approve Resolution 322. Motion carried with all in favor.

RESOLUTION NO. 322

A RESOLUTION FIXING THE TIME AND PLACE PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF MEADE, KANSAS, AT WHICH TIME THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS, AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED WITHIN SAID CITY AND DESCRIBED HEREIN MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS UNSAFE OR UNFIT FOR HUMAN USE.

Council discussed the truck parking lot. The property is only for semi-trucks and trailers, not campers. Council would like Cordes to find a way to clearly mark each spot.

The umbrella feature at the Splash Pad was vandalized again on June 1 by a non-resident and charges will go through the court system. The PVC is not holding up and the replacement part is \$1,900.00. Heavier grade replacement part is \$5,300.00. Cordes is trying to find an option of rebuilding it in house. He would also like to add more lighting to the area. The Splash Pad screens are clogging constantly from the cotton seeds and flaking surface requiring cleaning at least five times every day. Cordes has been checking it constantly on the weekends. It would be expensive to install more drains, but the pump overheats when the water flow is restricted.

Motion by DeLissa, seconded by Kroth to approve Resolution 320. Motion carried with all in favor.

RESOLUTION NO. 320
A RESOLUTION TO WAIVE THE REQUIREMENTS OF K.S.A. 75-1120a(a) REGARDING
GENERALLY ACCEPTED ACCOUNTING PRINCIPLES AS THEY RELATE TO THE CITY OF
MEADE, KANSAS

The Council approved the revised Treasurer job description.

Motion by DeLissa, seconded by Kroth to approve a license to sell fireworks to Garner Fireworks with the stipulation the windows are cleaned within 30 days after July 4.

Gleason reported the second ARPA payment was received in the amount of \$116,211.87.

Council reviewed the draft lease agreement for the former Police Department building. Cordes will contact Clay with their recommended changes. Brenner suggested there should be an application for the rental in addition to a lease agreement.

Motion by DeLissa, second by Holguin to enter executive session to discuss personnel matters relating to non-elected personnel for ten minutes. Motion carried with all in favor. After executive session, no action was taken.

Motion by Kroth, seconded by Brenner to enter executive session to discuss the acquisition of real property for five minutes. Motion carried with all in favor. After executive session, no action was taken.

Motion by Kroth, seconded by Holguin to adjourn. Motion carried with all in favor.

J.D. Hegwood, Mayor

ATTEST:

Janet Gleason, Clerk