

City of Meade Council Minutes

February 27, 2023

The meeting was called to order in the Council meeting room at 7:00 p.m. by Mayor Hegwood. Present were Lance DeLissa, Roberto Holguin, Brian Kroth, and George Lucas. Also present were City Administrator Dean Cordes and Assistant City Clerk Jamie Boese, & Attorney Clay Kuhns. Mitch Brenner was absent. Visitors were Tom Kuhns, Bobbie Allison, Sherriff Doug Ritter, Roger Messenger, Scott Vanderpool, Mickey Thomas, Mike Godfrey, Kevin Larrabee and Brandon Gould.

There was one extension request. Council approved the extension with consensus.

Sherriff Doug Ritter talked to Council about the timing of the stop light. He explained that there was a truck driver that was ticketed for running a stop light. The truck driver requested that the Sherriff review the timing of the light with him from the time it turns yellow to red. Sherriff Ritter went on to say that the time from the yellow light turning to the time it turned red was only 3-4 seconds. He would like to see that extended to at least 5 seconds. He said that at 25 miles an hour that is just less of half a block, if we extended it to just 5 or 6 seconds that would save on some disagreements. Also, he would like a longer delay from the time one light turns red, to when the other turns green. He believes this would protect our citizens greatly by having that delay on that light turning green. It just gives a couple seconds to sit there and wait for the green light. Council shared Sherriff Ritters concerns, Dean will ask the company to have someone come out and reset the light. Lance asked if it would be feasible to shorten the green a little, especially North to South as that road is not as busy as Highway 54. Sherriff Ritter would like to see the green on Highway 54 remain the same, as it serves a purpose for the whole county breaking up large groups of trucks. Council Thanked Doug for coming in, Sherriff Ritter left the meeting.

Micky Thomas speaking for the Golf Course Board. He had heard that maybe there were some alternative solutions to the Golf Course proposal that was presented at the last meeting. The golf course annual meeting is coming up this Sunday and he is looking for suggestions. Micky states that they have hired someone to start taking care of the upkeep of the golf course. Lance asked if anyone has heard from the Recreation Commission, it was stated that they will not meet until the 8th. Brian suggested that [the council] needs to decide what they want to do and if the Rec Commission decides to help that is that much better. Brian would like to see the Golf Club move forward with training the new hire and the city help where they can. Lance agrees that they need to make sure the new hire is well trained because city employees do not know exactly what the golf course requires. Scott asks, "What is your thoughts on the city helping us pay for the part time employee?" Dean states that they have given consideration to them just keeping control and managing the golf course and the city could help by providing some financial assistance. If they happen to need a little extra help preparing for a tournament or something the summer help may be able to provide some assistance. Scott says they would be open to that. Lance asks, "what kind of number do you have in mind for that?" JD ask if the golf board would want the city to pay for the wages of the part time position. They agree that that would be a huge help. Micky points out the fact that since it is part time there would be no benefits paid. Dean figures at \$15/hr. it would be \$15,600 yearly. Dean stated that he had talked to Plains on the request of the Council, they have one employee that works three days a week and seems to do most of it by him self with a few exceptions throughout the season. JD brought up the fees for the consultant, which are \$3000. Brian wanted clarification on weather the Council was wanting to just pay the part time wages, or the consultant fees also. Lance suggested maybe the Rec could help with the consultant fees. Beto stated that he thinks the rec would help some but not sure how much. Lance asked how much was in the budget for the park. Micky asked about getting more water. Scott said they had to have more pressure to be able to water three greens at the same time. They continued to discuss water rights and usage. Council discussed water rates. Dean suggested that they do a tier rate system.

Roger Messenger came to the council to discuss the airport; he is a flight instructor. He would like to have a box hanger for classes and flight instruction, along with some other training, aircraft maintenance, he also could do some charter flights if he is able to get things going. Lance mentioned that they had an airport specialist come and discuss tearing down some of the old hangers and suggested replacing them with box hangers, at the time he thought how we could justify that. With Roger's request and the flight instruction, maintenance going in it would be justifiable. Dean summited to the FAA a request for a box hanger 100 x120 but has not heard back if that would be approved. He reminded them that the FAA moves at their own pace. Roger stated that he understands that but if the

Council is willing to pursue that he has arrangements at the airport with Craig Stratton and would start getting things going on his end. Dean stated that the cost that EBH came up with was \$780,000 to build a box hanger that size, and the City would have to pay 10% of that. Brian asked Dean how we would pay for that if they decided to move forward, Dean said it would come out of the airport fund. Dean said that the fund has \$90,000. The airport fund is funded by hanger rent and fuel sales. Dean made sure everyone was clear that this hanger would still be city owned so if Roger decided to move out the city would still own building and could continue to rent it out. Council expressed that they would like to see this happen and will wait to see if the FAA would approve the hanger. Roger thanked the Council and stated that he would start making plans and arrangements.

Jamie gave a housing update. She stated that we are still waiting to hear from KHRC about the grant that they submitted in February. She also let the Council know that WK Construction did apply for the ABODE grant to build Senior and Disability housing duplexes. All the grants should be announced toward the end of March.

Mayor Hegwood moved the meeting on and asked if there were any questions on the minutes from the last meeting. Lance would like to add the word utility to the revised extension agreement, just so there is not any confusion. Minutes approved with corrections.

Old Business- Dean is still trying to set up a meeting with Ms. Burns to inspect the property but she has had some issues and has been able to meet yet.

New Business- Dean started out with the water report. He reviewed the usage with the council. Next, he presented the 2023 Project list. Some things were rolled over from last year. He addressed #3 Power plant building repair. The brick needs mortar repair, He really thinks it needs attention soon. Dean mentioned that he had a spare transformer and would like to get another spare for some of the other transformers. They have one for the hospital and coop, but he needs some to replace if something happens somewhere else. Also, he mentioned that he would like to get rid of the raised transformers. A pad mount transfer would be better. He would also really like to get a new diesel tank, it's been put off, but it is really time to get it. Brian suggested that Dean look at Palmer Tanks, Dean said that he looked at their website and they only had vertical tanks not horizontal. Council discussed tank sizes and prices.

Dean pointed out that he put park improvements on there again. Not much was done last year as far as park improvements except for the work at the pool. He mentioned that we would like to put a new swing, it's called an expression swing. Also, discussed trees, trimming, and planted 10 last year. He mentions that he also put money on the project list for demolition as well as curb and gutter. Concrete at the airport, Weston is doing that work but he will give us two invoices as part of that work will be paid through the airport grant. Dean continued with the water project is on there for 1 million, as well as the cost of the dump truck. Council reviewed the project sheet and had some discussion about some of the items. They discussed repairing the tops of the reservoirs at length. Dean will have someone come out and suggest on what coating to use.

Dean let the council know that he had two positions on the board of KMEA that was coming up to renew currently they are filled by Brian Kroth and JD Hegwood. He said that he needed to see if they would like to continue and get a motion. Lance DeLissa made a motion to approve Brian Kroth for position number one and JD Hegwood for position number two directors on the KMEA board. George Lucas seconded the motion. Council approved 4-0.

Dean told the Council that the owner of Meade Thriftway came to him and asked if the city could crack seal his parking lot, he would pay for them to do that. Dean also mentioned that they were not allowed to do that if there was any competition or other places locally that could do the job, but there is not anyone around here that does that. Lance asked if we were using the counties machine, Dean said yes, and he would go to Randy Blehm and make sure that would also be ok with the county and see how much they would charge for the use of the machine and make that part of the bid. Lance asked if they are still planning on doing part of the school driveway. Dean said yes but it needs approval from the school board.

Council asked how the solar meters were doing out at the Thriftway. Dean stated that they are working but we would like to get someone to come and inspect them and make sure the readings we are getting are accurate.

Dean reviewed the CD renewal quotes with council he presented two CDs. They are currently at Meade State Bank, they are both \$500,000 CDs and they renew on March the 2nd. Janet got bids on those. Dean

told council that Integrity did not want to bid, so he has a bid from Meade State Bank and Plains State Bank. For 6 months Meade State bank bid 2.61% 12 month is 3.61%. Plains State Bank Bid 6 months at 3.75% 12 months at 3.75%. Lance asked if Dean knew where the other CDs are being held. Dean thinks that over half are at Meade State Bank, the last ones did go to Plains State Bank. Lance made a motion to approve Plains State Bank for the two \$500,000 CDs for 12 months at 3.75%. Brian 2nd and motion carried 4-0.

JD asked if Dean had anything else, Dean would like to discuss the water project. He presented a map on the screen, to show council what they would like to do with regards to the project. Dean and Mike have looked at the maps and reviewed and discussed and they came up with an idea of what they think is a priority. He says that they feel like they should start working on the line in front of the grade school. And down by the Lone Tree facility. He pointed out that there is only one hydrant by the facility, also he mentions that they had some breaks by the grade school. He reviewed the plan with the council. Dean discussed the pipes running from the water tower to the south side of town. He thinks that currently there are only two places that water crosses the highway to get to the South side of town. The new connection would give them a straight shot to cross the highway. Dean said there was an alternative if the council wanted to update the lines by the Lone Tree, he presented the alternative. Council and Dean had Continued discussion on the water project, discussing some details. Council let Dean know that they like what he has presented and trusts him and his opinion on what should be priority. Mike Gillen will put a parts list together for this project. Also, Dean mentioned that they want to get Grant Street completed while school is out for the summer.

Jamie presented a thank you card from the Meade After Prom.

Council moved back to talking about what they should do at the Golf Course. Dean suggested that if they do decide to pay the wages for Larry, they need to put a cap that way it is perfectly clear how much they are paying. Beto brought up the 10,000 from the Rec that was in the original proposal. He did not think that the Recreation Committee would agree to that proposal. He wanted to make sure that things were clear for all the parties involved. Beto also asked how many mills that would be, Dean said it would be almost two mills. JD reminded the council that the Golf Board just does not have the money to support the golf course alone, and if we want Meade to have a golf course, we need to give them some help. Lance asked if 2 mills would be a long-term solution. JD said we could revisit each year. Clay replied that he does think paying that wage would help a lot and assist with sustaining the Meade Golf Course. Beto made a Motion to pay the wage for the part time employee up to \$15,600 for this year and then review yearly, George 2nd the motion. Motion carries 4-0. Council agreed to review water rate later.

Clay said he had some information for Council but thinks it should be presented in executive session. Lance made a Motion to go into Executive Session for 10 minutes for attorney client privilege Brian 2nd and Motion carried 4-0.

Council came out of Executive session. Brian made a motion to approve joining the lawsuit filing against Walgreens, CVS, Walmart Opioid drug settlements, authorizing Clay to file the paperwork. George 2nd. Motion was approved 4-0.

Brian Kroth made a motion to go into Executive Session for the purpose of discussing non-elected personnel. George 2nd that motion. Motion carried 4-0. Council came out of Executive Session no action taken.

Brian made a motion to adjourn 2nd by Beto. Motion carried 4-0. Meeting adjourned.