

City Council Minutes
July 24, 2023

The meeting was called to order in the Council meeting room at 7:00 p.m. by Mayor J.D. Hegwood. Also present were Mitch Brenner, Lance DeLissa, Roberto Holgin, Brian Kroth, and George Lucas. Also present were City Administrator Dean Cordes, City Clerk Janet Gleason and City Attorney Clay Kuhns.

Visitors were Tom Kuhns, Bobbie Allison, Jamie Boese, Tyler Head, Carl Reimer, Jamie Turner, and Lexus Shelby.

Council approved a utility extension.

Turner and Shelby explained to the council the many activities the Cheer Team support and requested a donation. Motion by Koth, second by Lucas to donate \$100.00 to the Meade Cheer Team. Motion carried with all in favor.

Boese reported that the MIH housing grant agreement had been received. There must be a construction meeting with a KHRC representative before breaking ground. The construction loan will be from Meade State Bank to the Vision Group. A grant disbursement schedule will be based on benchmarks, a final bill and then payment for the down payment assistance and gap financing. Darrin Golliher will assist Boese in creating a spreadsheet to track the financials. The grant funds for the gap financing and down payment assistance will be paid to the city. DeLissa also reminded the Council that the application for Neighborhood Revitalization also needed to be filed before construction begins. Applications are open and Boese plans to put a notice in the newspaper and on social media.

Boese asked to attend the KHRC conference in Overland Park from August 21-24. DeLissa asked what the cost would be. Boese did not have detailed information but stated that it was expensive. The conference block of rooms at the conference location was sold out so hotel cost is more expensive. Cordes noted that when the city employees attend the State Water Conference, they do not stay in the conference hotel but less expensive lodging nearby. Motion by Kroth, second by Holguin for the city to pay half of the conference fees and half the hotel cost for Boese to attend the KHRC Housing conference in Overland Park August 22-24. She is to ask for the remainder of the costs from Economic Development. Hegwood approved to stay at the conference center despite the higher rate.

Carl Reimer discussed the article in the paper from the last council meeting regarding the disposal of grass clippings. He encouraged City officials to contact our legislators and the Kansas Department of Health and Environment.

Minutes of the July 10, 2023, meeting were approved as written.

Motion by Brenner, second by Lucas to approve Building Permit #23017. Motion carried with all in favor. Cordes will contact the owner who submitted building permit #23018 as it was not needed.

Cordes reported that there is a \$20/ton dumping fee for grass and the county will charge \$2.00/mile for taking the grass to Liberal for dumping. Cordes is trying to find a less expensive roll off to purchase that would be compatible with the county trailer. Brenner asked about contacting a disposal company, but Cordes said that would be more expensive. Cordes has been completing paperwork for KDHE and noted that KDHE has also contacted Mike Bucher.

Cordes has ordered a battery backup for the stoplight. Delivery will take four to six weeks.

United Wireless will not send a technician to troubleshoot the issue at the lift station alarm but they did talk to Mike Godfrey but then it began calling randomly so they had to shut it off. Staff is checking it every day, including weekends. Cordes will contact Verizon Wireless for options. DeLissa suggested exploring the possibility of putting an alarm on each of the two floats.

Council agreed to Cordes's request to keep the city pool open on the weekends after school begins until Labor Day. DeLissa asked Cordes to check the elevated lifeguard chair and see if it could be made more comfortable for the guards.

Cordes has had two complaints from residents that dogs have killed their chickens. These residents had not applied for permits or been approved to have chickens on their property. City Council reviewed Chapter 2, Article 6 of the City Code regarding chickens and permitting. Section 2-6.1 requires an application to be filed and approved and if so, a permit will be issued @ \$5.00. Permits are non-transferable and only for single or two-family dwellings. Section 2.62 and 2.63 allow up to six female chickens and they must be kept in an enclosed henhouse with a roof and doors that can be shut and locked. Windows and vents are to

be covered with predator proof, bird proof wire. Section 2-6.8 requires that no pen be located closer than 100 feet to any property line of any adjacent property and must also be located at least 100 feet from the nearest neighbor's residence and located in the backyard of the residence. The current requirements make it difficult for residents to have chickens and Cordes asked the council if they would like to change any of the requirements. After discussion, the consensus of the Council was to leave the ordinance as it is and for Cordes to send letters to residents in violation.

Gleason reviewed the Treasurer's report with the Council. DeLissa requested the Treasurer note debts and itemize investments on the report.

Gleason distributed copies of the 2022 Audit report and noted there were no necessary audit adjustments. Council reviewed Resolution 333. Motion by DeLissa, seconded by Brenner to exceed the revenue neutral rate and adopt a resolution stating our intent to exceed the revenue neutral rate. Roll Call vote: DeLissa-yes; Holguin, -yes: Lucas-yes; Kroth-yes; Brenner-yes. Motion carried with all in favor.

RESOLUTION NO. 333

A RESOLUTION OF THE CITY OF MEADE, KANSAS REGARDING THE GOVERNING BODY'S INTENT TO LEVY A PROPERTY TAX EXCEEDING THE REVENUE NEUTRAL RATE:

The RNR hearing and budget hearing will be held on Monday, August 28 at 7:00 p.m. in the City Council Room at 132 S. Fowler.

Gleason presented quotes for a renewing CD in the amount of \$100,000.00 and a new CD in the amount of \$750,000.00. Bank of the Plains-6 month @ 5%, 12 month @ 4.75%; Meade State Bank- 6month @ 5%, 12 month @ 5%; Integrity Bank- 6 month @ 1.66%, 12 month @ 1.96%. Motion by Brenner, second by Kroth, to renew the \$100,000.00 CD for 6 months @ 5% with Meade State Bank and to open a CD in the amount of \$750,000.00 for 6 months @ 5% with Meade State Bank.

Consensus of Council not to change the cost of building permits. It will remain at \$1.00/\$1000.00 in building costs with a \$5.00 minimum.

Council discussed the Girl Scout Hut and consensus was to require a deposit of \$100.00. Gleason and Cordes will create a contract for review. Council also discussed the condition of the floor in the Boy Scout Hut and agreed that it was in too poor of condition for public use. Council discussed using the building for city storage.

Cordes has ordered several loads of 5/8" chat to try when they begin sealing streets in the SE quarter in August.

One of the hangar doors at the airport was damaged in the windstorms and it is jamming the walk-in door. The owner of the hangar has requested to be present when the city crew comes to try to open the door and inspect any other damages that may have occurred.

Brenner noted his appreciation that the damaged street signs have been repaired and asked about the park benches for downtown. Cordes has written an ad and will get it posted. Brenner also asked about the claim from Chubb and Cordes said Jolie Girard is working on it.

Attorney will prepare the lot contracts for the duplexes WK Construction plans to build and the Construction contracts for the MIH grant homes.

Attorney Kuhns expressed his appreciation for the clean up the city crews have been doing as a result of the storms.

Motion by Holguin, second by Brenner to adjourn. Motion carried with all in favor.

J.D. Hegwood, Mayor

ATTEST:

Janet Gleason, City Clerk