

City Council Minutes
September 25, 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 Holguin, Brian Kroth, and George Lucas. Also present were City Administrator Dean Cordes, City Clerk Janet Gleason and City Attorney Clay Kuhns.

Visitors were Bobbie Allsion, Jamie Boese, Colton Rath, Mike Gillen, James Strickland, Elias Strickland, and Tom Kuhns.

Mayor Hegwood called the meeting to order at 7:00p.m.

Council approved one in person utility extension.

Minutes of the September 11, 2023, meeting were approved as written.

There were no building permits.

Motion by Brenner, seconded by Kroth to give Meade After Prom \$200.00 in chamber bucks for 2024 prom. Motion carried with all in favor.

Gleason presented the following quotes a renewing Certificate of Deposit currently at Meade State Bank.
Integrity Bank 6 month @ 1.65 APY or 12 months @ 1.95% APY
Meade State Bank 6 month @ 5.26% APY or 12 Months @ 5.26% APY
Plains State Bank 6 month @ 4.75% APY or 12 Months @ 4.75% APY
Motion by Kroth, seconded by Brenner to renew the CD with Meade State Bank at 5.26% APY for 12 months. Motion carried with all in favor.

Council reviewed the police and treasurer reports.

Lucas presented information that Pastor Strickland had gathered from other municipalities related to chicken permits and requested the Council consider changing the boundary requirements. Lucas and DeLissa both talked to numerous community members for input, and both agreed there were not complaints about chickens but frequent complaints regarding dogs and cats. Council discussed the issue and consensus was for Attorney Kuhns to draw up a revised ordinance with a change of boundary requirement to 25 feet from a door or window of a neighboring residence. They agreed to leave the no rooster restriction and limit of 6 chickens intact.

Boese reviewed the rubric used by the housing committee to score applications for the MIH grant homes with the Council. Council agreed that minimal upgrades could be added with the buyer paying 50% of those costs up front, and the remaining at close and it would be non-refundable. No downgrades would be allowed. Motion by Brenner, seconded by Lucas to approve the recommendations of the housing committee and contact the two applicants chosen by the committee. Motion carried with all in favor. Boese will finalize the contract details with Attorney Kuhns and Cordes and then meet with the applicants to review the details of the contracts with them.

Cordes reviewed the stoplight times with the council. DeLissa suggested changing the yellow to 4 seconds because more traffic is running the light and using the lanes as passing lanes through town. Cordes will discuss possible changes with Sheriff Ritter. Cordes noted that the state has no standards for stoplight times.

Cordes presented bids for 4x2 and 4x4 pick up replacements for the street and alley department from four companies. Cordes noted that the ones quoted from DeLissa were in stock and 2023 models. Lucas noted he would like to keep business local. Motion by Kroth, seconded by Holguin to purchase a Ford F150 4x2 in the amount of \$40,400 and a Ford F150 4x4 in the amount of \$44,100.00 from DeLissa Ford. Motion carried with all in favor, DeLissa abstained.

Cordes reviewed the letter received from the FAA regarding the building of a new hangar for renting out to Roger Messenger for flight instruction and plane maintenance. The FAA felt the engineering estimate was significantly lower than the current building costs. In addition, some of the building expenses would not be funded by the FAA. Building in the proposed location would require the city to pay back a prorated share of the cost of the pavement because it was done with Federal funds and has a 20-year obligation. There were also multiple FAA compliance issues with this proposal. Council discussed other options for Cordes to explore and consensus of Council was to table the request.

Cordes presented a cost estimate for the addition of a pickle ball court at the city park. He and Kenneth Harshberger attended a Recreation Commission meeting and requested assistance. The Recreation

Commission was willing to support the project, but specific funding has not been determined. Council agreed to move forward with this proposal. Cordes will bring more details to the next meeting.

Cordes and Kroth inspected the properties located at 602 E Kansas and 509 N Fowler. Both have foundation issues and are uninhabitable. Kroth felt demolition was the best option on both properties. The repairs to 602 E Kansas were to be completed by July 23, 2022 and have not been done. Process to condemn 602 E Kansas is complete, owner was given an offer by the city to purchase the property and it was refused. Council discussed possible options and Cordes will contact the owner of 602 E Kansas regarding the intent to demolish and contact Black Hills to remove the gas meter. Cordes will check with the County Treasurer regarding the taxes owed on the property at 509 N. Fowler. 509 N Fowler would need to go through the process to condemn and will be listed in the next tax sale. Motion by DeLissa, second by Kroth to continue with the process of demolition of the property located at 602 E Kansas since the process of condemnation has been completed. Motion carried with all in favor.

Cordes informed the Council that he had applied for a Connecting Links grant proposing 3" mill and overlay from the intersection of HWY 54/Hwy 23 to Jefferson Street. EBH met with KDOT and was told it did not qualify, but they could apply for a 2 block improvement. EBH applied, and it was granted. The grant is for up to \$1.3 Million for pavement replacement with 10" concrete and 6" base for 2 blocks from Hwy 54 to the North side of Grant street. Cordes will contact KDOT to request that the sidewalks, ramps, curb and gutter that are newer and in good shape remain. The cost to the city would be any utility relocation and anything in the right of way.

Motion by DeLissa, second by Kroth to accept the Kansas Connecting Link grant to replace two blocks of highway from Highway 54 to Grant Street. Motion carried with all in favor. Cordes noted that construction would not begin until after July 2025.

Gleason asked the council if the office items in the Police Department could be donated to the Beam Center for the Trash and Treasure day sale. She also asked if the clothing items could be sold at minimal pricing or given away if she can find a police department that wants them. Consensus of council to check with Sheriff Ritter first and dispose of the items he is not interested in.

Brenner noted that there are still people taking limbs to the city pile by the water tower.

Kroth requested Cordes notify the new owners of the old church located on Carthage and Cedar. Brenner asked if the city should start on the condemnation process. Council agreed to do so.

Motion by Brian, seconded by Mitch to pass Ordinance #924 with the corrections to fence height, type of materials required and utility worker access. Motion carried with all in favor.

ORDINANCE NO. 924

AN ORDINANCE DEFINING AND REGULATING FENCES WITHIN THE CITY OF MEADE, KANSAS, AND REPEALING SUBSECTION 2A, OF SECTION 2, ARTICLE XXVII OF ORDINANCE NO. 814 (ZONING ORDINANCE), ORDINANCE NO. 777, and ORDINANCE NO. 831

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

J.D. Hegwood, Mayor

ATTEST:

Janet Gleason, City Clerk