

City Council Minutes
January 22, 2024

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 Allison, Tracy Scott, Roger Messenger, Craig Stratton, Jonna Evans, Neil Isaac, Diane Isaac, Jamie Boese, Tom Kuhns, Mike Gillen, Tina Redger, and Steve Vasquez.

Council approved four utility extensions.

Roger Messenger reviewed the proposed lease of a hangar for classroom instruction and discussed with the council the monthly rental amount. Council explained that the rental amount was to cover electricity costs for heating and asked Messenger what he would do in the summer since the area was not air conditioned. Messenger suggested maybe a window could be installed but that was a discussion for a later date. He also requested council consider adding a sidewalk to the building. Motion by Brenner, seconded by Kroth to reduce the lease agreement for the storage/office area in the hangar to \$75.00 per month. Motion carried with all in favor. Council tabled the issue of a sidewalk to gather more information regarding the area and the best options.

Neil Isaac presented a proposal to the council to rezone Lots 20-26, Block 18, Original Survey from residential to commercial and to construct tiny homes on the property for short-term rentals. Neil and the council discussed the design, layout, and square footage of the homes as well as his plans for the utilities. Cordes will review the plans and noted that the first step in the process would be a public hearing. Hegwood felt the zoning board should review and approve the plans prior to the request for hearing.

Boese informed the council that construction of the homes is going well. There was an error on the spreadsheet regarding trim color resulting in \$1,500.00 in additional charges that cannot be charged to the buyer. Consensus of council to pay the additional charges but in the future buyers are to sign off on the spreadsheet prior to giving it to the contractor and any issues with the construction are to be on the builder. Any corrections are to be reviewed and signed by the city, the buyer, and the builder. Both buyers have signed contracts. Kroth re-iterated that no changes are to be made without a signed contract and any upgrades must be paid for in advance prior to ordering materials.

Boese reported to the council that the Meade County Community Foundation received just over \$30,000.00 from the Patterson Foundation. She also noted that Economic Development will be forming a county-wide childcare coalition to conduct a childcare assessment for Meade County that could be used for future grant applications.

Darin Neufeld, EBH Engineering, was unable to attend due to weather conditions so Cordes presented possible airport projects to the council. The primary project would be adding another T-Hangar. Darin did not recommend the addition of JetA fuel as an option due to limited storage life and cost.

There was no public comment.

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

Motion by DeLissa, second by Brenner to approve Building Permit #24001. Motion carried with all in favor.

Motion by Brenner, seconded by Lucas to approve the Appropriations Ordinance in the amount of \$544,038.19. Motion carried with all in favor.

Cordes reported to the council that the city had received an insurance payment from CHUBB in the amount of \$283,215.00.

Cordes informed the council that the owners of the property located at 402 W Carthage responded that they wanted to fix it up and sell it or donate it if there were an interested party. Consensus of council to move forward on the condemnation of the property located at 402 W Carthage. Cordes has done a title search on the property. Cordes will contact the owners.

Purple Wave sold the old shop pickup for \$2,150.00.

Battery backup for the stoplight has been installed.

Cordes noted that the city liability insurance with KCAMP was renewed but at an increase of \$31,397.00 and with higher deductibles and more limitations in coverage.

Healthwatch Healthcare of Kansas, LLC has agreed to lease the PD building at a cost of \$800.00/month and sign a 36 month agreement. Attorney Kuhns will review the lease agreement and suggest any necessary changes.

Cordes reported that the Airport Cares Grants of \$9,000.00 and \$22,000.00 have been received.

Cordes commended Mike Gillen and the city crews for their hard work during the recent storms. He is ordering a battery back-up for the power plant phones and has contacted Ideatek regarding hardwiring internet service to the power plant.

Cordes reported to the council that the recent extreme cold temperatures had caused three major water line breaks in old cast iron pipes, and one caused significant street damage that has been repaired. During this the city had 10-12 new cones taken from the site that have not been located.

Motion by DeLissa, seconded by Brenner to approve Resolution 334, Adopting a Health Reimbursement Arrangement. Motion carried with all in favor.

The following quotes were presented for a \$100,000.00 CD and a \$750,000.00 CD renewing at Meade State Bank. Integrity Bank- 6 month 1.65%, 12 month 1.95%: Meade State Bank- 6 month/12 month 5.01%: Bank of the Plains 6 month 5.0%, 12 month 4.70%. Motion by DeLissa, seconded by Lucas, to renew both CDs with Meade State Bank for 12 months at 5.01%apy. Motion carried with all in favor.

Gleason introduced Christina Redger to the council as the new Utility Billing Clerk.

Council approved Gleason's request to attend the spring CCMFOA conference.

Motion by Brenner, seconded by DeLissa, to enter Executive Session to discuss personnel matters relating to non-elected personnel for 5 minutes to resume back in the City Council room. Motion carried with all in favor. After Executive Session, no action was taken.

Motion by Holguin, seconded by Brenner to adjourn the meeting. Motion carried with all in favor.

JD Hegwood, Mayor

ATTEST:

Janet Gleason, City Clerk