

Neodesha, Kansas
January 27, 2021

The Board of Commissioners met in regular session at 2:00 p.m. in the Commission Room at City Hall, practicing social distancing and conducting the meeting by live streaming with Zoom, on Wednesday, January 27, 2021 with Mayor Johnson presiding and Commissioner Nichol present. Commissioner Moffatt was absent.

Commissioner Nichol moved to approve the agenda as presented with the addition of a revision of Item 4:J; Land Bank: Consider Accepting Donation of Property; 405 Main Street. Seconded by Mayor Johnson. Motion carried.

Commission, Administrator and Community Development Director reports were heard.

Public Comments were invited and heard.

The Commission welcomed Erica Johnson for a presentation regarding the early stages of planning for the City's 150 Year Anniversary Celebration.

Commissioner Nichol moved to approve the Consent Agenda consisting of the minutes from the January 11, 2021 Commission Meeting; Appropriation (2020) 26; Appropriation (2021) 01; Raw Water Bond Project Pay Application 85; and Gas Line Project Appropriation 22. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding an Ordinance to name the new City Park. Active Transportation Advisory Board members Erica Johnson, Mr. & Mrs. David Knickerbocker and Rod Schlegel, Jr. were present to discuss prospective names with the Commission. Discussion held.

ORDINANCE NO. 1741

AN ORDINANCE OFFICIALLY NAMING THE CITY PARK IN THE 2900 BLOCK US75 HIGHWAY, NEODESHA, KANSAS, ADJACENT TO AND SOUTH OF US75 HIGHWAY, AND ADJACENT TO AND WEST OF 14TH STREET.

WHEREAS, K.S.A. 12-101 *et seq.*, and the Kansas Constitution authorize the Governing Body of the City of Neodesha, Kansas, to transact all City business and perform all powers of local legislation deemed appropriate, and to make all contracts and do all other acts in relation to the property and concerns of the City necessary to the exercise of its corporate or administrative powers, and

WHEREAS, the City of Neodesha, Kansas, controls and manages its City parks for the use and benefit of the citizens of Neodesha, and

WHEREAS, the City park located in the 2900 block of US75 Highway, Neodesha, Kansas, is being developed as a recreational area for multiple recreational uses to benefit the citizens of Neodesha; now therefore

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF NEODESHA, KANSAS:

Section 1 Pursuant to its statutory authority, the Governing Body of the City of Neodesha, Kansas, hereby names the City park, located in the 2900 block US75 Highway, Neodesha, Kansas, "Riverwalk Park", described as follows:

BEGINNING 825 FEET WEST OF THE NE CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 30, RANGE 16 EAST, THENCE WEST 486', THENCE SOUTH 540', THENCE EAST 486', THENCE NORTH 540' TO POINT OF BEGINNING; and

BEGINNING AT A POINT 1311 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTY (30) S, RANGE SIXTEEN (16) EAST, THENCE SOUTH A DISTANCE OF 445 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 400 FEET MORE OR LESS TO CENTER LINE OF FALL RIVER, THENCE UP STREAM ALONG THE CENTER LINE OF FALL RIVER, A DISTANCE OF 455.75 FEET MORE OR LESS TO CENTER OF NEODESHA – FREDONIA ROAD, THENCE EAST ALONG SAID CENTER OF SAID ROAD 321.8 FEET MORE OR LESS TO POINT OF BEGINNING, WILSON COUNTY, KANSAS.

Section 2 All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 3 EFFECTIVE DATE. This ordinance shall be in full force and effect upon its publication in the official city newspaper.

Commissioner Nichol moved to approve Ordinance 1741, naming a new City Park located at the 2900 block of US 75 Highway. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding an Ordinance that would vacate a portion of Little Bear Trail, a roadway in the West Granby Business Park. This action has been requested in support of the new business to be located in the business park. Discussion held.

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ORDINANCE NO. 1742

AN ORDINANCE VACATING A PORTION OF LITTLE BEAR TRAIL, CITY OF NEODESHA, WILSON COUNTY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF NEODESHA, KANSAS:

Section 1 That a portion of Little Bear Trail, lying adjacent to Lots 4, 5 and 6, West Granby Business Park, to the City of Neodesha, is hereby vacated.

Section 2 That the City of Neodesha, Kansas, reserves all rights to lay, maintain, repair and replace any utility lines within the boundary of the vacated area, and retains a permanent easement for said purposes.

Section 3 EFFECTIVE DATE. This ordinance shall be in full force and effect upon its publication in the official city newspaper.

Commissioner Nichol move to approve Ordinance 1742, vacating a portion of Little Bear Trail in the West Granby Business park. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the modification of deed paperwork that is required by vacating a portion of Little Bear Trail, Staff has received guidance from the Wilson County Register of Deeds that the deed paperwork should reflect the survey of the roadway for its eventual vacating. Discussion held.

Commissioner Nichol moved to approve the modified deed for donating property located in the West Granby Business Park, and authorize the Mayor to sign pending the successful closing sale of Neodesha Plastics. Seconded by Mayor Johnson. Motion carried.

The Commission welcomed Mr. Dave Arteberry of Stifel, Nicolaus & Company for a discussion on how to finance a construction project for a police facility. Discussion held. No action taken

Administrator Truelove addressed the Commission regarding the approval of a KHRC Agreement for Housing Grant. The City has been working in partnership with the Independence Housing Authority to obtain grand funding for housing. The City has been accepted as a co-applicant for grant funding. Discussion held.

Commissioner Nichol moved to approve the acceptance of the KHRC grant, in the amount of \$200,000, and authorize the Mayor to sign. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the 2021 Contract for the 4th of July Fireworks display. This item has been tabled twice, the last being at the January 11, 2021 meeting. Discussion held.

Commissioner Nichol moved to approve the contract with Stellar Fireworks LLC for the 2021 4th of July celebration, at a cost of \$7,500. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding accepting a bid for demolition work from four different companies for four planned demolition projects within the City of Neodesha. Discussion held.

Commissioner Nichol moved to accept the demolition bid from R&S Construction at a bid price of \$14,000. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the approval of a termination letter for the farm lease at West Granby Business Park. Discussion held.

Commissioner Nichol moved to approve the termination letter for the West Granby Business Park Farm Lease, and authorize the City Administrator to sign. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the approval of a termination letter for the oil Operating Agreement, with CTR247, at West Granby Business Park. Discussion held.

Commissioner Nichol moved to approve the termination letter for the West Granby Business Park oil Operating Agreement, and authorize the City Administrator to sign. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the consideration of accepting the donation of property located at 405 Main Street.

Commissioner Nichol moved to convene as the Neodesha Land Bank to consider accepting the donation of property located at 405 Main Street. Seconded by Mayor Johnson. Motion carried. Discussion held.

Commissioner Nichol moved to approve the donation of property located at 405 Main Street. Seconded by Mayor Johnson. Motion carried.

Mayor Johnson moved to adjourn as the Neodesha Land Bank. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding the purchase of electric transformer equipment from T&R Electric. Discussion held.

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Commissioner Nichol moved to approve the purchase of electric transformers from T&R Electric, at a cost of \$53,171. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the purchase of additional electric meters from Border States. The meters are required for the City's conversion to automated metering equipment. Discussion held.

Commissioner Nichol moved to approve the purchase of electric meters from Border States, at a cost of \$79,059.22. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the purchase of gas modules, in support of the automated metering conversion project. Discussion held.

Commissioner Nichol moved to approve the purchase of gas modules from Border States, at a cost of \$103,500. Seconded by Mayor Johnson. Motion carried.

Commissioner Nichol moved to recess to an Executive Session including the Governing Body, City Administrator, Public Works Director Brent Wheeler and City Clerk in the Commission Room to discuss an individual employee's performance pursuant to the non-elected personnel matter exception KSA 75-4319(b)(1) because if this matter were discussed in open session it might invade the privacy of those discussed. The open meeting will resume in the Commission Room at 4:05 p.m. Seconded by Mayor Johnson. Motion carried. The live streamed Zoom meeting was then placed on hold with audio, video and recording ceasing.

At 4:05 p.m. the regular meeting of the Governing Body reconvened in the Commission Room at City Hall. No action taken. The live streamed Zoom meeting then resumed with audio, video and recording.

The next regular meeting of the Governing Body will be held in the Commission Room at City Hall on Wednesday, February 10, 2021 at 2:00 p.m., practicing social distancing and conducting the meeting by live streaming with Zoom.

At 4:07 p.m. Commissioner Nichol moved to adjourn. Seconded by Mayor Johnson. Motion carried.

ATTEST:

/s/ Devin Johnson

Devin Johnson, Mayor

/s/ Stephanie Fyfe

Stephanie Fyfe, City Clerk