

The Board of Commissioners met in regular session at 2:00 p.m., on Wednesday, November 13, 2024, in the Commission Room at City Hall conducting the meeting by live streaming with Zoom with Mayor Johnson presiding and Commissioners Banzet and Vail-Keller present.

Commissioner Banzet moved to approve the agenda as presented. Seconded by Commissioner Vail-Keller. Motion carried.

Civic organization reports were invited and heard.

Commission reports were heard.

City Administrator Comments were heard.

Community Development Director reports were heard.

Financial reports were distributed.

Public Comments were invited and heard.

Commissioner Vail-Keller moved to approve the consent agenda as presented consisting of minutes from the October 23, 2024 meeting; Appropriation (2024) 20; Water System Improvements Bond Appropriation 10; and Reimburse Fire Insurance Proceeds – 922 N 8th. Seconded by Commissioner Banzet. Motion carried.

The Governing Body welcomed Garrett Nordstrom, Governmental Assistance Services, to review certain Resolutions and agreements related to CDBG Projects for the City of Neodesha. After review of Resolution 24-28 and Resolution 24-29, public comments were invited and heard for discussion on the CDBG items and the Brown Hotel Project.

#### **RESOLUTION NO. 24-28**

#### **A RESOLUTION DECLARING A BUILDING BLIGHTED WITH RESPECT TO THE KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

**WHEREAS**, Congress recognized the prevention and elimination of slum and blight as a national objective under the Housing and Community Development Act of 1974; and

**WHEREAS**, The State of Kansas in its Urban Renewal Law of 1955 declared that the prevention and elimination of slums and blight is a matter of state policy and concern; and

**WHEREAS**, The City of NEODESHA, KS, wishes to stabilize and improve the economic viability of the downtown commercial district by encouraging private property owners to make improvements on existing blighted buildings; and

**WHEREAS**, The Kansas Department of Commerce has grant funds available through the CDBG Program to assist property owners in addressing deficiencies on blighted buildings in cooperation with the municipality; and

**WHEREAS**, GRIFFITH DEVELOPMENT LLC, a NEVADA LLC, the owner of the building located at 519-525 MAIN ST, in the City of NEODESHA, KS wishes to participate in the program.

**NOW, THEREFORE, BE IT RESOLVED THAT:** the Governing Body of the City of NEODESHA, Kansas hereby declares that the above-mentioned building is a blighted structure under the Kansas Urban Renewal Law and that it has the following conditions of blight, decay or environmental contamination:

**EXAMPLES INCLUDE:** exterior siding damage, masonry damage, roof damage, window/door damage, inadequate structural support, and mechanical code violations and;

**FURTHERMORE**, these conditions are detrimental to public health and safety.

Commissioner Banzet moved to approve Resolution 24-28 declaring the property located at 519-525 W Main Street as a blighted structure. Seconded by Commissioner Vail-Keller. Motion carried.

#### **RESOLUTION NO. 24-29**

#### **RESOLUTION CERTIFYING LEGAL AUTHORITY TO APPLY FOR THE 2024 KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FROM THE KANSAS DEPARTMENT OF COMMERCE AND AUTHORIZING THE MAYOR/COMMISSIONER TO SIGN AND SUBMIT SUCH AN APPLICATION.**

**WHEREAS**, The City of NEODESHA, KANSAS, is a legal governmental entity as provided by the laws of the STATE OF KANSAS, and

**WHEREAS**, the City of NEODESHA, KANSAS, intends to submit an application for assistance from the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

**THE APPLICANT** hereby certifies that the City of NEODESHA, KANSAS, is a legal governmental entity under the status of the laws of the STATE OF KANSAS and thereby has the authority to apply for assistance from the KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

**THE APPLICANT** hereby authorizes the MAYOR/COMMISSIONER of NEODESHA, KANSAS, to act as the applicant's official representative in signing and submitting an application for the assistance to the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

**THE APPLICANT** hereby dedicates \$334,000 in cash funds toward this project and \$0 in force account labor for same.

Commissioner Vail-Keller moved to adopt Resolution 24-29 allowing Garrett Nordstrom to apply for the Kansas Small Cities CDBG program on behalf of the City of Neodesha and Griffith Developments LLC, a NEVADA LLC. Seconded by Commissioner Banzet. Motion carried.

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Commissioner Banzet moved to approve the Agreement with Western Associates and Garrett Nordstrom for the CDBG Commercial Rehab: Brown Hotel Project as presented. Seconded by Commissioner Vail-Keller. Motion carried.

Commissioner Banzet moved to approve the agreement with Western Associates and Garrett Nordstrom for the Granby Street Project as presented noting that the funds for payment of this project are to be taken from the Infrastructure Sales Tax Fund. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding the consideration of 2024 Budget Amendments. Discussion held.

Commissioner Banzet moved to table the consideration of amendments to the second meeting in November. Seconded by Commissioner Vail-Keller. Motion carried.

As a result of the tabling of the consideration of 2024 Budget Amendments, the following agenda item was tabled to the next meeting as well.

Commissioner Vail-Keller moved to table the Approval of Publication for a Public Hearing for 2024 Budget Amendments to the second meeting in November. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding no progress being made on the dangerous structures located at 127 Mill. This agenda item was tabled from the October 23, 2024 meeting. Discussion held; no action taken.

Administrator Jones addressed the Commission regarding a P&Z variance request addressing set back issues and materials used to construct a fence at the property located at 552 S 5<sup>th</sup> Street. The P&Z Commission met on November 5 and November 7, 2024 to offer a recommendation on this request. Discussion held.

Commissioner Banzet moved to approve the variance for the property located at 552 S 5<sup>th</sup> Street allowing for set back requirements to be modified and materials to be used for fencing are IBC approved. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding a P&Z variance request addressing the rezoning of a residential property to a commercial property for business use as an auction house for the property located at 816 Iowa Street. The P&Z Commission met on November 5 and November 7, 2024 to offer a recommendation on this request. The owners of the property, interested business proprietors, and surrounding residents were present to discuss their viewpoints. Discussion held; no action taken.

Administrator Jones addressed the Commission regarding the consideration of a Holiday Bonus for employees. Discussion held.

Commissioner Banzet moved to approve Holiday Bonuses for all full & part-time employees in the amount of \$250 each. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding the consideration of increases to the Neodesha Splash Zone passes for the 2025 Season. Discussion held.

Commissioner Banzet moved to table this agenda item to the December 11, 2024 meeting. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding a request from an individual for the approval of an extended stay at the Riverwalk RV Park. Discussion held.

Commissioner Banzet moved to approve the request for an extended stay at Riverwalk RV Park for Crystal Cefarelli to December 1, 2024. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding moving the November 27, 2024 Commission Meeting date due to being the day before Thanksgiving. Discussion held; no action taken. Meeting set as originally scheduled.

Administrator Jones addressed the Commission regarding moving the meeting date and time for the Christmas Eve and Christmas Day holiday. The Christmas holiday falls on an originally scheduled Commission Meeting date. Discussion held.

Commissioner Vail-Keller moved to change the meeting date and time of the second meeting in December to Monday, December 23, 2024 at 4:00 p.m. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding the resignation of a Fire/EMS Department employee. Discussion held.

Commissioner Banzet moved to accept the resignation of Firefighter/Paramedic Steven Fuller from the Neodesha Fire & EMS Department effective November 15, 2024. Seconded by Commissioner Vail-Keller. Motion carried. Mayor Johnson expressed well wishes and good luck to Steven on his future endeavor.

Commissioner Vail-Keller moved to recess to an Executive Session to include the Governing Body, City Administrator, 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 4:50 p.m. Seconded by Commissioner Banzet. Motion carried. The live streamed Zoom meeting was then placed on hold with audio, video and recording ceased.

At 4:50 p.m. the regular meeting of the Governing Body reconvened in the Commission Room at City Hall. The live streamed Zoom meeting then resumed with audio, video and recording. No action taken.

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The next regular meeting of the Governing Body will be held at City Hall on Wednesday, November 27, 2024 at 2:00 p.m.  
At 4:50 p.m. Commissioner Banzet moved to adjourn. Seconded by Commissioner Vail-Keller. Motion carried.

/s/ Devin Johnson

Devin Johnson, Mayor

ATTEST:

/s/ Stephanie Fyfe

Stephanie Fyfe, City Clerk