

The Board of Commissioners met in regular session at 4:00 p.m., on Wednesday, October 8, 2025, in the Commission Room at City Hall with Mayor Johnson presiding and Commissioners Banzet and Truelove present. The meeting was recorded via Zoom platform.

Commissioner Banzet moved to approve the agenda as presented. Seconded by Commissioner Truelove. 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 Truelove moved to approve the consent agenda as presented consisting of minutes from the September 24, 2025 meeting; Appropriation (2025) 18; and Water System Improvements Bond Appropriation 12. Seconded by Commissioner Banzet. Motion carried.

Mayor Johnson read a proclamation designating October 8, 2025, as Mothers Against Bullying Day and declaring the month of October as National Bullying Prevention Month. Jeannie Mahaffey, representing Neodesha's Mothers Against Bullying (MAB) Group, was in attendance. The Governing Body expressed its appreciation to Jeannie and the members of MAB for their dedication and efforts in establishing this local organization.

Administrator Jones addressed the Commission regarding an ordinance in reference to the dangerous structure located at 1305 N 8th Street. Discussion held.

ORDINANCE NO. 1823

AN ORDINANCE AUTHORIZING AND DIRECTING THE ABATEMENT OF THE PROPERTY LOCATED AT 1305 North 8th Street, (Legal Description: *The South Seventeen (17) feet of Lot 77, all Lots 78,79,80,and 81, and the North Six (6) feet of Lot 82, Block Two (2), Westlawn Addition to the City of Neodesha,*) AUTHORIZING THE FINANCING OF THE COSTS OF SUCH REMOVAL BY THE SALE OF SALVAGE FROM SUCH PROPERTY, IF ANY, AND/OR FROM THE GENERAL FUND OF THE CITY, AND THE LEVYING OF SPECIAL ASSESSMENTS AGAINST THE LOTS ON WHICH SUCH PROPERTY IS LOCATED.

WHEREAS, the governing body did after proper notice and hearing as provided by law make findings by Resolution 24-31 and Resolution 24-32, dated December 11, 2024, that the property hereinafter described as a blighting influence and did direct the owner of such property to repair or remove the same and make the premises safe and secure, together with the statement that if the owner failed to commence the repair or removal within the time fixed by such resolution or failed to diligently prosecute the same until the work was completed, the city would cause the property to be abated, and

WHEREAS, such resolution was published in the official city newspaper and copies of such resolution were mailed to each owner, agent, lienholder of record and occupants of such property and were otherwise served as required by law, and

WHEREAS, the owner has wholly failed to commence the repair or removal of such property; now therefore

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

Section 1: The enforcing officer is hereby authorized and directed to cause the dwelling located 1305 North 8th Street (Legal Description: *The South Seventeen (17) feet of Lot 77, all Lots 78,79,80,and 81, and the North Six (6) feet of Lot 82, Block Two (2), Westlawn Addition to the City of Neodesha,* to be abated and the premises be made safe and secure and for this purpose is authorized to invite bids, negotiate a contract, or cause the work to be done by city employees.

Section 2: The enforcing officer shall keep an account of the cost of the work and may sell the salvage from such property and shall keep an account of the receipts as provided by law.

Section 3: All costs incurred by the city in the razing and removal of such property and the making of the premises safe and secure shall be paid from moneys received from the sale of salvage there from and all moneys in excess of that necessary to pay such costs shall, after the payment of all costs, be paid to the owner of the premises: PROVIDED, that if there is no salvageable material or if moneys received from the sale of salvage is insufficient to pay the cost of such work, such costs or any portion thereof in excess of the amount received from the sale of salvage shall be assessed as a special assessment against the lots on which the property was located and may be financed until the assessment is paid out of the general fund of the city.

Section 4: EFFECTIVE DATE. This ordinance shall be in full force and effect upon its publication in the official city newspaper.

Commissioner Banzet moved to approve Ordinance 1823 as presented, allowing the property owner until November 12, 2025 to be in compliance with the abatement. Seconded by Commissioner Truelove. Motion carried.

This being the time and date published in the official newspaper for the hearing on the abatement of the property located at 923 Illinois Street, the public hearing was opened. Discussion held. The hearing was then closed.

Administrator Jones addressed the Commission regarding the abatement of the property located at 923 Illinois Street. A resolution is necessary to state corrective actions required to bring the property into compliance and establish a clear time frame for the property owner to complete the work. Discussion held.

RESOLUTION NO. 25-20

A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 923 Illinois Street, LEGAL DESCRIPTION Lots 11 and 12, Block 14, Ford's Addition to the City of Neodesha, Wilson County, Kansas, IS UNSAFE OR DANGEROUS AND

(continued on next page)

*(continued from previous page)***DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE.**

WHEREAS, the Enforcing Officer of the City of Neodesha, Kansas did on the 26th day of November, 2024 file with the governing body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous; and

WHEREAS, the governing body did by Resolution dated the 13th day of August, 2025, fix the time and place of a hearing at which the owner, his or her agent, any lienholders of record and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered repaired or demolished, and provided for giving notice thereof as provided by law; and

WHEREAS, such Resolution was published in the official city paper on the 21st day of August, 2025, and on the 28th day of August, 2025, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 8th day of October, 2025, the governing body has heard all evidence submitted by the enforcing officer of the city, the owners, agents, lienholders, and occupants of such structure (having appeared or having failed to appear);

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NEODESHA,

THAT said governing body hereby finds that the structure is unsafe and dangerous and hereby directs such structure **LOCATED AT 923 Illinois Street, Lots 11 and 12, Block 14, Ford's Addition to the City of Neodesha, Wilson County, Kansas**, to be repaired or removed and the premises made safe and secure. The owner of such structure is hereby given until **November 12, 2025**, upon publication of this Resolution to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, said governing body will cause the structure to be repaired or razed and removed and the costs of such repair, razing and removing, less salvage if any, to be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders and occupants as provided by law.

Commissioner Truelove moved to approve Resolution 25-20 as presented, allowing the property owner until November 12, 2025, to abate the property located at 923 Illinois Street, as directed. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding a review of the yard abatement for the property located at 923 Illinois Street. Discussion held.

Commissioner Truelove moved to approve the yard abatement requirements in concurrence with the timeline of Resolution 25-20. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding the review of junked and abandoned vehicles at 923 Illinois Street, reporting that the property owner has abated the issue. Discussion held. No action taken.

This being the time and date published in the official newspaper for the hearing on the abatement of the property located at 1614 N 3rd Street, the public hearing was opened. Discussion held. The hearing was then closed.

Administrator Jones addressed the Commission regarding the abatement of the property located at 1614 N 3rd Street. A resolution is necessary to state corrective actions required to bring the property into compliance and establish a clear time frame for the property owner to complete the work. Discussion held.

RESOLUTION NO. 25-21

A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1614 North 3rd Street, LEGAL DESCRIPTION: Lots Numbered Six (6) and Seven (7), Block Numbered One (1), Deer's Subdivision of part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Section Numbered Seventeen (17), Township Numbered Thirty (30) South, Range Numbered Sixteen (16) East, in the City of Neodesha, Wilson County, Kansas, IS UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Neodesha, Kansas did on the 21st day of September, 2024 file with the governing body of said City a statement in writing that a certain structure, hereinafter described, was unsafe and dangerous; and

WHEREAS, the governing body did by Resolution dated the 13th day of August, 2025, fix the time and place of a hearing at which the owner, his or her agent, any lienholders of record and any occupant of such structure could appear and show cause why such structure should not be condemned and ordered repaired or demolished, and provided for giving notice thereof as provided by law; and

WHEREAS, such Resolution was published in the official city paper on the 21st day of August, 2025, and on the 28th day of August, 2025, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 8th day of October, 2025, the governing body has heard all evidence submitted by the enforcing officer of the city, the owners, agents, lienholders, and occupants of such structure (having appeared or having failed to appear);

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NEODESHA,

THAT said governing body hereby finds that the structure is unsafe and dangerous and hereby directs such structure **LOCATED AT 1614 North 3rd Street, Lots Numbered Six (6) and Seven (7), Block Numbered One (1), Deer's Subdivision of part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Section Numbered Seventeen (17), Township Numbered Thirty (30) South, Range Numbered Sixteen (16) East, in the City of Neodesha, Wilson County, Kansas.**, to be repaired or removed and the premises made safe and secure. The owner of such structure is hereby given until **November 12, 2025**, upon publication of this Resolution to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, said governing body will cause the structure to be repaired or razed and removed and the costs of such repair, razing and removing, less salvage if any, to be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

(continued on next page)

(continued from previous page)

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders and occupants as provided by law.

Commissioner Banzet moved to approve Resolution 25-21 as presented, allowing the property owner until November 12, 2025 to abate the property located at 1614 N 3rd Street, as directed. Seconded by Commissioner Truelove. Motion carried.

Administrator Jones addressed the Commission regarding a review of the yard abatement for the property located at 1614 N 3rd Street. Discussion held.

Commissioner Truelove moved to approve the yard abatement requirements in concurrence with the timeline of Resolution 25-21. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding a resolution calling for a public hearing to show cause why the structure located at 1011 Carolina Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Discussion held.

RESOLUTION NO. 25-22

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF NEODESHA, KANSAS AT WHICH TIME THE OWNER, HIS AGENT, LIENHOLDERS OF RECORD AND OCCUPANTS OF THE STRUCTURE LOCATED AT 1011 Carolina Street, LEGAL DESCRIPTION: Lots Six (6), Seven (7), Eight (8), and Nine (9), Block Three (3), S.J. Shutt's Addition to the City of Neodesha, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, Brogan Jones, the Enforcement Officer of the City of Neodesha, did on the 10th day of July, 2025, file with the Governing Body of said City a statement in writing that certain unoccupied structures hereinafter described are unsafe and dangerous;

NOW, THEREFORE, BE IT RESOLVED by the Governing body of the City of Neodesha that a hearing will be held on the 12th day of November, 2025, before the Governing Body of the City at 2:00 p.m. in the Commission Room of City Hall, 1407 N. 8th; at which time the owner, his agent, any lien holder of record and any occupant of the structure located at **1011 Carolina Street** may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished.

BE IT FURTHER RESOLVED that the City Clerk shall cause this Resolution to be published two consecutive times and shall give notice of the aforesaid hearing in the manner provided by law.

Commissioner Banzet moved to approve Resolution 25-22 as presented, setting a public hearing date for November 12, 2025 at 4:00 p.m. Seconded by Commissioner Truelove. 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 Captain Nic Moreland effective October 11, 2025. Seconded by Commissioner Truelove. Motion carried. The Governing Body expressed its gratitude for Captain Moreland's years of dedicated service to the department and extended best wishes in his future endeavors.

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

Commissioner Truelove moved to accept the resignation of Captain Caleb Berger effective October 19, 2025. Seconded by Commissioner Banzet. Motion carried. The Governing Body expressed its gratitude for Captain Berger's years of dedicated service to the department and extended best wishes in his future endeavors.

Public Comments were again invited and heard.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, October 22, 2025, at 4:00 p.m.

At 5:40 p.m. Commissioner Banzet requested a 5-minute recess. Seconded by Commissioner Truelove. Motion carried. The Zoom recording was placed on hold with audio, video and recording functions suspended.

At 5:45 p.m. the regular meeting of the Governing Body reconvened in the Commission Room at City Hall. The Zoom recording resumed with audio, video and recording in progress.

Commissioner Banzet moved to recess to an Executive Session to include the Governing Body, City Administrator, City Clerk, and the Director of Public Safety, 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 6:15 p.m. Seconded by Commissioner Truelove. Motion carried. The Zoom recording was placed on hold with audio, video and recording functions suspended.

At 6:15 p.m. the regular meeting of the Governing Body reconvened in the Commission Room at City Hall. The Zoom recording resumed with audio, video and recording in progress.

Commissioner Truelove moved to extend the Executive Session an additional 15 minutes. Seconded by Commissioner Banzet. Motion carried. The Zoom recording was placed on hold with audio, video and recording functions suspended.

(continued on next page)

At 6:30 p.m. the regular meeting of the Governing Body reconvened in the Commission Room at City Hall. The Zoom recording resumed with audio, video and recording in progress. No action taken.

At 6:30 p.m. Commissioner Truelove moved to adjourn. Seconded by Commissioner Banzet. Motion carried.

ATTEST:

/s/ Stephanie Fyfe
Stephanie Fyfe, City Clerk

/s/ Devin Johnson
Devin Johnson, Mayor