

SPECIAL CALL FOR SPECIAL MEETING OF BOARD OF COMMISSIONERS

Neodesha, Kansas
January 14, 2026

To the Board of Commissioners:

The Board of Commissioners will hold a Special Call meeting Wednesday, January 14, 2026, at 4:00 p.m., at City Hall, 1407 N. 8th St, for the following purpose:

1. Approval of Meeting & Special Call Meeting Minutes
2. Ordinance: Dangerous Structures; 1011 Carolina; Authorize Demolition
3. Resolution: Amend Position Classification & Pay Plan Policy
4. P & Z: Consider Variance for Double Wide
5. Executive Session: Non-elected personnel

The Board of Commissioners met in a Special Call Session at 4:00 p.m. at City Hall, 1407 N 8th Street, on Wednesday, January 14, 2026, with Mayor Johnson presiding and Commissioner Banzet present. Commissioner Truelove arrived at 4:12 p.m.

Administrator Jones addressed the Commission regarding minutes from previous meetings that needed approval for official distribution and formal records. Discussion held.

Commissioner Banzet moved to approve the minutes from the following Commission Meetings: December 18, 2025 and January 12, 2026. Seconded by Mayor Johnson. Motion carried 2 – 0.

Commissioner Banzet moved to approve the minutes from the following Special Call Meetings: December 30, 2025 and January 9, 2026. Seconded by Mayor Johnson. Motion carried 2 – 0.

Administrator Jones addressed the Commission regarding an ordinance authorizing the demolition of a dangerous structure located at 1011 Carolina Street. Discussion held.

ORDINANCE NO. 1829

AN ORDINANCE AUTHORIZING AND DIRECTING THE REMOVAL OF CERTAIN UNSAFE AND DANGEROUS STRUCTURES LOCATED AT 1011 CAROLINA STREET ON 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, AUTHORIZING THE FINANCING OF THE COSTS OF SUCH REMOVAL BY THE SALE OF SALVAGE FROM SUCH STRUCTURES, IF ANY, AND/OR FROM THE GENERAL FUND OF THE CITY, AND THE LEVYING OF SPECIAL ASSESSMENTS AGAINST THE LOTS ON WHICH SUCH STRUCTURE IS LOCATED.

WHEREAS, the governing body did after proper notice and hearing as provided by law make findings by Resolution
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25-23 dated November 12, 2025, that the structure hereinafter described as unsafe and dangerous and did direct the owner of such structure 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 structure to be razed and removed, 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 structures and were otherwise served as required by law, and

WHEREAS, the owner has wholly failed to commence the repair or removal of such structures; 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 at **1011 CAROLINA STREET**, on 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**, to be razed and removed 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 structures and shall keep an account of the receipts therefrom as provided by law.

Section 3: All costs incurred by the city in the razing and removal of such structures and the making of the premises safe and secure shall be paid from moneys received from the sale of salvage therefrom 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 upon which said structures were located: **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 structure 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 1829 as presented authorizing the demolition of the structure located at 1011 Carolina. Seconded by Mayor Johnson. Motion carried 2 – 0.

Commissioner Truelove arrived at the meeting.

Administrator Jones addressed the Commission regarding a resolution that addresses the annual Cost of Living Adjustment (COLA). Discussion held.

RESOLUTION 26-01

A RESOLUTION AMENDING THE POSITION CLASSIFICATION AND PAY PLAN FOR THE CITY OF NEODESHA, KANSAS, AS ADOPTED BY THE NEODESHA CITY COMMISSION BY RESOLUTION 18-14.

WHEREAS, K.S.A. 12-101 provides that a city may exercise the powers of home rule in determination of local affairs, and the City of Neodesha is a City of the Second Class as defined by Kansas Statute; and

WHEREAS, the management of the City of Neodesha regarding personnel rules, employee classification plans, compensation and related administrative procedures and policies are a permissible exercise of home rule powers, pursuant to K.S.A. 12-101a; and

WHEREAS, the City of Neodesha Governing Body established a pay plan and position descriptions for all City of Neodesha employees in the form of a Position Classification and Pay Plan document to establish an equitable pay system based upon merit performance to be administered by the City Administrator:

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NEODESHA:

That the following amendments be made to the adopted Position Classification and Pay Plan for the City of Neodesha:

- Amend Section 4 Pay Tables, to add a three-percent Cost of Living Adjustment (COLA) for Budget Year 2026.

Commissioner Banzet moved to approve Resolution 26-01 as presented. Seconded by Commissioner Truelove. Motion carried.

Administrator Jones addressed the Commission regarding the consideration of a variance for a manufactured home to be placed on the property located at 10th and Iowa. Discussion held.

Commissioner Truelove moved to approve the variance for 10th and Iowa Streets for Katie Arnold-Schields as presented. Seconded by Commissioner Banzet. Motion carried.

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Commissioner Banzet moved to recess to an Executive Session to include the Governing Body, City Administrator, City Clerk, and the City Attorney, 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 5:00 p.m. Seconded by Commissioner Truelove. Motion carried.

At 5:00 p.m. the regular meeting of the Governing Body reconvened in the Commission Room at City Hall. No action taken.

At 5:06 p.m. Commissioner Banzet moved to adjourn. Seconded by Commissioner Truelove. Motion carried.

ATTEST:

/s/ Devin Johnson

Devin Johnson, Mayor

/s/ Stephanie Fyfe

Stephanie Fyfe, City Clerk