

Agenda

City Commission of the City of Neodesha, KS

October 13, 2021 2:00 p.m.

ZOOM Online Access: <https://us02web.zoom.us/j/6203252828>

Item 1: Opening Session

- Call to Order
- Roll Call
- Invocation
- Pledge of Allegiance
- Additions/Deletions to the Agenda
- Mayor's Report
- Commissioners' Reports
- City Administrator's Comments
- Community Development Director Report

Item 2: Public Comments

Item 3: Consent Agenda (Routine agenda items can be approved with unanimous consent of the City Commission. Any item can be removed and placed in items of business.)

- Approval of September 22, 2021 Minutes
- Approval of September 29, 2021 Special Call Minutes
- Approval of October 6, 2021 Special Call Minutes
- Appropriation (2021) 17
- Gas Line Project Appropriation 31

Item 4: Business Items to Consider

- A. Ordinance: Renaming Norman #1 Museum
- B. Consider Zoning Variance: 208 Wisconsin
- C. Consider Purchase of Cemetery Lots from American Legion
- D. Consider Deeds for Transfer of Property to the Housing Authority
- E. Consider Bat Poles in Riverwalk Park: Lions Club/School Project
- F. Timber Ridge Property Reimbursement: DeGraw
- G. Accept Resignation of Public Works Employee
- H. Accept Resignation of Electric Department Employee: Retirement

Item 5: Date/Time of Next Regular Meeting

Wednesday, October 27, 2021 at 2:00 p.m. – Regular Meeting, City Hall

Item 6: Executive Session: Non-elected Personnel

Item 7: Adjournment

AGENDA COMMENTS
CITY COMMISSION MEETING
September 22, 2021

Additions to the Agenda

RECOMMENDED MOTION: *I move to approve the agenda as presented.*

Consent Agenda

RECOMMENDED MOTION: *I move to approve the consent agenda as presented.*

Business Items to Consider

4.A: Ordinance: Renaming Norman #1 Museum

RECOMMENDED MOTION: *I move to approve Ordinance 1752 renaming the Norman #1 Museum as the Neodesha Historical Museum.*

4.B: Consider Zoning Variance: 208 Wisconsin

This agenda item was tabled by the Commission on September 22, 2021.

RECOMMENDED MOTION: *I move to approve the variance for separation distances for 208 Wisconsin Street.*

4.C: Consider Purchase of Cemetery Lots from American Legion

On February 24, 2021, The Commission first considered purchasing 176 lots from the American Legion. The Commission approved an offer of \$5 per lot. On March 10, 2021, on a counter-offer from the American Legion of \$5,000, the Commission tabled this item until the 2022 budget season. The Commission is now being asked to consider moving forward on the purchase, or to table this until January 2022.

RECOMMENDED MOTION: *I move to approve the purchase of 176 cemetery lots from the American Legion at a cost not to exceed \$5,000.*

4.D: Consider Deeds for Transfer of Property to the Neodesha Housing Authority

The Commission is asked to approve the transfer of eight (8) properties to the Neodesha Housing Authority. Staff is asking that each property receive its own motion. This transfer of property is for “No” consideration.

RECOMMENDED MOTION: *I move to approve the deed transfer of the Fir Annex property to the Neodesha Housing authority.*

I move to approve the deed transfer of the property located at 502 S. 4th Street to the Neodesha Housing authority.

I move to approve the deed transfer of the property located at 505 S. 4th Street to the Neodesha Housing authority.

I move to approve the deed transfer of the property located at 402 S. 5th Street to the Neodesha Housing authority.

I move to approve the deed transfer of the property located at 501 S. 5th Street to the Neodesha Housing authority.

I move to approve the deed transfer of the property located at 118 S. 6th Street to the Neodesha Housing authority.

I move to approve the deed transfer of the property located at 203 S. 7th Street to the Neodesha Housing authority.

I move to approve the deed transfer of the property located at 809 Wisconsin Street to the Neodesha Housing authority.

4.E: Consider Bat Poles in Riverwalk Park: Lions Club/School Project

The Commission will receive Mr. Jim Jackson for a discussion on placing “bat boxes” on utility poles in the area of Riverwalk Park. This is a Lions Club project in which they are partnering with students who will actually build the boxes. This will provide a habitat for bats. The bats are being employed to eat mosquitoes.

RECOMMENDED MOTIONS: *I move to approve the placement of [number] bat boxes in Riverwalk Park.*

4.F: Timber Ridge Reimbursement: DeGraw

On December 18, 2019, the Commission approved the sale of lots 11 and 12 to Jack and Geremi DeGraw, with a sale price of \$16,000. In accordance with the Ordinance requirements governing the sale of Timber Ridge property, upon completion of the building project, 50% of the sale price shall be reimbursed to the home owner. The Commission is asked to approve a reimbursement of \$8,000 to the DeGraw’s.

RECOMMENDED MOTION: *I move to approve the reimbursement of \$8,000 to Jack and Geremi DeGraw.*

4.G: Accept Resignation of Public Works Employee

The Commission is asked to accept the resignation of Public Works employee Hunter Mahaffey.

RECOMMENDED MOTION: *I move to accept the resignation of Hunter Mahaffey, effective October 4th, 2021.*

4.H: Accept Resignation of Electric Department Employee: Retirement

Electric Department employee Rick Ratzlaff has notified Staff that he will retire, effective November 1st. The Commission is asked to accept the resignation of Rick Ratzlaff, due to his retirement, effective October 29th, 2021.

RECOMMENDED MOTIONS: *I move to accept the resignation of Rick Ratzlaff, due to his retirement, effective October 29th, 2021.*

Item 6: Executive Session:

EXECUTIVE SESSION: Non-Elected Personnel

I move to recess to an Executive Session including the Governing Body, City Administrator, City Clerk, and **Interim Public Works Director** 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 ____ p.m.

I move to recess to an Executive Session including the Governing Body, City Administrator, and City Clerk 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 ____ p.m.

The Board of Commissioners met in regular session at 2:00 p.m. in the Commission Room at City Hall conducting the meeting by live streaming with Zoom on Wednesday, September 22, 2021 with Mayor Johnson presiding and Commissioners Moffatt and Nichol present.

Commissioner Nichol moved to approve the agenda as presented with the addition of Business Item 4K: Request for Insurance Waiver: Letter to Omega Rail Management and Item 6: Executive Session. Seconded by Commissioner Moffatt. Motion carried.

Commission and Administrator Reports were heard.

Community Development Director report was heard.

Public Comments were invited and heard.

Commissioner Moffatt moved to approve the consent agenda as presented consisting of the minutes from the September 8, 2021 Commission Meeting; minutes from the September 9, 2021 Special Call Meeting; and Appropriation (2021) 16. Seconded by Commissioner Nichol. Motion carried.

Mayor Johnson read a proclamation designating the week of October 3rd through October 9th as Fire Prevention Week 2021, which urges all citizens of the City of Neodesha to "Learn the Sounds of Fire Safety". Thank you, Chief Woodward and members of the Neodesha EMS Department for your service to the community.

Administrator Truelove addressed the Commission regarding an Ordinance providing authority for the structures located at 1504 N 1st Street to be demolished and the property to be made safe. Discussion held.

ORDINANCE NO. 1750

AN ORDINANCE AUTHORIZING AND DIRECTING THE REMOVAL OF CERTAIN UNSAFE AND DANGEROUS STRUCTURES LOCATED ON LEGAL DESCRIPTION: *LOTS 11 THROUGH 17 AND THE SOUTH 175 FEET OF LOTS 18 AND 19 OF BLOCK 4, VIVIAN DEER'S SUBDIVISION, CITY OF NEODESHA, WILSON COUNTY, KANSAS*, COMMONLY KNOWN AS *1504 N 1ST STREET*, NEODESHA, KANSAS, 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 21-23 dated August 11, 2021, 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 on legal description: ***LOTS 11 THROUGH 17 AND THE SOUTH 175 FEET OF LOTS 18 AND 19 OF BLOCK 4, VIVIAN DEER'S SUBDIVISION, CITY OF NEODESHA, WILSON COUNTY, KANSAS***, COMMONLY KNOWN AS ***1504 N 1ST STREET***, NEODESHA, KANSAS, 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 Moffatt moved to approve Ordinance 1750, directing the removal of certain dangerous and unsafe structures at 1504 N 1st Street. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding an Ordinance providing authority for the structures located at 1532 B Street to be demolished and the property to be made safe. Discussion held.

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ORDINANCE NO. 1751

AN ORDINANCE AUTHORIZING AND DIRECTING THE REMOVAL OF CERTAIN UNSAFE AND DANGEROUS STRUCTURES LOCATED ON LEGAL DESCRIPTION: *LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), AND TWENTY THREE (23) BLOCK ONE (1), DEER AND PARK'S SUBDIVISION, BEING A PART OF THE EAST HALF (E1/2) OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, COMMONLY KNOWN AS 1532 B STREET, NEODESHA, KANSAS, 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 21-24 dated August 11, 2021, 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 on legal description: *LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), AND TWENTY THREE (23) BLOCK ONE (1), DEER AND PARK'S SUBDIVISION, BEING A PART OF THE EAST HALF (E1/2) OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, COMMONLY KNOWN AS 1532 B STREET, NEODESHA, KANSAS, 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 Nichol moved to approve Ordinance 1751, directing the removal of certain dangerous and unsafe structures at 1532 B Street. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding a Resolution calling for a public hearing on November 10, 2021, to show cause why the structure located at 615 Mill Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Discussion held.

RESOLUTION NO. 21-28

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 615 MILL STREET, LEGAL DESCRIPTION: *Lots Five (5) and Six (6), Block Eighty-one (81), City of Neodesha, Wilson County, Kansas AND Commencing at a point 16 feet North and 100 feet East of both the Southwest corner of Block 81 and the Southwest corner of Lot 13, Block 81, original townsite of the City of Neodesha, thence North to the Southwest corner of Lot 5, of said Block 81, thence East 50 feet to the Southeast corner of Lot 6 of said Block 81, thence South to a point 16 feet North of the South line of said*

(continued on next page)

Lot 13 also of said Block 81 and 50 feet East of place of beginning and thence West 50 feet to place of beginning, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, Ed Truelove, the Enforcement Officer of the City of Neodesha, did on the 16th day of September, 2021, 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 10th day of November, 2021, 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 **615 Mill 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 Moffatt moved to adopt Resolution 21-28 setting a public hearing for November 10, 2021 as presented. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding the status of the property located at 911 Illinois, and request the abatement process be rescinded as the damaged garage structure has been removed. Discussion held.

Commissioner Nichol moved to rescind the abatement process for 911 Illinois due to the property being brought into Code compliance. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding the consideration of a zoning variance for 208 Wisconsin. This agenda item was originally tabled at the September 8, 2021 meeting for the October 27, 2021 meeting. The Governing Body was briefed on what the City's Code contains towards providing a resolution to this matter. Discussion held.

Commissioner Nichol moved to table this item until the October 13, 2021 meeting. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding an offer from SICUT North America Inc to purchase the remaining lots at the West Granby Business Park. The proposed letter of intent has been released to the City Attorney for review. Discussion held.

Commissioner Moffatt moved to approve the Letter of Intent with SICUT North America Inc, for the sale of West Granby Business Park Lots 7-10 and 13. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding a request from the Neodesha Area Chamber of Commerce that they be allowed to use the City property known as the Waterworks Amphitheatre for conducting festival activities during Thunder on the Plains, October 16, 2021. Discussion held.

Commissioner Nichol moved to approve the use of Waterworks Amphitheatre by the Neodesha Area Chamber of Commerce for Thunder on the Plains, October 16, 2021. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding an additional request by the Neodesha Area Chamber of Commerce to approve their permit for conducting a Beer Garden during Thunder on the Plains, October 16, 2021. Discussion held.

Commissioner Moffatt moved to approve a Beer Garden permit for the Neodesha Area Chamber of Commerce for Thunder on the Plains, October 16, 2021. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding a request from representatives of the 31st Judicial District to approve the use of the Civic Center for a jury trial to be conducted on May 2nd to May 6th, 2022. Discussion held.

Commissioner Nichol moved to approve the use of the Civic Center May 2nd to May 6th, 2022, for the 31st Judicial District. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding the approval of a letter to Omega Rail Management requesting a waiver of the insurance requirements for the under-rail bore at the West Granby Business Park for a new sewer line. Discussion held.

Commissioner Moffatt moved to approve the letter to Omega Rail Management as presented. Seconded by Commissioner Nichol. Motion carried.

At 3:00 p.m. Commissioner Nichol requested a 10-minute recess. Seconded by Commissioner Moffatt. Motion carried. The live streamed Zoom meeting was then placed on hold with audio, video and recording paused.

At 3:10 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. *(continued on next page)*

Commissioner Nichol moved to recess to an Executive Session including the Governing Body, City Administrator, Interim Public Works Director Paul Ramey; and the 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 3:20 p.m. Seconded by Commissioner Moffatt. Motion carried. The live streamed Zoom meeting was then placed on hold with audio, video and recording ceased.

At 3:20 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.

Commissioner Moffatt moved to recess to an Executive Session including the Governing Body, City Administrator, and the 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 3:40 p.m. Seconded by Commissioner Nichol. Motion carried. The live streamed Zoom meeting was then placed on hold with audio, video and recording ceased.

At 3:40 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.

Commissioner Moffatt moved to terminate Charles Skinner, Public Works Department employee, effective immediately. Seconded by Commissioner Nichol. Motion carried.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, October 13, 2021 at 2:00 p.m.

At 3:45 p.m. Commissioner Nichol moved to adjourn. Seconded by Commissioner Moffatt. Motion carried.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

SPECIAL CALL FOR SPECIAL MEETING OF BOARD OF COMMISSIONERS

Neodesha, Kansas
September 29, 2021

To the Board of Commissioners:

The Board of Commissioners will hold a Special Call meeting Wednesday, September 29, 2021, at 11:30 a.m. for the following purposes:

1. Approve Letter of Conditions for Water/Sewer Projects: Mike Billings, USDA-RD

The Board of Commissioners met in a Special Call Session Wednesday, September 29, 2021 at 11:30 a.m., with Mayor Johnson presiding and Commissioners Moffatt and Nichol present.

Administrator Truelove and the Governing Body welcomed Mike Billings, USDA-RD, via telephone to discuss the Letter of Conditions for the continued financing of our water and sewer projects. Discussion held.

Commissioner Moffatt moved to approve the Letter of Conditions for water and sewer project funding, and authorize the Mayor to sign. Seconded by Commissioner Nichol. Motion carried.

At 11:50 a.m. Commissioner Nichol moved to adjourn the meeting. Seconded by Commissioner Moffatt. Motion carried.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

SPECIAL CALL FOR SPECIAL MEETING OF BOARD OF COMMISSIONERS

Neodesha, Kansas
October 6, 2021

To the Board of Commissioners:

The Board of Commissioners will hold a Special Call meeting Wednesday, October 6, 2021 at 12:00 noon for the following purposes:

1. Work Session: Discuss Neodesha Power Portfolio, Internal Generation, and Power Purchase Agreements: Tom Saitta, KMEA

The Board of Commissioners met in a Special Call Session Wednesday, October 6, 2021 at 12:00 noon, with Mayor Johnson presiding and Commissioners Moffatt and Nichol present.

Administrator Truelove and the Governing Body welcomed Tom Saitta, KMEA, to discuss the Neodesha Power Portfolio, Internal Generation, and Power Purchase Agreements. Discussion held.

At 1:30 p.m. Commissioner Nichol moved to adjourn the meeting. Seconded by Commissioner Moffatt. Motion carried.

ATTEST:

Devin Johnson, Mayor

Rhonda Howell, Assistant City Clerk

APPROPRIATIONS REPORT**ORDINANCE NO 17****10/13/2021**

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>CHECK DATE</u>
ACCURATE ENVIRONMENTAL LLC	LAB SUPPLIES	254.97	69425	10/13/2021
AIR & FIRE SYSTEMS INC	EQUIPMENT TESTING	312.08	69426	10/13/2021
BEACHNER GRAIN INC	WEEDKILLER	235.00	69427	10/13/2021
CANON FINANCIAL SERVICES	COPIER & PRINTER LEASE	745.61	69428	10/13/2021
CARROT-TOP INDUSTRIES	FLAGS	119.96	69429	10/13/2021
CARTER WATERS	COLD PATCH	4,243.76	69430	10/13/2021
CHAMPION BRANDS LLC	ARMORBLUE & SYNCLEAN	922.55	69431	10/13/2021
CLEAVER FARM & HOME	SPRAY PAINT	29.16	69432	10/13/2021
CLIFTON CONSTRUCTION	METAL ROOF ON ANIMAL SHELTER	2,317.76	69433	10/13/2021
CONRAD FIRE EQUIPMENT INC	SENSOR	214.17	69434	10/13/2021
CORE & MAIN	CLAMPS	1,758.56	69435	10/13/2021
CULLIGAN OF INDEPENDENCE	OCTOBER WATER SERVICE	237.12	69436	10/13/2021
D & D AUTO REPAIR & ALIGNMENT	TIRES/BATTERIES	1,115.69	69437	10/13/2021
DCF-LIEAP	REFUND OF LIEAP MONIES	627.18	69438	10/13/2021
F ALLEN MOORHEAD, JR, MD	PRE EMPLOYMENT PHYSICAL	389.00	69439	10/13/2021
FASTENAL COMPANY	WATER SUPPLIES	891.98	69440	10/13/2021
FIREX, INC	EXTINGUISHER RECHARGE	52.50	69441	10/13/2021
FORSYTHE'S HEATING & ELECTRIC	SERVICE CALLS	1,062.59	69442	10/13/2021
FREDONIA NAPA PARTS & SERVICE	OIL FILTER	32.49	69443	10/13/2021
FREDONIA OUTDOOR EQUIPMENT	EQUIPMENT MAINTENANCE	282.29	69444	10/13/2021
G & W FOODS	SUPPLIES	91.84	69445	10/13/2021
GERKEN RENT-ALL	SANITATION UNITS	352.00	69446	10/13/2021
HARMONY LODGE	4TH QTR LEASE 2021	900.00	69447	10/13/2021
HAWKINS INC	CHEMICALS	6,507.92	69448	10/13/2021
ASHLYNN HOLSINGER	CIVIC CENTER DEPOSIT REFUND	150.00	69449	10/13/2021
HUGO'S INDUSTRIAL SUPPLY, INC	CLEANING SUPPLIES	575.94	69450	10/13/2021
INDEPENDENCE READY-MIX INC	CEMENT	274.00	69451	10/13/2021
INLAND TRUCK PARTS CO	TOW & REPAIR	341.56	69452	10/13/2021
KANSAS DEPARTMENT OF REVENUE	2021 WTP FEES JULY-AUG-SEPT	1,326.30	69453	10/13/2021

KANSAS MUNICIPAL UTILITIES	4TH QTR TRAINING GROUP 4 DUES	1,999.00	69454	10/13/2021
KANSAS ONE-CALL SYSTEM, INC	SEPTEMBER LOCATES	34.80	69455	10/13/2021
KANSAS DEPT OF HEALTH & ENVIRO	WATER ANALYSIS Q9000	553.00	69456	10/13/2021
KRWA	CONFINED SPACE ENTRY-BAIR	90.00	69457	10/13/2021
LB CNTR FOR MENTAL HEALTH SVCS	PSYCHOLOGICAL TESTING-CARLBURG	55.00	69458	10/13/2021
LAKELAND OFFICE SYSTEMS	SEPTEMBER COPIER MAINTENANCE	128.58	69459	10/13/2021
LANDIS+GYR TECHNOLOGY INC	SEPTEMBER AMR	950.00	69460	10/13/2021
LINN'S AIR COOLED ENGINES	CHAINSAW MAINTENANCE	1,054.29	69461	10/13/2021
LITTLE BEAR TIRE	TIRES/TIRE REPAIR	317.00	69462	10/13/2021
LOCKE SUPPLY	MUSEUM LIGHTS	260.00	69463	10/13/2021
MCCARTY'S OFFICE MACHINES INC	OFFICE SUPPLIES	326.90	69464	10/13/2021
MELS PRINTING	TIME OFF REQUEST/TIMESHEETS	328.70	69465	10/13/2021
MID-AMERICAN RESEARCH CHEMICAL	CHEMICALS	874.94	69466	10/13/2021
MIDWEST COMPUTER SALES	IT SERVICES	806.30	69467	10/13/2021
NDB NEODESHA	INSURANCE PREMIUMS	5,981.00	69468	10/13/2021
NEODESHA AUTO SUPPLY	AUTO SUPPLIES & PARTS	289.61	69470	10/13/2021
NEODESHA DERRICK	PUBLICATIONS	957.00	69471	10/13/2021
NEODESHA FAMILY MEDICINE	MEDICAL SERVICES-DOS 9/8/21	130.00	69472	10/13/2021
NORTHERN TOOL & EQUIPMENT	TOOLS	408.81	69473	10/13/2021
O'REILLY AUTOMOTIVE INC	WIRE & LOOM	24.72	69474	10/13/2021
PENMAC PERSONNEL SERVICES INC	TEMPORARY PERSONNEL SVC	5,109.47	69475	10/13/2021
PORTER DRUG STORE	MEDICATIONS	265.64	69476	10/13/2021
PRAIRIE FIRE COFFEE	COFFEE SERVICE	113.30	69477	10/13/2021
PREMIER TRUCK GROUP	WRENCH/ELEMENT/FUEL FILTER	134.37	69478	10/13/2021
PROTECTIVE EQUIPMENT TESTING L	EQUIPMENT TESTING	3,153.25	69479	10/13/2021
PUBLIC WHOLESALE WSD #23	SAMPLE SHIPPING	27.00	69480	10/13/2021
RANKIN MEMORIAL LIBRARY	TAX DISTRIBUTION	10,681.00	69481	10/13/2021
RODNEY M SCHLEGEL II	CONCRETE DRAINAGE BASIN	4,050.00	69482	10/13/2021
REYNOLDS PLUMBING & ELECTRIC	TOILET VALVES	480.00	69483	10/13/2021
RURAL WATER DISTRICT 4	AIRPORT/RURAL WATER	28.60	69484	10/13/2021
RUSTYS TRUCK REPAIR, LLC	FUEL & ELEMENT FILTER	134.09	69485	10/13/2021
SANDBAGGER GOLF & TURF	MOWER PARTS	140.80	69486	10/13/2021
SCHULTE SUPPLY INC	SOCKET SET/PIPE WRENCHES	425.30	69487	10/13/2021
SENSIT TECHNOLOGIES	PARTS/REPAIR/CALIBRATION	453.82	69488	10/13/2021

SHALOM TREE SERVICE	STUMP REMOVAL	310.00	69489	10/13/2021
SIGN DESIGN	UNIFORMS	84.00	69490	10/13/2021
SOCKET TELECOMM LLC	PHONE CHARGES	365.56	69491	10/13/2021
SOUTHERN UNIFORM & EQUIPMENT	BODYARMOR	788.99	69492	10/13/2021
SPARKLIGHT	INTERNET SERVICE	169.78	69493	10/13/2021
STANION WHOLESALE ELECTRIC	LED LIGHTS	79.08	69494	10/13/2021
STARBUCK TRUCKING LLC	PUSHED FILL MATERIAL S OF WP	1,830.05	69495	10/13/2021
STUDEBAKER REFRIGERATION INC	ICE MACHINE RENTAL	91.28	69496	10/13/2021
SUBSURFACE SOLUTIONS	GPS PORTAL MNTHLY SUBSCRIPTION	720.00	69497	10/13/2021
SUNDOWNER TROPHIES	NAME PLATES & HOLDERS	50.00	69498	10/13/2021
THOMPSON BROTHERS SUPPLY INC	OXYGEN/CYLINDER LEASE	3,382.87	69499	10/13/2021
TLC GROUNDSKEEPING INC	MAIN ST LANDSCAPE MAINTENANCE	1,361.07	69500	10/13/2021
TRI VALLEY DEVELOPMENTAL SERV	DOCUMENT DESTRUCTION	15.40	69501	10/13/2021
US CELLULAR	CELL PHONE CHARGES	336.95	69502	10/13/2021
WESTERN AUTO	SUPPLIES	617.27	69504	10/13/2021
WILSON COUNTY COORDINATOR	LANDFILL CHARGES	574.50	69505	10/13/2021
WILSON COUNTY REGISTER OF DEED	FAXED COPIES & FILING FEES	31.00	69506	10/13/2021
WILSON MEDICAL CENTER	SEPTEMBER TAX DISTRIBUTION	29,171.34	69507	10/13/2021
WOODS LUMBER COMPANY	SUPPLIES	580.46	69508	10/13/2021
CASH	EMPLOYEE BIRTHDAYS	70.00	69262	9/9/2021
SPARKLIGHT	INTERNET SERVICE	136.39	69263	9/9/2021
EVERGY	AIRPORT/RUNWAY LIGHTS	84.75	69264	9/9/2021
ADVANCE CONTROL SOLUTIONS LLC	BACKWASH PUMP VFD REPLACEMENT	3,127.85	69265	9/9/2021
SOUTHERN STAR CENTRAL GP INC	AUGUST BILLING	5,273.47	69266	9/9/2021
SPARKLIGHT	INTERNET SERVICE	169.78	69267	9/9/2021
RURAL WATER DISTRICT 4	AIRPORT/RURAL WATER	28.60	69268	9/9/2021
A T & T	PHONE CHARGES	215.74	69269	9/9/2021
SOCKET TELECOMM LLC	PHONE CHARGES	366.00	69270	9/9/2021
VISA	MEMBERSHIP DUES, SUPPLIES, WTR CONFERENCE	10,198.88	69271	9/9/2021
BETTY HUNT	REIMBURSEMENT FOR UTILITY OVERPAYMENT	242.00	69334	9/27/2021
PETTY CASH	PETTY CASH REIMBURSEMENT	182.40	69335	9/27/2021
CONSTELLATION NEWENERGY	AUGUST BILLING	35,712.93	69336	9/27/2021
GET FIT WELLNESS CENTER	AUGUST MEMBERSHIP DUES	75.00	69338	9/27/2021
JEREMY JOHNSON	GET FIT DUES REIMBURSEMENT	15.00	69339	9/27/2021

GILMORE & BELL PC	PROFESSIONAL SERVICES-PD FACILITY PROJECT	3,250.00	69342	9/27/2021
CASH	EMPLOYEE BIRTHDAYS	50.00	69343	9/27/2021
NAVAL SURFACE WARFARE CENTER	NIGHT VISION POCKET SCOPE	600.00	69344	9/27/2021
JERI HAMMERSCHMIDT	MILEAGE REIMBURSEMENT	85.10	69345	9/27/2021
SPARKLIGHT	INTERNET SERVICE	92.49	69407	9/30/2021
WEX BANK	FUEL PURCHASES	9,821.25	69408	9/30/2021
ORSCHELNS	SUPPLIES FOR WATER TRUCK	828.19	69409	9/30/2021
EVERGY	AIRPORT/RUNWAY LIGHTS	70.51	69410	9/30/2021
US POST OFFICE	SEPTEMBER BILLING	346.86	69411	9/30/2021
****TOTAL****		178,733.06		

**CDBG/USDA GAS LINE GRANT
APPROPRIATION 31
October 13, 2021**

Vendor	Invoice No	Check No	Amount	Description
Kansas State Treasurer	09282021	1146	630.00	Administration
Stifel, Nicolaus & Co Inc	09302021	1147	8,830.00	Administration
Triplett Woolf Garretson	09302021	1148	8,040.16	Administration
GRAND TOTAL			<u>17,500.16</u>	

Approved the day above written.

Devin Johnson, Mayor

Attest

Stephanie Fyfe, City Clerk

Office of the Kansas State Treasurer

Bond Registration Intranet

900 SW Jackson St., Ste 201 ... Topeka, KS 66612-1235 ... 785-296-3171

September 28, 2021

Stephanie Fyfe, City Clerk
City Of Neodesha, Kansas
1407 N 8th Street
Neodesha, KS 66757

RE: \$1,766,000.00 NEODESHA
General Obligation Renewal Temporary Notes, Series A, 2021
Dated September 30, 2021

Dear Ms. Fyfe,

Enclosed is a copy of the Debt Service Schedule for a temporary note which was registered in this office. This schedule is provided for your information as to the principal and/or interest due on the payment. Also, please consider this your formal bill for the Registrar and Transfer Agent fee.

Paying Agent Fee:	\$	600.00
Registration Fee:	\$	30.00
Total Fee:	\$	630.00

As stated in the Agreement between Issuer and Agent, Issuer agrees to pay Agent within two business days following closing of the issue. Please remit funds to the Office of the State Treasurer at the above listed address.

If payment has been made, please disregard this bill. Should you have questions regarding your fee, please contact me at (785) 296-4160.

Sincerely,



Shauna Wake, M.B.A.
Director of Fiscal Services
Office of the State Treasurer

G.C.

Details: 97BR000010427



Stifel, Nicolaus & Company, Incorporated

One Financial Plaza
Accounting Department - Attn: Christy Baker
501 North Broadway
St. Louis, MO 63102

DATE: Septemeber 30, 2021
INVOICE #
MuniBOND Issue Record# 55110 - 8MR
FOR: *Municipal Advisory Fee*

Bill To:

Stephanie Fyfe
City of Neodesha
1407 N. 8th Street
P.O. Box 336
Neodesha, Kansas 66757

DESCRIPTION	AMOUNT
City of Neodesha, Kansas General Obligation Temporary Notes Series A 2021 Municipal Advisory Fee	 \$ 8,830.00
TOTAL	\$ 8,830.00

Make all checks payable to **Stifel, Nicolaus & Company, Incorporated**

If you have any questions concerning this invoice, contact:

David Arteberry
816-203-8733
arteberryd@stifel.com

Wire Instructions are as follows:

Bank of America, New York, N.A.
ABA Routing #: 026009593
Beneficiary: Stifel, Nicolaus & Company, Incorporated
Acct: 4451211211
Attn: Public Finance -- 55110 - 8MR
Deal Name: City of Neodesha, Kansas
Attn: Christy Baker, Corporate Accounting



TRIPLETT WOOLF
GARRETSON, LLC

Tax ID 48-1003820
TWGfirm.com

2959 N. Rock Road, Suite 300
Wichita, Kansas 67226

Phone (316) 630-8100
Fax (316) 630-8101

CITY OF NEODESHA, KANSAS
Attn: Stephanie Fyfe, City Clerk
1407 N. 8th
P. O. Box 336
Neodesha, Kansas 66757-0336

September 30, 2021
File No. 14458-13

RE: *\$1,766,000 City of Neodesha, Kansas
General Obligation Renewal Temporary Notes
Series A, 2021*

For professional services rendered as the City's Bond Counsel in connection with the issuance by the City of Neodesha, Kansas for the above-referenced issue, including legal research, preparation of the various Resolutions and Certificates pertaining to the Note Resolution, Transcript Certificate, Closing Certificates and the form of opinion, coordination with the City regarding approval of the Ordinance and Note Resolution, review of all documents, numerous office and telephone conferences, and rendering of legal opinion.

FEES \$ 7,685.00

EXPENSES:*

Copies	\$ 68.55
Express Delivery	182.63
Postage	26.92
Transcript Supplies	<u>77.06</u>
Total Expenses	\$355.16

TOTAL FEES AND EXPENSES \$8,040.16

* Includes estimate for all final transcript supplies and future expenses. Any credit/shortfall will be credited/billed as appropriate.

ORDINANCE NO. 1752

AN ORDINANCE OFFICIALLY RENAMING THE NORMAN # 1 MUSEUM, LOCATED AT 103 S 1ST STREET, NEODESHA, KANSAS.

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 the Norman #1 Museum for the use and benefit of the citizens of Neodesha, and

WHEREAS, the Norman # 1 Museum located at 103 S 1st Street, Neodesha, Kansas, is being renamed to more accurately reflect its mission and purpose; 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 renames the Norman # 1 Museum, located at 103 S 1st Street, Neodesha, Kansas, as the “Neodesha Historical Museum”, described as follows:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 52, CITY OF NEODESHA, RUNNING THENCE EAST 25 FEET, THENCE SOUTH 300 FEET, THENCE WEST 25 FEET, THENCE NORTH 300 FEET TO A POINT OF BEGINNING, ALSO LOTS 1, 2, AND 3, LOCATED IN BLOCK 52, IN THE CITY OF NEODESHA, WILSON COUNTY, KANSAS. LESS BEGINNING AT THE NORTHWEST CORNER OF BLOCK FIFTY-TWO (52), CITY OF NEODESHA, THENCE EAST 70 FEET, THENCE SOUTH 36 FEET, THENCE WEST 70 FEET, THENCE NORTH 36 FEET TO THE 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.

Passed by the Governing Body of the City of Neodesha, Kansas and signed by the Mayor this 13th day of October, 2021.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

MAIL TO:

PO Box 336

Neodesha, KS 66757

STATUTORY WARRANTY DEED

Grantor(s): **City of Neodesha**

Convey(s) and Warrant(s) to: Neodesha Housing Authority

Neodesha, Kansas Lots 1, 2, 3, and 4, Block 58, in the City of Neodesha, Kansas

For no consideration.

Subject to: easements and restrictions of record, if any

Dated this ____ day of _____, 2021.

Devin Johnson, Mayor

ATTEST:

Stephanie Fyfe, City Clerk

State of _____, _____ County} ss.

This instrument was acknowledged before me on _____, 2021 by Devin Johnson, Mayor, City of Neodesha

Notary Public

My appointment expires:

MAIL TO:
PO Box 336
Neodesha, KS 66736

STATUTORY WARRANTY DEED

(Joint Tenancy)

Grantor(s): **City of Neodesha**

Convey(s) and Warrant(s) to **Neodesha Housing Authority**

The following described premises, to-wit:

Lots 1, 2, 3, and 4, Block 1, Johnson's Addition to the City of Neodesha, Kansas; Beginning at a point on the north line of lot 11, Block 2, of W Johnsons addition to the City of Neodesha, ten feet west of the Northeast corner of said lot and running thence east to the Northeast corner of said lot 11; thence south eighteen feet; thence in a Northwesterly direction to the place of beginning.

For no consideration.

Subject to: easements and restrictions of record, if any

Dated this _____, 2021

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

State of _____, _____ County} ss.

This instrument was acknowledged before me on _____, 2021 by Devin Johnson, Mayor, City of Neodesha

Notary Public

My appointment expires:

MAIL TO:
PO Box 336
Neodesha, KS 66757

STATUTORY WARRANTY DEED

Grantor(s): **City of Neodesha**

Convey(s) and Warrant(s) to: Neodesha Housing Authority

Lot 53, Dart Subdivision to the City of Neodesha, Kansas, according to the revised plat thereof, dated October 14, 1971

For no consideration.

Subject to: easements and restrictions of record, if any

Dated this ____ day of _____, 2021

Devin Johnson, Mayor

ATTEST:

Stephanie Fyfe, City Clerk

State of _____, _____ County} ss.

This instrument was acknowledged before me on _____, 2021 by Devin Johnson, Mayor, City of Neodesha

Notary Public

My appointment expires:

MAIL TO:

PO Box 336

Neodesha, KS 66757

STATUTORY WARRANTY DEED

Grantor(s): **City of Neodesha**

Convey(s) and Warrant(s) to: Neodesha Housing Authority

Lots 1 to 10 inclusive, Block 1, H. H. Kimball's Addition, a/k/a Kimball's Addition, to the City of Neodesha, Kansas;

For no consideration.

Subject to: easements and restrictions of record, if any

Dated this ____ day of _____, 2021.

Devin Johnson, Mayor

ATTEST:

Stephanie Fyfe, City Clerk

State of _____, _____ County} ss.

This instrument was acknowledged before me on _____, 2021 by Devin Johnson, Mayor, City of Neodesha,

Notary Public

My appointment expires:

MAIL TO:
PO Box 336
Neodesha, KS 66757

STATUTORY WARRANTY DEED

Grantor(s): **City of Neodesha**

Convey(s) and Warrant(s) to: Neodesha Housing Authority

Lots 21, 22, 23, and 24, Block 46, in the City of Neodesha, Kansas

For no consideration.

Subject to: easements and restrictions of record, if any

Dated this ____ day of _____, 2021

Devin Johnson, Mayor

ATTEST:

Stephanie Fyfe, City Clerk

State of _____, _____ County} ss.

This instrument was acknowledged before me on _____, 2021 by Devin Johnson, Mayor, City of Neodesha

Notary Public

My appointment expires:

MAIL TO:
PO Box 336
Neodesha, KS 66736

STATUTORY WARRANTY DEED

(Joint Tenancy)

Grantor(s): **City of Neodesha**

Convey(s) and Warrant(s) to **Neodesha Housing Authority**

The following described premises, to-wit:

**Lots 1 to 10 inclusive, Block 2, w. Johnson's Addition to the City of
Neodesha, Wilson County, Kansas**

For no consideration.

Subject to: easements and restrictions of record, if any

Dated this _____, 2021

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

State of _____, _____ County} ss.

This instrument was acknowledged before me on _____, 2021 by Devin Johnson, Mayor, City
of Neodesha

Notary Public

My appointment expires:

MAIL TO:
PO Box 336
Neodesha, KS 66757

STATUTORY WARRANTY DEED

Grantor(s): **City of Neodesha**

Convey(s) and Warrant(s) to: Neodesha Housing Authority

The following described premises, to-wit: Lots 6, 7, and 8, Block 56, original Townsite of the City of Neodesha , Kansas

For no consideration.

Subject to: easements and restrictions of record, if any

Dated this ____ day of _____, 2021

Devin Johnson, Mayor

ATTEST:

Stephanie Fyfe, City Clerk

State of _____, _____ County} ss.

This instrument was acknowledged before me on _____, 2021 by Devin Johnson, Mayor, City of Neodesha

Notary Public

My appointment expires:

MAIL TO:
PO Box 336
Neodesha, KS 66757

STATUTORY WARRANTY DEED

Grantor(s): **City of Neodesha**

Convey(s) and Warrant(s) to: Neodesha Housing Authority

Lots 9, 10, 11, and 12, Block 82, and the following described tract of ground: Commencing at the Southeast corner of Lot 12, Block 82, original townsite of the city of Neodesha, Kansas, thence South to a point 16' North of the South line of Section 20, Township 30, Range 16, thence West parallel to said section line a distance of 100' to a point 16' North to said Section line and due South from the Southwest corner of Lot 9, of said Block 82 thence North to said Southwest corner of Lot 9, thence East along the South side of Lot 9, to 12 inclusive, a distance of 100' to place of beginning.

For no consideration.

Subject to: easements and restrictions of record, if any

Dated this ____ day of _____, 2021.

Devin Johnson, Mayor

ATTEST:

Stephanie Fyfe, City Clerk

State of _____, _____ County} ss.

This instrument was acknowledged before me on _____, 2021 by Devin Johnson, Mayor, City of Neodesha

Notary Public

My appointment expires:



GROEBNER
POWERED BY EXPERIENCE

800-638-8322
www.groebner.com

I Hunter Mahaffey am
Quitting the city of neodesha. my last.
day of work will be on 10-4-21.

Hunter Mahaffey

providing quality products and services to the utility industry and their contractors