

Agenda
City Commission of the City of Neodesha, KS
December 22, 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 December 8, 2021 Minutes
- Approval of December 15, 2021 Special Call Minutes
- Appropriation (2021) 22
- Fire Insurance Proceeds Disbursement

Item 4: Business Items to Consider

- A. Ordinance: Dangerous Structures 615 Mill Street
- B. Public Hearing: Dangerous Structures 105 N 5th Street
- C. Resolution: Dangerous Structures 105 N 5th Street
- D. Public Hearing: Dangerous Structures 415 N 6th Street
- E. Resolution: Dangerous Structures 415 N 6th Street
- F. Public Hearing: Dangerous Structures 1017 Church Street
- G. Resolution: Dangerous Structures 1017 Church Street
- H. Public Hearing: Dangerous Structures 1529 N 1st Street
- I. Resolution: Dangerous Structures 1529 N 1st Street
- J. Public Hearing: Dangerous Structures 1632 N 3rd Street
- K. Resolution: Dangerous Structures 1632 N 3rd Street
- L. Resolution: GAAP Waiver
- M. Consider Letter of Intent for Property at Hwy 75/Hwy 400
- N. 2022 Contract for 4th of July Fireworks
- O. 2022 CMB Licenses
- P. Award Farm/Hay Leases
- Q. Appointment to Economic Development Committee
- R. Appointment to Recreation Commission
- S. Appointment to Senior Citizens Board
- T. Annual Gas Presentation
- U. Discuss Airosol Company Building Project

Item 5: Date/Time of Next Regular Meeting

Monday, January 10, 2022 at 2:00 p.m. – Regular Meeting, City Hall

Item 6: Executive Session

Item 7: Adjournment

AGENDA COMMENTS
CITY COMMISSION MEETING
December 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: Dangerous Structures 615 Mill Street

The Commission is asked to approve Ordinance 1758, providing authority for the structures located at 615 Mill Street to be demolished and the property to be made safe.

RECOMMENDED MOTION: *I move to approve Ordinance 1758, directing the removal of certain dangerous and unsafe structures at 615 Mill Street.*

4.B: Public Hearing: Dangerous Structures 105 N. 5th Street

On October 27, 2021, the Commission approved Resolution 21-30, to set a public hearing date, December 22, 2021, to show cause why the structures located at 105 N. 5th Street should not be ordered repaired or demolished as unsafe or dangerous structures. For this agenda item, the Commission will conduct a public hearing for the property located at 105 N. 5th Street.

RECOMMENDED MOTION: *N/A*

4.C: Resolution: Dangerous Structures 105 N. 5th Street

Depending on the outcome of agenda item 4B, The Commission is asked to approve Resolution 21-38, to declare the property as unsafe or dangerous, and directing the repair or removal of the structures, making the property safe and secure.

RECOMMENDED MOTION: *I move to approve Resolution 21-38 declaring the property located at 105 N. 5th Street as unsafe or dangerous, and allow the property owner _____ days to repair or remove the structures and make the property safe and secure.*

4.D: Public Hearing: Dangerous Structures 415 N. 6th Street

On October 27, 2021, the Commission approved Resolution 21-31, to set a public hearing date, December 22, 2021, to show cause why the structures located at 415 N. 6th Street should not be ordered repaired or demolished as unsafe or dangerous structures. For this agenda item, the Commission will conduct a public hearing for the property located at 415 N. 6th Street.

RECOMMENDED MOTION: *N/A*

4.E: Resolution: Dangerous Structures 415 N. 6th Street

Depending on the outcome of agenda item 4D, The Commission is asked to approve Resolution 21-39, to declare the property as unsafe or dangerous, and directing the repair or removal of the structures, making the property safe and secure.

RECOMMENDED MOTION: *I move to approve Resolution 21-39 declaring the property located at 415 N. 6th Street as unsafe or dangerous, and allow the property owner _____ days to repair or remove the structures and make the property safe and secure.*

4.F: Public Hearing: Dangerous Structures 1017 Church Street

On October 27, 2021, the Commission approved Resolution 21-32, to set a public hearing date, December 22, 2021, to show cause why the structures located at 1017 Church Street should not be ordered repaired or demolished as unsafe or dangerous structures. For this agenda item, the Commission will conduct a public hearing for the property located at 1017 Church Street.

RECOMMENDED MOTION: *N/A*

4.G: Resolution: Dangerous Structures 1017 Church Street

Depending on the outcome of agenda item 4F, The Commission is asked to approve Resolution 21-40, to declare the property as unsafe or dangerous, and directing the repair or removal of the structures, making the property safe and secure.

RECOMMENDED MOTION: *I move to approve Resolution 21-40 declaring the property located at 1017 Church Street as unsafe or dangerous, and allow the property owner _____ days to repair or remove the structures and make the property safe and secure.*

4.H: Public Hearing: Dangerous Structures 1529 N. 1st Street

On October 27, 2021, the Commission approved Resolution 21-33, to set a public hearing date, December 22, 2021, to show cause why the structures located at 1529 N. 1st Street should not be ordered repaired or demolished as unsafe or dangerous structures. For this agenda item, the Commission will conduct a public hearing for the property located at 1529 N. 1st Street.

RECOMMENDED MOTION: *N/A*

4.I: Resolution: Dangerous Structures 1529 N. 1st Street

Depending on the outcome of agenda item 4H, The Commission is asked to approve Resolution 21-41, to declare the property as unsafe or dangerous, and directing the repair or removal of the structures, making the property safe and secure.

RECOMMENDED MOTION: *I move to approve Resolution 21-41 declaring the property located at 1529 N. 1st Street as unsafe or dangerous, and allow the property owner _____ days to repair or remove the structures and make the property safe and secure.*

4.J: Public Hearing: Dangerous Structures 1632 N. 3rd Street

On October 27, 2021, the Commission approved Resolution 21-34, to set a public hearing date, December 22, 2021, to show cause why the structures located at 1632 N. 3rd Street should not be ordered repaired or demolished as unsafe or dangerous structures. For this agenda item, the Commission will conduct a public hearing for the property located at 1632 N. 3rd Street.

RECOMMENDED MOTION: N/A

4.K: Resolution: Dangerous Structures 1632 N. 3rd Street

Depending on the outcome of agenda item 4J, The Commission is asked to approve Resolution 21-42, to declare the property as unsafe or dangerous, and directing the repair or removal of the structures, making the property safe and secure.

RECOMMENDED MOTION: *I move to approve Resolution 21-42 declaring the property located at 1632 N. 3rd Street as unsafe or dangerous, and allow the property owner _____ days to repair or remove the structures and make the property safe and secure.*

4.L: Resolution: GAAP Waiver

For this agenda item, the Commission is asked to consider Resolution 21-43, a waiver to the Generally Accepted Accounting Principles (GAAP), for our financial statements for the year ending December 31, 2021. This GAAP waiver is an annual requirement for Cities using the Cash Basis of Accounting, instead of the Generally Accepted Accounting Principles.

RECOMMENDED MOTION: *I move to adopt Resolution 21-43 regarding the GAAP waiver as presented.*

4.M: Consider Letter of Intent for Property at Hwy 75/Hwy 400

For this agenda item, the Commission is asked to consider a Letter of Intent with Origin Development, LLC, to pursue a hotel project.

RECOMMENDED MOTION: *I move to approve the Letter of Intent with Origin Development, LLC., as presented.*

4.N: 2022 Contract for 4th of July Fireworks

This is normally the time of year that we lock-in our 4th of July fireworks program, but in this case, Staff is asking the Commission to finalize certain details of the proposal prior to finalizing the contract. The Commission will be asked to approve a cost increase for the 2022 fireworks show, and to select a date for the fireworks show. The 4th of July, in 2022, will occur on a Monday.

RECOMMENDED MOTION: *I move to direct Staff to finalize the contract for the 4th of July fireworks.*

4.O: 2022 CMB Licenses

For this agenda item, the Commission is asked to approve seven (7) Cereal Malt Beverage License requests for 2022.

RECOMMENDED MOTION: *I move to approve the 2022 Cereal Malt Beverage Licenses for: Casey's General Store; Le'Store; AKAS, Inc. (Jumpstart); Pizza Hut; G&W Foods, Inc., El Mescal; Little Bear Trading Company, Inc.*

4.P: Award Farm/Hay Leases

For this agenda item, the Commission is asked to renew certain farm and hay leases on City property.

RECOMMENDED MOTIONS: *I move to approve the lease renewal with Zack Mahaffey for farming purposes at the City Lagoons and Water Plant; a lease renewal with Ethan Seller for farming purposes at the Airport; and a hay lease renewal with Dan Mahaffey at the Neodesha City Airport.*

4.Q: Appointment to Economic Development Committee

The Economic Development Committee currently has two positions expiring December 31, 2021, but we have not identified anyone to fill these positions. Shane Stanfill's position is also unfilled, and the Commission is asked to appoint Travis Carson to fill this unexpired term.

RECOMMENDED MOTION: *I move to appoint Travis Carson to the Economic Development Committee, with a term ending date of December 31, 2024.*

4.R: Appointment to Recreation Commission

The Recreation Commission currently has one City-appointed position expiring December 31, 2021. Marty Kelly has consented to be reappointed.

RECOMMENDED MOTION: *I move to reappoint Marty Kelly to the Recreation Commission, with a term ending date of December 31, 2025.*

4.S: Appointment to Senior Citizens Board

The Senior Citizens Board currently has three positions expiring December 31, 2021. Two board members have consented to be reappointed, and we have one new appointment.

RECOMMENDED MOTION: *I move to appoint Pattie Bailey, and reappoint Jim Jackson and Juanita Erickson to the Senior Citizens Board, with a term ending date of December 31, 2024.*

4.T: Annual Gas Presentation

The Public Works Department will provide the Commission with the annual gas presentation.

RECOMMENDED MOTION: *N/A*

4.U: Discuss Airosol Company Building Project

Staff has been contacted by representatives of the Airosol Company, with a request to consider a building expansion project for their company.

RECOMMENDED MOTION: *N/A*

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, December 8, 2021 with Mayor Johnson presiding and Commissioners Moffatt and Nichol present.

Commissioner Moffatt moved to approve the agenda as presented with the addition of Business Item 4E: Discuss Holiday Bonus for Employees. Seconded by Commissioner Nichol. Motion carried.

Commission and Administrator Reports were heard.

During the City Administrator's Report, Administrator Truelove welcomed Rob Tinsley of RCI and Josh Groleau of Pecos Wind. The two gentlemen presented to the Governing Body their plans for partnership and Wind Power Energy for our community.

Public Comments were invited and heard.

Commissioner Nichol moved to approve the consent agenda as presented consisting of the minutes from the November 24, 2021 Commission Meeting; minutes from the December 1, 2021 Special Call Meeting; Appropriation (2021) 21; and Raw Water Project Bond Appropriation 97. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding a resolution calling for a public hearing to show cause why the structure located at 502 N 6th Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Discussion held.

RESOLUTION NO. 21-37

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 502 N 6th on LEGAL DESCRIPTION: THE NORTH 50 FEET OF LOT FORTY-SIX (46), RECOVERY OF FORD'S SUBDIVISION, CITY OF NEODESHA, WILSON COUNTY, KANSAS, 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 8th day of December, 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 January 26, 2022 before the Governing Body of the City at 2:00 p.m. in the Commission Room at City Hall, 1407 N 8th Street, at which time the owner, his agent, any lien holder of record and any occupant of the structure located at 502 N 6th, Neodesha, Kansas 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 21-37 setting a public hearing for January 26, 2022 as presented. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding the approval of an incubator lease agreement with the Neodesha Derrick News for the space located at 409 Main Street. Discussion held.

Commissioner Nichol moved to approve the incubator lease with the Neodesha Derrick News as presented. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding accepting the resignation of a Planning & Zoning Committee member. This was originally planned after hiring the new Public Works Director in November. With the untimely resignation of this Public Works Director, the Governing Body is being asked to move forward to accept this resignation. Discussion held.

Commissioner Moffatt moved to accept the resignation of Chris Jabben from the Planning & Zoning Commission, effective immediately. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission to convene as the Neodesha Land Bank to consider a request to purchase property located at 1633 N 1st Street.

Commissioner Nichol moved to convene as the Neodesha Land Bank to consider the sale of property. Seconded by Commissioner Moffatt. Motion carried. Discussion held.

Commissioner Moffatt moved to approve the sale of 1633 N 1st Street to Jorge Cintron, at a sale price of \$2,500. Seconded by Commissioner Nichol. Motion carried.

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

Administrator Truelove addressed the Commission regarding a holiday bonus for all full-time and part-time employees. Discussion held.

Commissioner Moffatt moved to approve a holiday bonus of \$250 for all full-time and part-time employees. Seconded by Commissioner Nichol. Motion carried.

At 2:50 p.m. Commissioner Moffatt requested a 10-minute recess. Seconded by Commissioner Nichol. Motion carried. The live streamed Zoom meeting was then placed on hold with audio, video and recording paused. *(continued on following page)*

At 3:00 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 Nichol moved to recess to an Executive Session including the Governing Body, City Administrator, Public Works Director Jeremy Johnson, 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 Nichol. 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.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, December 22, 2021 at 2:00 p.m.

At 3:20 p.m. Commissioner Moffatt moved to adjourn. Seconded by Commissioner Nichol. Motion carried.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

SPECIAL CALL FOR SPECIAL MEETING OF BOARD OF COMMISSIONERS

Neodesha, Kansas
December 15, 2021

To the Board of Commissioners:

The Board of Commissioners will hold a Special Call meeting Wednesday, December 15, 2021 at 12:00 p.m., at City Hall, for the following purposes:

1. Public Hearing: 2021 Budget Amendment
2. Approve 2021 Budget Amendment
3. Approve Airport Stormwater Drainage Project with Adjacent Property Owner
4. Approve Publication; Safe Routes to School Request for Qualifications (RFQ)

The Board of Commissioners met in a Special Call Session Wednesday, December 15, 2021 at 12:00 noon with Vice-Mayor Moffatt presiding and Commissioner Nichol present. Mayor Johnson phoned in at 12:04 p.m.

This being the time and date published in the official newspaper for 2021 Budget Amendment Hearing, the public hearing was opened by Vice-Mayor Moffatt. Being there were no public comments, the hearing was then closed. Discussion held.

Commissioner Nichol moved to approve the 2021 budget amendment as presented. Seconded by Mayor Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding a request from Mr. Joe Newland to allow the placement of a new stormwater drainage ditch on the property line of the airport, where it meets the property line of Mr. Newland's. Discussion held.

Vice-Mayor Moffatt moved to approve the placement of a stormwater drain at the southeast portion of the airport property line with no cost to the City. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding the approval of publication of an RFQ, soliciting for an engineering consultant to assist us with the Preliminary Engineering for the Safe Routes to School Project.

Commissioner Nichol moved to approve publication of the Request for Qualification for the Safe Routes to School Project. Seconded by Vice-Mayor Moffatt. Motion carried.

At 12:21 p.m. Commissioner Nichol moved to adjourn. Seconded by Mayor Johnson. Motion carried.

ATTEST:

J.D. Moffatt, Vice-Mayor

Stephanie Fyfe, City Clerk

APPROPRIATIONS REPORT**ORDINANCE NO 22****12/22/2021**

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>CHECK DATE</u>
ARTISTIC BRONZE INC	BRONZE PLAQUE	575.00	69831	12/22/2021
BADGE & WALLET	CUSTOM CITATION BARS	286.00	69832	12/22/2021
BAILEY FARM PARTNERSHIP	COMMUNICATION TOWER LAND LEASE	1,500.00	69833	12/22/2021
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	946.09	69834	12/22/2021
CALLTOWER	PHONE CHARGES	315.21	69835	12/22/2021
CANON FINANCIAL SERVICES	COPIER & PRINTER LEASE	745.82	69836	12/22/2021
CARTER WATERS	COLD PATCH	2,217.20	69837	12/22/2021
CHAMPION BRANDS LLC	ALL FLEET/SYNCLEAN/ANTIFREEZE	1,821.60	69838	12/22/2021
CONSTELLATION NEWENERGY	NOVEMBER BILLING	201,701.65	69839	12/22/2021
ECX SYSTEMS LLC	BARRACUDA EMAIL SECURITY 1/22	50.00	69840	12/22/2021
F ALLEN MOORHEAD, JR, MD	PRE-EMPLOYMENT PHYSICAL	428.00	69841	12/22/2021
FLINTHILLS FIRE & RESCUE APP	KUSSMAUL CHARGING SYSTEM	350.00	69842	12/22/2021
FREDONIA OUTDOOR EQUIPMENT	SHOP LABOR	56.25	69843	12/22/2021
G & W FOODS	SUPPLIES	175.06	69844	12/22/2021
GREEN ENVIRONMENTAL SVCS	PROPERTY CLEAN UP FEES	2,824.05	69845	12/22/2021
HAWKINS INC	CHEMICALS	7,144.67	69846	12/22/2021
INDUSTRIAL SALES COMPANY INC	GAS SUPPLIES	637.53	69847	12/22/2021
LUMINOUS NEON INC	SIGNAGE FOR NEW PD	2,696.80	69848	12/22/2021
MIDWEST FERTILIZER INC	PROPANE	412.92	69849	12/22/2021
NATIONAL SIGN COMPANY INC	STOP SIGN	776.60	69850	12/22/2021
NAVRAT'S OFFICE PRODUCTS	DOG & CAT TAGS	241.80	69851	12/22/2021
NDB NEODESHA	INS 2021 DODGE CHARGER	700.00	69852	12/22/2021
NEODESHA AUTO SUPPLY	AUTO PARTS & SUPPLIES	702.08	69854	12/22/2021
PITNEY BOWES	POSTAGE FOR METER	65.39	69855	12/22/2021
PRIORITY POWER	NOVEMBER BILLING	1,000.00	69856	12/22/2021
RICE SIGN & LOCK	SERVICE CALL	65.00	69857	12/22/2021
SIGN DESIGN	UNIFORMS	528.00	69858	12/22/2021
SOUTHERN STAR CENTRAL GP INC	NOVEMBER BILLING	56,334.40	69859	12/22/2021
TBS ELECTRONICS INC	RADIO	851.00	69860	12/22/2021

UNIFIRST CORPORATION	UNIFORM SERVICE	1,821.28	69861	12/22/2021
UTILITY CONSULTANTS INC	2022 ANNUAL DRUG PROGRAM FEES	1,400.00	69862	12/22/2021
WESTERN AUTO	SUPPLIES	152.83	69863	12/22/2021
WILSON COUNTY COORDINATOR	LANDFILL CHARGES	865.00	69864	12/22/2021
WILSON MEDICAL CENTER	CIVIC CENTER REFUND	200.00	69865	12/22/2021
WOODS LUMBER COMPANY	SUPPLIES	193.94	69866	12/22/2021
****TOTAL****		290,781.17		

ACH ELECTRIC ENERGY STATEMENTS BILLED NOVEMBER 2021

KMEA - SPA Hyrdro Project	November 2021 Service	3,099.14
KMEA - GRDA Power Supply Project	January 2022 Service	140,842.49
KMEA - Energy Mgmt Project No 3	November 2021 Service	84,797.12
TOTAL ACH Electric Energy Statements		228,738.75



Two Rivers. No Limits

P O Box 336
Neodesha KS 66757
Phone 620-325-2828

Credit Memo

DATE: DECEMBER 22, 2021
CREDIT MEMO NO. 20211222

TO:

Jeff Allen

RE: Claim No 2021-01044
Upland Mutual
919 Lincoln, Neodesha, KS

COMMENTS OR SPECIAL INSTRUCTIONS:

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Original Issue Check Dated 09/15/2021		\$ 17,250.00
	Interest accrued thru December 22, 2021		2.13
SUBTOTAL			\$ 17,252.13
AMINISTRATIVE FEES			0.00
TOTAL DISBURSED			\$ 17,252.13

Thank you!

ORDINANCE NO. 1758

AN ORDINANCE AUTHORIZING AND DIRECTING THE REMOVAL OF CERTAIN UNSAFE AND DANGEROUS STRUCTURES LOCATED AT 615 MILL, NEODESHA KS ON 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 LOT 13 ALSO OF SAID BLOCK 81 AND 50 FEET EAST OF PLACE OF BEGINNING AND THENCE WEST 50 FEET TO THE PLACE OF BEGINNING 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 21-36 dated November 10, 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 at 615 Mill, on 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 LOT 13 ALSO OF SAID BLOCK 81 AND 50 FEET EAST OF PLACE OF BEGINNING AND THENCE WEST 50 FEET TO THE PLACE OF BEGINNING, 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.

Passed by the Governing Body of the City of Neodesha, Kansas and signed by the Mayor this 22 day of December, 2021.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 21-38

A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 105 AND 107 N 5TH, NEODESHA, KANSAS ON LEGAL DESCRIPTION: N ½ OF LOTS 23 AND 24, BLOCK 35, 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 27 day of October, 2021 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 27th day of October, 2021, 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 4th day of November, 2021, and on the 11 day of November, 2021, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 22nd day of December, 2021, 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 located at 105 AND 107 N 5th, Neodesha, Kansas on Legal Description: N ½ of Lots 23 and 24, Block 35, the City of Neodesha, Wilson County Kansas, is unsafe and dangerous and hereby directs such structure to be removed and the premises made safe and secure. The owner of such structure is hereby given ____ days from the date of publication of this Resolution within which to commence the 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 razed and removed and the costs of such 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.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of December, 2021.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 21-39

A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 415 N 6th, NEODESHA, KANSAS ON LEGAL DESCRIPTION THE SOUTH 40 ½ FEET OF LOT 44, RESURVEY OF FORDS SUBDIVISION, 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 27 day of October, 2021 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 27th day of October, 2021, 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 4th day of November, 2021, and on the 11 day of November, 2021, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 22nd day of December, 2021, 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 located at 415 N 6th, Neodesha, Kansas on Legal Description: The South 40 ½ feet of lot 44, Resurvey of Fords Subdivision, City of Neodesha KS Wilson County, is unsafe and dangerous and hereby directs such structure to be removed and the premises made safe and secure. The owner of such structure is hereby given _____ days from the date of publication of this Resolution within which to commence the 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 razed and removed and the costs of such 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.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of December, 2021.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 21-40

A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1017 CHURCH, NEODESHA, KANSAS ON LEGAL DESCRIPTION LOT 10, BLOCK 10, FORDS ADDITION TO 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 27 day of October, 2021 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 27th day of October, 2021, 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 4th day of November, 2021, and on the 11 day of November, 2021, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 22nd day of December, 2021, 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 located at 1017 Church, Neodesha, Kansas on Legal Description: Lot 10, Block 10, Fords Addition to the City of Neodesha, Wilson County Kansas, is unsafe and dangerous and hereby directs such structure to be removed and the premises made safe and secure. The owner of such structure is hereby given _____ days from the date of publication of this Resolution within which to commence the 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 razed and removed and the costs of such 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.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of December, 2021.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 21-41

A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1529 N 1st, NEODESHA, KANSAS ON LEGAL DESCRIPTION: LOTS 31, 32, 33, AND 34, BLOCK 3, VIVIAN DEER'S SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY (30) SOUTH, RANGE SIXTEEN EAST OF THE SIXTH PRINCIPAL MERIDIAN, 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 27 day of October, 2021 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 27th day of October, 2021, 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 4th day of November, 2021, and on the 11 day of November, 2021, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 22nd day of December, 2021, 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 located at 1529 N 1st, Neodesha, Kansas on Legal Description: LOTS 31, 32, 33, AND 34, BLOCK 3, VIVIAN DEER'S SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY (30) SOUTH, RANGE SIXTEEN EAST OF THE SIXTH PRINCIPAL MERIDIAN, the City of Neodesha, Wilson County Kansas, is unsafe and dangerous and hereby directs such structure to be removed and the premises made safe and secure. The owner of such structure is hereby given _____ days from the date of publication of this Resolution within which to commence the 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 razed and removed and the costs of such 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.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of December, 2021.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 21-42

A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1632 N 3RD, NEODESHA, KANSAS ON LEGAL DESCRIPTION: LOTS ONE (1) TWO (2) THREE (3) FOUR (4) AND FIVE (5) ALL IN BLOCK ONE (1), JOHN W DEER'S SUBDIVISION TO THE CITY OF NEODESHA KS PART OF THE NW ¼ OF THE SE ¼ OF SECTION 17, TOWNSHIP 30, RANGE 16, NEODESHA, KS WILSON COUNTY, 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 27 day of October, 2021 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 27th day of October, 2021, 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 4th day of November, 2021, and on the 11 day of November, 2021, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 22nd day of December, 2021, 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 located at 1632 N 3rd, Neodesha, Kansas on Legal Description: **Lots one (1) two (2) three (3) four (4) and five (5) all in block one (1), John W Deer's subdivision to the City of Neodesha KS part of the NW ¼ of the SE ¼ of section 17, Township 30, Range 16 Neodesha KS Wilson County**, is unsafe and dangerous and hereby directs such structure to be removed and the premises made safe and secure. The owner of such structure is hereby given _____ days from the date of publication of this Resolution within which to commence the 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 razed and removed and the costs of such 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.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of December, 2021.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 21-43

A RESOLUTION FINDING THAT FINANCIAL STATEMENTS AND REPORTS PREPARED IN CONFORMITY TO GENERALLY ACCEPTED ACCOUNTING PRINCIPLES ARE NOT RELEVANT TO THE REQUIREMENTS OF THE CASH BASIS AND BUDGET LAWS OF THE STATE AND ARE OF NO SIGNIFICANT VALUE TO THE GOVERNING BODY OR MEMBERS OF THE GENERAL PUBLIC OF THE CITY OF NEODESHA.

WHEREAS, The Governing Body of the City of Neodesha, Kansas, did on the 28th day of October, 1986, pass and approve Charter Ordinance No. 4 exempting itself from the provisions of K.S.A. 75-1120a as amended, insofar as said statutes require fixed asset records; and

WHEREAS the City of Neodesha, Kansas, has determined that the financial statements and financial reports for the year ended December 31, 2021 to be prepared in conformity with the requirements of K.S.A. 75-1120a(a) are not relevant to the requirements of the cash basis and budget laws of this state and are of no significant value to the governing body or the members of the general public of the City of Neodesha and

WHEREAS there are no revenue bond ordinances or resolutions or other ordinances or resolutions of the municipality which require financial statements and financial reports to be prepared in conformity with K.S.A. 75-1120a(a) for the year ended December 31, 2020.

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

SECTION 1. That the Governing Body waives the requirements of K.S.A. 75-1120a(a) as they apply to the City of Neodesha for the year ended December 31, 2021.

SECTION 2. That the Governing Body shall cause the financial statements and financial reports of the City of Neodesha to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of December, 2021.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

12/15/21

2022 CMB LICENSE APPLICANTS

CASEY'S GENERAL STORE – Tiago Coelho

LE' STORE – Jared Harper

**AKAS, INC. – Commilla Kidd
(Jumpstart)**

PIZZA HUT – Thomas Bridges

G & W FOODS, INC – Theresa Johnson

EL MESCAL – Ivan A. Salazar Antonio

**LITTLE BEAR TRADING COMPANY, INC. -
Micah Songer**

2022 HAY AND FARM LEASE PARCEL MASTER

FARM LEASES					HAY LEASES					
<u>Parcel 1</u>		<u>Parcel 2</u>		<u>Parcel 3</u>		<u>Parcel 4</u>	<u>Parcel 5</u>	<u>Parcel 6</u>	<u>Parcel 7</u>	<u>Parcel 8</u>
(Lagoons)		*(Water Plant)		(Airport - Farm)		(Airport - Hay)	(Ballfields)	(WGBP)	(Granby/Ottawa)	(Elec Shop)
<u>ACRES</u>		<u>ACRES</u>		<u>ACRES</u>		<u>ACRES</u>	<u>ACRES</u>	<u>ACRES</u>	<u>ACRES</u>	<u>ACRES</u>
28		54		22		70	13	33.4	17	12.5
Z Mahaffey		Z Mahaffey		Ethan Seller		D Mahaffey	n/a	Z Mahaffey	n/a	n/a

*amended from 60 acres 12/9/2020
