

## **Agenda**

City Commission of the City of Neodesha, KS

September 28, 2022 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 14, 2022 Minutes
- Approval of September 19, 2022 Special Call Minutes
- Appropriation (2022) 17

### Item 4: Business Items to Consider

- A. Proclamation: Fire Prevention Week 2022
- B. Resolution: Dangerous Structures 318 S. 2<sup>nd</sup> Street
- C. Resolution: Dangerous Structures 1700 N. 8<sup>th</sup> Street
- D. Discuss Day Care Center: Susan Lockhart
- E. Approve Purchase of Electrical Wire: Stanion Wholesale Electric Co.
- F. Consider Letter of Support for Sale of Property: Neodesha Housing Authority

### Item 5: Date/Time of Next Regular Meeting

Wednesday, October 12, 2022 at 2:00 p.m. – Regular Meeting, City Hall

### Item 6: Executive Session

### Item 7: Adjournment

**AGENDA COMMENTS  
CITY COMMISSION MEETING  
September 28, 2022**

**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: Proclamation: Fire Prevention Week 2022**

**4.B: Resolution: Dangerous Structures 318 S. 2<sup>nd</sup> Street**

The Commission is asked to consider Resolution 22-16, calling for a Public Hearing, November 23, 2022, 2pm, in the Commission Chambers, to show cause why the structure located at 318 S. 2nd Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. The Resolution will be provided to the Commission at the Commission meeting.

**RECOMMENDED MOTION:** *I move to adopt Resolution 22-16 setting a public hearing for November 23, 2022 as presented.*

**4.C: Resolution: Dangerous Structures 1700 N. 8<sup>th</sup> Street**

The Commission is asked to consider Resolution 22-17, calling for a Public Hearing, November 23, 2022, 2pm, in the Commission Chambers, to show cause why the structure located at 1700 N. 8th Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. The Resolution will be provided to the Commission at the Commission meeting.

**RECOMMENDED MOTION:** *I move to adopt Resolution 22-17 setting a public hearing for November 23, 2022 as presented.*

**4.D: Discuss Day Care Center: Susan Lockhart**

The Commission will welcome Susan Lockhart, for a discussion on establishing a day care center in Neodesha.

**RECOMMENDED MOTIONS:** *N/A*

**4.E: Approve Purchase of Electrical Wire: Stanion Wholesale Electric Co.**

The Commission is asked to approve the purchase of electrical wire for the Electric Department. The quote is from Stanion Electric Company, in the amount of \$15,931.98, and was the lowest of two quotes received.

**RECOMMENDED MOTION:** *I move to approve the purchase of electrical wire from Stanion Wholesale Electric Company, in an amount not to exceed \$16,000.*

**4.F: Consider Letter of Support for Sale of Property: Neodesha Housing Authority**

Lynne Estes, Director of the Neodesha Housing Authority, requests that the Commission approve a letter of support for the sale of property owned by the Neodesha Housing Authority. The property is located at 220 N. 7<sup>th</sup> Street. In June 2021, the Commission approved a similar letter for the sale of this property.

**RECOMMENDED MOTION:** *I move to approve the support letter for the Neodesha Housing Authority, and authorize the Mayor to sign.*

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 14, 2022 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 4K: Discussion; Farm and Hay Leases and Business Item 4L: Consider Special Call Commission Meeting for September 19, 2022. Seconded by Commissioner Nichol. Motion carried.

Commission reports were heard.

City Administrator reports were heard.

Community Development Director reports were heard.

Public Comments were invited and heard.

Commissioner Nichol moved to approve the consent agenda as presented consisting of minutes from the August 24, 2022 Commission Meeting; and Appropriation (2022) 16. Seconded by Commissioner Moffatt. Motion carried.

The Governing Body was prepared to welcome Mrs. Sue McKellar for a presentation on Suicide Prevention and 988 Number but Mrs. McKellar was not in attendance. No action taken.

Administrator Truelove addressed the Commission regarding a Resolution calling for a public hearing to show cause why the structure located at 1316 N 4<sup>th</sup> Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Discussion held.

#### **RESOLUTION NO. 22-14**

**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 1316 N. 4<sup>th</sup> on LEGAL DESCRIPTION: LOTS 8 AND 9, BLOCK 3, E.M. COOPER'S ADDITION, 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.**

Commissioner Moffatt moved to adopt Resolution 22-14 setting a public hearing for November 9, 2022. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding a Resolution calling for a public hearing to show cause why the structure located at 1309 N 5<sup>th</sup> Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Discussion held.

#### **RESOLUTION NO. 22-15**

**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 1309 N. 5<sup>th</sup> on LEGAL DESCRIPTION: THE NORTH 14 FEET OF LOT 22 AND ALL OF LOTS 23 AND 24 AND THE SOUTH 2 FEET OF LOT 25, BLOCK 11, NORTHLAWN ADDITION, 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.**

Commissioner Nichol moved to adopt Resolution 22-15 setting a public hearing for November 9, 2022 as presented. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding the purchase of a police vehicle and additional equipment, through a USDA Grant and previously approved capital outlay money. Discussion held

Commissioner Moffatt moved to approve the purchase of a police vehicle from Superior Emergency Response Vehicles, at a cost not to exceed \$39,255. Seconded by Commissioner Nichol. Motion carried.

Related to the same Business Item, Commissioner Moffatt moved to approve the purchase of police equipment as presented, at a cost not to exceed \$51,000. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding a request from the Neodesha Area Chamber of Commerce for the donation of the rental of the Civic Center for the October 1, 2022 Chamber Auction. The Chamber will also obtain a temporary alcohol permit from the State of Kansas. Discussion held.

Commissioner Nichol moved to approve the Chamber of Commerce use of the Civic Center, to include alcohol, on Saturday, October 1, 2022. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission to discuss and consider the donation of the refurbished water tower light to the Chamber of Commerce for their auction. The light was refurbished by Commissioner Nichol at his own expense. Discussion held.

A motion was made by Commissioner Nichol to approve the donation of the water tower light to the Chamber of Commerce as an auction item. Seconded by Commissioner Moffatt, with Mayor Johnson voting aye. Commissioner Nichol abstained from the vote due to his vested interest in the item. Motion passed 2 aye, 1 abstention.

*(continued on next page)*

The Governing Body welcomed Mr. Dale McDaniel, SizzBoom Fireworks, with a request for the use of the Waterworks Amphitheatre, for the Thunder on the Plains fireworks display on October 8, 2022. This event will directly follow the WMC Fall Festival occurring the same day, and at the same location. Discussion held.

Commissioner Moffatt moved to approve the use of Waterworks Amphitheatre, for the Thunder on the Plains fireworks display on October 8, 2022 pending the receipt of an Event Coverage Insurance Certificate. Seconded by Commissioner Nichol. Motion carried.

Administrator Truelove addressed the Commission regarding future plans for redesignating a street as Peitz Drive. At a previous Commission Meeting the property platted as Peitz Drive was vacated due to the sale of the West Granby Business Park to SICUT. Discussion held. No action taken.

Administrator Truelove addressed the Commission regarding the 2021 International Property Maintenance Code. Each Commissioner was provided with a copy of the booklet and was asked to review and consider whether Neodesha should incorporate this Code by reference. Discussion held. No action taken.

Administrator Truelove addressed the Commission regarding the status of potential code violations for the property located at 316 N 6<sup>th</sup> Street. This item to be discussed was based upon the number of complaints from an adjacent property owner. Discussion held. No action taken.

Administrator Truelove addressed the Commission regarding the renewal of the City's Farm and Hay leases. Discussion held. No action taken.

Administrator Truelove addressed the Commission regarding a proposed Special Call Meeting on September 19, 2022, at 12:00 noon, to receive Scott Shreve, Priority Power Management, for a presentation on the status of the solar project at the Neodesha Airport. Discussion held.

Commissioner Nichol moved to set a Special Call Meeting for Monday, September 19, 2022, at 12:00 noon. Seconded by Commissioner Moffatt. Motion carried.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, September 28, 2022 at 2:00 p.m. At 4:07 p.m. Commissioner Moffatt moved to adjourn. Seconded by Commissioner Nichol. Motion carried.

ATTEST:

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Devin Johnson, Mayor

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Stephanie Fyfe, City Clerk

**SPECIAL CALL FOR SPECIAL MEETING OF BOARD OF COMMISSIONERS**  
ZOOM Online Access: <https://us02web.zoom.us/j/6203252828>

Neodesha, Kansas  
September 19, 2022

To the Board of Commissioners:

The Board of Commissioners will hold a Special Call meeting Monday, September 19, 2022 at 12:00 noon, at City Hall, for the following purpose:

1. Consider Solar Project at Airport: Scott Shreve, Priority Power Management

The Board of Commissioners met in a Special Call Session at 12:00 noon in the Commission Room at City Hall on Monday, September 19, 2022 with Mayor Johnson presiding and Commissioners Moffatt and Nichol present.

The Governing Body welcomed Scott Shreve and Rick Borry, Priority Power Management, for a discussion to consider a Solar Project Plan at the Neodesha Airport. Mr. Borry, who was in attendance by Zoom, offered a power point presentation outlining the proposed plan. Discussion held. No action taken.

At 1:15 p.m. Commissioner Moffatt moved to adjourn the meeting. Seconded by Commissioner Nichol. Motion carried.

ATTEST:

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Devin Johnson, Mayor

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Stephanie Fyfe, City Clerk

**APPROPRIATIONS REPORT**

**ORDINANCE NO 17**

**9/28/2022**

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>CHECK DATE</u>
A T & T	FIBER OPTIC SYSTEM	594.52	71100	9/28/2022
A T & T	PHONE CHARGES	277.87	71101	9/28/2022
ADVANCE INSURANCE COMPANY	OCTOBER PREMIUMS	506.86	71103	9/28/2022
BOBCAT WHITE STAR	PREMIUM GEAR LUBRICANT	136.50	71104	9/28/2022
CALLTOWER	PHONE CHARGES	334.66	71105	9/28/2022
CHASE PEST CONTROL LLC	EXTERMINATOR SERVICE	420.00	71106	9/28/2022
CINTAS	FIRST AID SUPPLIES	65.11	71107	9/28/2022
CIVIC PLUS	WEB HOSTING/SUPPLEMENT PAGES	1,838.33	71108	9/28/2022
SHELBY J CONNER	WINDOW CLEANING	65.00	71109	9/28/2022
ECX SYSTEMS LLC	BARRACUDA EMAIL SECURITY 10/22	50.00	71110	9/28/2022
FORSYTHE'S HEATING & ELECTRIC	WINTERIZE POOL	355.00	71111	9/28/2022
GILMORE & BELL PC	BOND SERVICES	7,000.00	71112	9/28/2022
HACH COMPANY	LAB SUPPLIES	330.74	71113	9/28/2022
JERI HAMMERSCHMIDT	MILEAGE REIMBURSEMENT	288.96	71114	9/28/2022
HAWKINS INC	CHEMICALS	3,129.67	71115	9/28/2022
MARC A JIMENEZ	DUPLICATE PAYMENT REFUND	122.00	71116	9/28/2022
NKC Tire	TIRES	259.54	71117	9/28/2022
KANSAS DEPT OF HEALTH & ENVIRO	WW PERMIT FEE	185.00	71118	9/28/2022
KOONS GAS MEASUREMENT	DIGITAL PRESSURE GAUGE	1,151.82	71119	9/28/2022
LAKELAND OFFICE SYSTEMS	AUGUST COPIER MAINTENANCE	178.93	71120	9/28/2022
LANDIS+GYR TECHNOLOGY INC	WATER METERS	10,000.00	71121	9/28/2022
LAWSON PRODUCTS	WHEEL WEIGHTS	543.67	71122	9/28/2022
MEDICLAIMS INC	AMBULANCE COLLECTION FEES	2,423.45	71123	9/28/2022
MIDWEST COMPUTER SALES	IT SERVICES	1,076.95	71124	9/28/2022
BANK OF AMERICA	ROCK	1,091.58	71125	9/28/2022
NDB NEODESHA	FINAL INS INSTALLMENT 2022	106,396.00	71128	9/28/2022
NEODESHA AUTO SUPPLY	AUTO PARTS & SUPPLIES	778.15	71131	9/28/2022
NEODESHA AREA CHAMBER OF COMMERCE	CIVIC CENTER REFUND	300.00	71132	9/28/2022

ORSHELNS	UNIFORMS	228.82	71133	9/28/2022
QUILL LLC	OFFICE SUPPLIES	124.94	71134	9/28/2022
RANKIN MEMORIAL LIBRARY	TAX DISTRIBUTION	9,716.30	71135	9/28/2022
SCHULTE SUPPLY INC	ADJUSTABLE WRENCHS	126.09	71136	9/28/2022
STERICYCLE INC	DISPOSAL SERVICE	221.61	71137	9/28/2022
TBS ELECTRONICS INC	MINI-U ADAPTER	76.00	71138	9/28/2022
TLC GROUNDSKEEPING INC	MAIN ST LANDSCAPE MAINTENANCE	2,722.14	71139	9/28/2022
TRUCK CENTER COMPANIES	AUTO PARTS	212.76	71140	9/28/2022
UNIFIRST CORPORATION	RUG & CLEANING SUPPLIES	1,288.47	71141	9/28/2022
<b>****TOTAL****</b>		<b>154,617.44</b>		

<b>ACH ELECTRIC ENERGY STATEMENTS BILLED SEPTEMBER 2022</b>
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KMEA - SPA Hyrdro Project	August 2022 Service	4,028.12
KMEA - GRDA Power Supply Project	October 2022 Service	131,141.97
KMEA - Energy Mgmt Project No 3	August 2022 Service	264,820.76
<b>TOTAL ACH Electric Energy Statements</b>		<b>399,990.85</b>

**City of Neodesha  
Proclamation**

**Fire Prevention Week 2022**

**WHEREAS**, the City of Neodesha is committed to ensuring the safety and security of all those living in and visiting our City; and

**WHEREAS**, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

**WHEREAS**, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

**WHEREAS**, working smoke alarms cut the risk of dying in reported home fires in half; and

**WHEREAS**, Neodesha residents should be sure everyone in the home understands the sounds of the smoke alarms and knows how to respond; and

**WHEREAS**, Neodesha residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

**WHEREAS**, Neodesha residents will make sure their smoke and carbon monoxide (CO) alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

**WHEREAS**, Neodesha Fire & EMS Responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

**WHEREAS**, Neodesha residents that are responsive to public education measures are better able to take personal steps to increase their safety from fire, especially in their homes; and

**WHEREAS**, the **2022 Fire Prevention Week™** theme, **"FIRE WON'T WAIT. PLAN YOUR ESCAPE™"** effectively serves to remind citizens of Neodesha it is important to have a home fire escape plan.

**THEREFORE**, I, Devin Johnson, Mayor of the City of Neodesha, do hereby proclaim October 9 through 15, 2022, as Fire Prevention Week throughout this City, and I urge all the people of Neodesha to plan and practice a home fire escape for Fire Prevention Week 2022 and to support the many public safety activities and efforts of Neodesha's Fire & EMS Services.

**ATTEST:**

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Devin Johnson, Mayor

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Stephanie Fyfe, City Clerk



September 28, 2022

To: Lynne Estes, Neodesha Housing Authority

Re: Letter of Support for Sale of Property

The Mayor of the City of Neodesha and the City Commissioners support the disposition/sale of the property located on North 7th Street, Neodesha, Block 023, Lots 1-4. This is a 4-plex that is a part of Neodesha Housing Authority.

The sale of this asset will further the mission of placing the housing authority on better financial footing and to be in a position to better serve residents in need of affordable housing.

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Devin Johnson, Mayor

CC: City Clerk  
Community Development Director