

Agenda

City Commission of the City of Neodesha, KS

May 22, 2024 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
- Civic Organization Reports

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 May 8, 2024 Minutes
- Appropriation (2024) 9
- Water System Improvements Bond Appropriation 8

Item 4: Business Items to Consider

- A. Ordinance: Amend Fee Structure for Building Permits
- B. Resolution: Dangerous Structures; 1008 Tank
- C. Resolution: Dangerous Structures; 1007 Seward
- D. Resolution: Dangerous Structures; 1024 Seward
- E. Award Demolition Bids
- F. Notice of Award & Notice to Proceed: Demolition Bids
- G. Approve Bid for Sidewalk & Curb Apron for Fire/EMS Station
- H. Neodesha Land Bank: Approve Donation of Property
- I. Accept Resignation: Neodesha Recreation Board

Item 5: Administration Reports & Comments

- Mayor's Report
- Commissioner's Reports
- City Administrator's Comments
- Community Development Director Report
- Financial Reports Distributed

Item 5: Date/Time of Next Regular Meeting

Wednesday, June 12, 2024 at 2:00 p.m. – Regular Meeting, City Hall

Item 6: Executive Session

Item 7: Adjournment

AGENDA COMMENTS
CITY COMMISSION MEETING
May 22, 2024

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: Amend Fee Structure for Building Permits

Staff will brief the Commission on changes made to the City's Building Permit Fee Structure.

RECOMMENDED MOTION: *I move to adopt Ordinance 1804 as presented.*

4.B: Resolution: Dangerous Structures: 1008 Tank

At the May 8, 2024 meeting the Commission was asked to consider Resolution 24-06, calling for a Public Hearing, June 26, 2024, 2:00 p.m., in the Commission Room, to show cause why the structure located at 1008 Tank Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Due to publication issues and adhering to State law which provides 30 days-notice from the date of the last publication to conduct a public hearing, a new hearing date is now set at July 10, 2024.

RECOMMENDED MOTION: *I move to adopt Resolution 24-10 setting a public hearing for July 10, 2024 for the property located at 1008 Tank as presented.*

4.C: Resolution: Dangerous Structures: 1007 Seward

At the May 8, 2024 meeting the Commission was asked to consider Resolution 24-07, calling for a Public Hearing, June 26, 2024, 2:00 p.m., in the Commission Room, to show cause why the structure located at 1007 Seward Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Due to publication issues and adhering to State law which provides 30 days-notice from the date of the last publication to conduct a public hearing, a new hearing date is now set at July 10, 2024.

RECOMMENDED MOTION: *I move to adopt Resolution 24-11 setting a public hearing for July 10, 2024 for the property located at 1007 Seward as presented.*

4.D: Resolution: Dangerous Structures: 1024 Seward

At the May 8, 2024 meeting the Commission was asked to consider Resolution 24-08, calling for a Public Hearing, June 26, 2024, 2:00 p.m., in the Commission Room, to show cause why the structure located at 1024 Seward Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Due to

publication issues and adhering to State law which provides 30 days-notice from the date of the last publication to conduct a public hearing, a new hearing date is now set at July 10, 2024.

RECOMMENDED MOTION: *I move to adopt Resolution 24-12 setting a public hearing for July 10, 2024 for the property located at 1024 Seward as presented.*

4.E: Award Demolition Bids

After an advertised request for bids, Staff has received three bid packets for the demolition of each of the properties located at 616 Indiana Street, 1340 N 4th Street, and 1704 N 8th Street. The apparent low bid on each of the properties is from REcrete Design.

RECOMMENDED MOTIONS: *I move to approve the demolition bid from REcrete Design for the demolition of the property located at 616 Indiana Street, at a cost not to exceed \$4,000.*

RECOMMENDED MOTIONS: *I move to approve the demolition bid from REcrete Design for the demolition of the property located at 1340 N 4th Street, at a cost not to exceed \$3,500.*

RECOMMENDED MOTIONS: *I move to approve the demolition bid from REcrete Design for the demolition of the property located at 1704 N 8th Street, at a cost not to exceed \$4,800.*

4.F: Notice of Award & Notice to Proceed: Demolition Bids

Upon selection of the demolition bid awards, Staff is recommending to proceed with documents to allow the contractor to begin the demolition processes.

RECOMMENDED MOTION: *I move to approve the Notice of Award for the demolition of the properties located at 616 Indiana Street, 1340 N 4th Street, and 1704 N 8th Street, to REcrete Design and to allow the City Administrator to sign the document.*

RECOMMENDED MOTION: *I move to approve the Notice to Proceed for the demolition of the properties located at 616 Indiana Street, 1340 N 4th Street, and 1704 N 8th Street, to REcrete Design and to allow the City Administrator to sign the document.*

4.G: Approve Bid for Sidewalk & Curb Apron for Fire/EMS Station

This agenda item was tabled from the May 8, 2024 to obtain an additional bid from the City's Public Works Department to complete this project "in-house". The preliminary bid obtained from the Public Works Department was submitted in an approximate amount of \$8,000 - \$9,000 for the project, not including equipment rental. The other two bids have been brought back for consideration to compare with the Public Works Department submitted bid.

RECOMMENDED MOTION: *I move to approve the bid from _____ to repair and replace the damaged sidewalk and curb apron at the Fire/EMS Department in an amount not to exceed \$ _____.*

4.H: Neodesha Land Bank: Donation of Property

Staff has been contacted by Don Adams, on behalf of Phil Griffith, requesting the properties located at 1731 N Skyline Drive, the former trailer park, to Griffith Development LLC, for the development of housing units. The Wilson County Register of Deeds records show three separate parcels related to this particular property.

RECOMMENDED MOTION: *I move to convene as the Neodesha Land Bank to consider the donation of property.*

RECOMMENDED MOTION: *I move to approve the donation of the properties located at 1731 N Skyline Drive to Griffith Development LLC.*

RECOMMENDED MOTION: *I move to adjourn as the Neodesha Land Bank and reconvene as the City of Neodesha Governing Body.*

4.I: Accept Resignation: Neodesha Recreation Board

Tommy John has submitted his resignation from the Neodesha Recreation Board.

RECOMMENDED MOTION: *I move to accept the resignation of Tommy John from the Neodesha Recreation Board effective immediately.*

The Board of Commissioners met in regular session at 2:00 p.m., on Wednesday, May 8, 2024, in the Commission Room at City Hall with Mayor Johnson presiding and Commissioners Banzet and Vail-Keller present. Live streaming with Zoom was unavailable due to internet and technical issues.

Commissioner Vail-Keller moved to approve the agenda as presented with the modification of Business Item 4G: Resolution: Amend UTV Fee Structure to an Ordinance; and Item 4I: Amend Position Classification & Pay Plan Policy Resolution No from 24-10 to 24-09. Seconded by Commissioner Banzet.

Civic organization reports were invited and heard.

Public comments were invited and heard.

Commissioner Banzet moved to approve the consent agenda as presented consisting of minutes from the April 24, 2024 meeting; minutes from the April 26, 2024 Special Call Meeting; Appropriation (2024) 8; and Water System Improvements Bond 7. Seconded by Commissioner Vail-Keller. Motion carried.

Mayor Johnson read a proclamation designating the week of May 12 – 18, 2024 as National Police Week, and to further recognize May 15, 2024 as Peace Officers' Memorial Day. A special thanks was given to Chief Sam Tomlinson and the Neodesha Police Department for their dedication and service to our community.

Mayor Johnson read a proclamation designating May 19 – 25, 2024 as the 50th Anniversary for Emergency Medical Services Week: Honoring our Past, Forging our Future. A special thanks was given to Chief Keenan Fyfe and the Neodesha Fire/EMS Department for their dedication and service to our community.

Administrator Jones addressed the Commission regarding an Ordinance on changes to the City's utility rate structure. Changes made include verbiage, additions for uniformity, and a change to residential sewer charge consumption calculations. Discussion held.

ORDINANCE NO. 1802

AN ORDINANCE AMENDING SECTION 16-36 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE REGARDING FEES FOR UTILITIES PROVIDED BY THE CITY OF NEODESHA, WILSON COUNTY, KANSAS AND REPEALING OLD SECTION 16-36 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE.

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

Section One: Section 16-36 of Chapter 16 of the City of Neodesha Code shall be amended to read as follows:

Sec. 16-36. - Utilities.

- a) Service connection fees:
 1. Electricity: \$50.00.
 2. Gas: \$50.00.
 3. Water: \$50.00.
- b) Transfer fee: \$25.00.
- c) Service fees for non-payment: \$50.00
- d) Returned check NSF fee: \$30.00.
- e) Natural gas:
 1. Residential service, monthly rates:
 - a. Meter service charge: \$14.00 per month per meter.
 - b. Commodity charge: \$0.816 per Ccf, plus the cost of gas adjustment.
 2. Commercial service, monthly rates:
 - a. Meter service charge: \$16.00 per month per meter.
 - b. Commodity charge: \$0.816 per Ccf, plus the cost of gas adjustment.
 3. Industrial service, monthly rates:
 - a. Meter service charge: \$18.00 per month per meter.
 - b. Commodity charge: \$0.816 per Ccf, plus the cost of gas adjustment.
 4. Large volume service. Must remain on this rate for the 12-month calendar year.
 - a. Customer charge: \$55.00 per month (includes multiple locations/meters).
 - b. Meter service charge: \$18.00 per month per meter.
 - c. Commodity charge:
 - (1) The first 500 Ccf (0—500) at \$0.795 per Ccf.
 - (2) The next 1500 Ccf (501—2000) at \$0.774 per Ccf.
 - (3) The next 3500 Ccf (2001—5500) at \$0.742 per Ccf.
 - (4) All over 5500 Ccf (5501+) at \$0.721 per Ccf, plus the cost of gas adjustment applied to all Ccf.

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f) Water rates:

1. Residential and commercial:

Year	Customer Meter Charge	Each Gallon
2023	19.48	0.00849
2024	19.87	0.00866
2025	20.06	0.00884

2. Industrial customers for the first 100,000 gallons the rate shall be per month:

Year	Customer Meter Charge	Each Gallon
2023	19.48	0.00849
2024	19.87	0.00866
2025	20.06	0.00884

a. For all water in excess of 100,000 gallons the rate per month shall be:

Year	Excess of 100,000 each Gallon
2023	0.00728
2024	0.00743
2025	0.00758

2. Bulk water sales at Water Plant:

- a. 90 gallons for \$1.00

3. Customers outside of City limits:

Year	Customer Meter Charge	Each Gallon
2023	24.35	0.01062
2024	24.83	0.01083
2025	25.33	0.01105

4. Water reconnect fees when service is terminated for violating water supply emergency restrictions:

- a. First reconnection: \$50.00.
 b. Second reconnection: \$200.00.
 c. Third reconnection: \$300.00.

5. Water backflow preventer testing fees.

- a. First unit \$150.00; additional units \$100.00 each.
 b. Re-testing: \$100.00 per unit.

g) Electric rates.

1. Residential and Urban Customers:

- a. Customer charge: \$16.00 per month per meter.
 b. Energy: \$0.083 per kWh, plus the cost of electric adjustment.
 c. Minimum: The customer charge.

2. Commercial Customers:

- a. Customer charge: \$25.00 per month per meter.
 b. Energy: \$0.083 per kWh, plus the cost of electric adjustment.

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- c. Minimum: The customer charge.
 - 3. Industrial Customers:
 - a. Customer charge: \$100.00 per month per meter.
 - b. Energy: \$0.075 per kWh, plus the cost of electric adjustment.
 - c. Minimum: The customer charge.
 - 4. Large volume industrial customer rate: Large volume industrial customers shall be billed at the rate of \$0.06 per kWh for any monthly usage that exceeds 200,000 kilowatt-hours. During those months when usage exceeds 400,000 kilowatt-hours, the large volume industrial customer shall be billed at the rate of \$0.06 per kWh for all usage, and in no case shall be lower than the city's actual cost to purchase power. Large volume rates shall be subject to the same cost adjustment as all other electric rates. The rates set forth in this section are based on a standard base cost of \$0.045 per kWh.
 - 5. Hi-Lighters:
 - a. Installation charge: \$150.00.
 - b. Installation charge with installation of pole: \$450.00.
 - c. Monthly charge: \$7.50.
- h) Sewer Rates:
- 1. Residential/Commercial/Industrial:

Year	Customer Meter Charge	Each Gallon
2023	21.53	0.00442
2024	21.75	0.00446
2025	21.97	0.00450

- a. For residential customers the user charges shall be based on the water used during the current month.
- b. Industrial/Commercial: User charges shall be based on the water used during the current month.
 - b.1. If a commercial or industrial contributor has a consumptive use of water, or in some other manner uses water which is not returned to the wastewater collection system, the user charge for that contributor may be based on a wastewater meter or separate water meter installed and maintained at the contributor's expense, and in a manner acceptable to the City.

2. Customers Outside City Limits:

Year	Customer Meter Charge	Each Gallon
2023	26.92	0.00552
2024	27.19	0.00558
2025	27.46	0.00564

- i) Solid waste collection and disposal:
 - 1. Residential/Commercial/Industrial

<i>Refuse Rates</i>	<i>Monthly Rate</i>	<i>Additional Container</i>
Residential rate per dwelling unit	\$13.00	
Commercial minimum rate	\$22.00	
Shared dumpsters (1 shared by 2 or more businesses)	\$22.00	n/a
Once a week collection (first container)	\$22.00	\$18.00
Two collections per week (first container)	\$35.00	\$31.00
Three collections per week (first container)	\$47.00	\$41.00
Four collections per week (first container)	\$58.00	\$51.00
Five collections per week (first container)	\$70.00	\$61.00
Service outside city limits (125% of the city rate)		

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2. Dumpster Rental Rates:
 - a. \$50 per day.
 - b. \$150 per week.
 - c. \$75 per weekend.
 - d. Dumped once per day (M-F).
 - e. Dumpster rental fees shall be prepaid at City Hall prior to dumpster delivery.
- j) Stormwater fee: \$3.00 per water meter per month.

Section Two: Old Section 16-36 of Chapter 16 of the Code of the City of Neodesha is hereby repealed.

Section Three: EFFECTIVE DATE. This ordinance shall be in full force and effect after its publication in the official city newspaper for the May 31, 2024 billing date.

Commissioner Vail-Keller moved to adopt Ordinance 1802 as presented. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding a resolution calling for a public hearing on June 26, 2024, to show cause why the structure located at 1008 Tank Street should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Discussion held.

RESOLUTION NO. 24-06

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 1008 TANK STREET; LEGAL DESCRIPTION: LOTS 11-14, BLOCK 3, DEER & MORRIS 1ST ADDITION TO THE CITY OF NEODESHA, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, Brogan Jones, the Enforcement Officer of the City of Neodesha, did on the 15th day of February, 2024, 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 26th day of June, 2024, 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 **1008 Tank Street** may appear and show cause why such structure should not be condemned as an unsafe or dangerous structure and ordered repaired or demolished.

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

Commissioner Banzet moved to adopt Resolution 24-06 setting a public hearing for June 26, 2024 at 2:00 p.m. as presented. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding a resolution calling for a public hearing on June 26, 2024, to show cause why the structure located at 1007 Seward should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Discussion held.

RESOLUTION NO. 24-07

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 1007 SEWARD STREET; LEGAL DESCRIPTION: LOTS 3 & 4, BLOCK 2, BLAKESLEE'S 2ND ADDITION, CITY OF NEODESHA, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, Brogan Jones, the Enforcement Officer of the City of Neodesha, did on the 15th day of February, 2024, 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 26th day of June, 2024, before the Governing Body of the City at 2:00 p.m. in the Commission Room of

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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 **1007 Seward 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 Vail-Keller moved to adopt Resolution 24-07 setting a public hearing for June 26, 2024 at 2:00 p.m. as presented. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding a resolution calling for a public hearing on June 26, 2024, to show cause why the structure located at 1024 Seward should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Discussion held.

RESOLUTION NO. 24-08

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 1024 SEWARD STREET LEGAL DESCRIPTION: LOTS 31 & 32, BLOCK 1, BLAKESLEE 2ND ADDITION, CITY OF NEODESHA, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, Brogan Jones, the Enforcement Officer of the City of Neodesha, did on the 15th day of February, 2024, 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 26th day of June, 2024, 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 **1024 Seward 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 Vail-Keller moved to adopt Resolution 24-08 setting a public hearing for June 26, 2024 at 2:00 p.m. as presented. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding an Ordinance amending the UTV Fee Structure rates. This amendment allows for registration fees to be prorated in certain circumstances. Discussion held.

ORDINANCE NO. 1803

AN ORDINANCE AMENDING SECTION 16-34 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE REGARDING PERMIT FEES TO OPERATE SPECIAL PURPOSE VEHICLES IN THE CITY OF NEODESHA, WILSON COUNTY, KANSAS AND REPEALING OLD SECTION 16-34 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE.

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

Section One: Section 16-34 of Chapter 16 of the City of Neodesha Code shall be amended to read as follows: Sec. 16-34. - Traffic and Vehicles.

- Special Purpose Vehicle Permit fees:
 - o \$150.00 per calendar year.
 - o Permits can be purchased through-out the year and prorated for the time of purchase down to a minimum of \$50.00 (\$12.50 per month.)
 - o \$50.00 for replacement of lost permit.

Section Two: Old Section 16-34 of Chapter 16 of the Code of the City of Neodesha is hereby repealed.

Section Three: EFFECTIVE DATE. This ordinance shall be in full force and effect upon adoption.

Commissioner Vail-Keller moved to adopt Ordinance 1803 as presented. Seconded by Mayor Johnson with Commissioner Banzet voting nay. Motion passed 2 – 1.

Administrator Jones addressed the Commission regarding the approval of adding a new position to the City's
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Position Classification & Pay Plan Policy for a Building Inspector/Facilities Manager. Discussion held.

Commissioner Banzet moved to approve the addition of Building Inspector to the City's Position Classification & Pay Plan Policy and to remove the Facilities Manager portion of the job description. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding a resolution that officially adopts the Building Inspector position into policy. Other changes included modifications to the Utility Billing Supervisor job description. Discussion held.

RESOLUTION 24-09

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

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

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

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

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

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

- Amend Section 4 Pay Tables, to include Building Inspector, pay grade 6
- Amend Table of Contents and add Building Inspector Description to reflect the above-mentioned change.
- Amend Position Description of Utility Billing Supervisor

Commissioner Vail-Keller moved to adopt Resolution 24-09 as presented with the exception of removing the Facilities Manager from the title and description listing. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding the purchase of water meters for the final phase of the automated metering project for the water department. Discussion held.

Commissioner Banzet moved to approve the purchase of water meters from Border States in an amount not to exceed \$17,000. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones along with Chief Fyfe addressed the Commission regarding a quote received for the repair of the Fire Department's 2002 ladder truck. Discussion held.

Commissioner Banzet moved to approve the quote from Emergency Apparatus Maintenance Inc, for the repair of the 2002 ladder truck in an amount not to exceed \$16,000. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones along with Chief Fyfe addressed the Commission regarding bids received to repair the north wall of the Fire/EMS Station that was damaged during the demolition of the buildings located at 4th & Main. Discussion held.

Commissioner Banzet moved to approve the bid from Royal T Construction to repair the north wall of the Fire/EMS Station in an amount not to exceed \$18,675. Seconded by Mayor Johnson with Commissioner Vail-Keller voting nay. Motion passed 2 – 1.

Administrator Jones along with Chief Fyfe addressed the Commission regarding bids received to repair and replace the damaged sidewalk and curb apron in front of the Fire/EMS Station. Discussion held.

Commissioner Banzet moved to table this agenda item to the May 22, 2024 meeting. Seconded by Commissioner Vail-Keller. Motion carried.

Neodesha Area Chamber of Commerce Director Robyn Pierce addressed the Commission regarding a donation request for the Chamber's Hometown Days event. Discussion held.

Commissioner Banzet moved to approve the donation of \$2,500 to the Neodesha Area Chamber of Commerce Hometown Days event from the Economic Development Fund. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding appointments to the Neodesha Housing Authority

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Neodesha, Kansas

May 8, 2024

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Board. Discussion held.

Commissioner Banzet moved to reappoint Janie Steele to the Neodesha Housing Authority Board for a 4-year term, set to expire on May 31, 2028. Seconded by Commissioner Vail-Keller. Motion carried.

Commissioner Vail-Keller moved to appoint Terri Green to the Neodesha Housing Authority Board for a 4-year term, set to expire on May 31, 2028. Seconded by Commissioner Banzet. Motion carried.

At 4:00 p.m. Commissioner Vail-Keller requested a 10-minute recess. Seconded by Commissioner Banzet. Motion carried.

At 4:10 p.m. the regular meeting of the Governing Body reconvened in the Commission Room at City Hall. Commission reports were heard.

City Administrator reports were heard.

Community Development Director Reports were heard.

Financial reports were not available at this time due to internet issues.

Commissioner Banzet moved to recess to an Executive Session including the Governing Body, City Administrator, and 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 4:45 p.m. Seconded by Commissioner Vail-Keller. Motion carried.

At 4:45 p.m. the regular meeting of the Governing Body reconvened in the Commission Room at City Hall.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, May 22, 2024 at 2:00 p.m.

At 4:45 p.m. Commissioner Banzet moved to adjourn. Seconded by Commissioner Vail-Keller. Motion carried.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

APPROPRIATIONS REPORT

ORDINANCE NO 9	5/22/2024
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<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>CHECK DATE</u>
A T & T	PHONE CHARGES	498.41	73928	5/22/2024
ARLAN COMPANY INC	POOL SUPPLIES	407.75	73929	5/22/2024
ARMOR EQUIPMENT	TUBE CLAMPS	377.32	73930	5/22/2024
DONALD ARNOLD	CARGO STRAPS	13.96	73931	5/22/2024
AUTO ZONE	FUSE	11.63	73932	5/22/2024
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	160.27	73933	5/22/2024
CANON FINANCIAL SERVICES	PRINTER LEASE	181.00	73934	5/22/2024
CONRAD FIRE EQUIPMENT INC	EXTRICATION TOOL	1,820.02	73935	5/22/2024
DIGITAL DIVISION	BANNER	350.00	73936	5/22/2024
EAGLE RESEARCH CORP	DATA PUBLICATION FEE	45.00	73937	5/22/2024
EMERGENCY APPARATUS MAINTENANCE	PUMP TESTING	5,055.68	73938	5/22/2024
FLEET FUELS	FUEL	179.00	73939	5/22/2024
FORSYTHE'S HEATING & ELECTRIC	SERVICE CALL	2,012.65	73940	5/22/2024
FREDONIA NAPA PARTS & SERVICE	ADAPTERS	8.98	73941	5/22/2024
FREDONIA OUTDOOR EQUIPMENT	PARTS & SUPPLIES	1,002.91	73942	5/22/2024
G & W FOODS	SUPPLIES	65.13	73943	5/22/2024
GREEN ENVIRONMENTAL SVCS	DELIVERY & ROLL OFF CHARGE	875.00	73944	5/22/2024
INDUSTRIAL SALES COMPANY INC	GAS SUPPLIES	1,146.87	73945	5/22/2024
JARRED, GILMORE & PHILLIPS, PA	FINAL AUDIT BILLING	9,805.00	73946	5/22/2024
KANSAS JUDICIAL COUNCIL	PATTERN INSTRUCT-CRIMINAL	95.00	73947	5/22/2024
NKC Tire	TIRES	755.52	73948	5/22/2024
LAKELAND OFFICE SYSTEMS	COPIER MAINTENANCE	346.87	73949	5/22/2024
LANG DIESEL INC	BLADES	89.03	73950	5/22/2024
LAWSON PRODUCTS	SUPPLIES	331.75	73951	5/22/2024
LITTLE BEAR TIRE	TIRE REPAIR	20.00	73952	5/22/2024
MFA OIL	SERVICE FEE	1.61	73953	5/22/2024
MIDWEST COMPUTER SALES	IT SERVICES	3,456.55	73954	5/22/2024
NEODESHA AREA CHAMBER OF COMMERCE	2024 MEMBERSHIP DUES	375.00	73955	5/22/2024
NEW BOSTON CREATIVE GROUP LLC	ONGOING WEB DESIGN & DEVELOPMT	97.50	73956	5/22/2024

NEWTON LUMBER CO INC	SUPPLIES	5.20	73957	5/22/2024
O'REILLY AUTOMOTIVE INC	AUTO PARTS & SUPPLIES	245.96	73958	5/22/2024
PENMAC PERSONNEL SERVICES INC	TEMPORARY PERSONNEL SVC	2,885.73	73959	5/22/2024
PEREGRINE CORPORATION	CITY LOGO SHIRTS	81.86	73960	5/22/2024
PORTER DRUGS	STOCK MEDS FOR AMBULANCE	138.05	73961	5/22/2024
QUALITY MOTORS	AUTO PARTS	161.12	73962	5/22/2024
QUILL LLC	OFFICE SUPPLIES	145.94	73963	5/22/2024
RAILROAD MANAGEMENT CO III,LLC	POWER LINE ENCROACHMENT LEASE	2,203.75	73964	5/22/2024
JOSEPH REYES	TRAINING REIMBURSEMENT	64.42	73965	5/22/2024
RURAL WATER DISTRICT 4	AIRPORT RURAL WATER	28.60	73966	5/22/2024
SALT CREEK VETERINARY CLINIC	VET SERVICES	104.25	73967	5/22/2024
SENSIT TECHNOLOGIES	SENSIT G3	15,975.12	73968	5/22/2024
SNAP-ON CREDIT LLC	YRLY MEMBERSHIP RENEW-2024-25	975.00	73969	5/22/2024
FIRST RESPONDER OUTFITTERS INC	UNIFORMS	3,791.86	73970	5/22/2024
STREAK-N-SHOPPE	POOL STAFF TEES & TANKS 2024	396.00	73971	5/22/2024
TASC	ADMIN/CLAIM CARD FEES	515.64	73972	5/22/2024
TBS ELECTRONICS INC	BATTERIES & POWER SUPPLY	638.00	73973	5/22/2024
UNIFIRST CORPORATION	RUG/CLEANING SUPPLY	304.04	73974	5/22/2024
WESTERN AUTO	PARTS & SUPPLIES	1,433.14	73975	5/22/2024
WILSON COUNTY CITIZEN	YEARLY SUBSCRIPTION RENEWAL	41.00	73976	5/22/2024
CONSTELLATION NEWENERGY	FEBRUARY BILLING	73,486.00	73666	4/3/2024
WEX BANK	FUEL	7,861.80	73667	4/3/2024
SPARKLIGHT	INTERNET SERVICE	175.73	73668	4/3/2024
EVERGY	AIRPORT RUNWAY LIGHTS	160.67	73669	4/3/2024
US CELLULAR	TABLET CHARGES	51.57	73739	4/26/2024
SPARKLIGHT	INTERNET SERVICE	135.35	73740	4/26/2024
WESTERN CONSULTANTS	LMI SURVEY	34,000.00	73741	4/26/2024
BILL'S TREE SERVICE	STUMP REMOVAL	350.00	73742	4/26/2024
RWD #4	AIRPORT RURAL WATER	28.60	73743	4/26/2024
SPARKLIGHT	INTERNET SERVICE	190.06	73744	4/26/2024
SOUTHERN STAR CENTRAL GP INC	MARCH BILLING	32,413.08	73745	4/26/2024
VISA	MEMBERSHIP DUES,SUPPLIES,TRAINING	9,482.75	73746	4/26/2024
NEXT GENERATION RECREATION	NEW SLIDE @ LIBRARY PARK	3,422.45	73747	4/26/2024
WILSON COUNTY GIS DEPARTMENT	NEODESHA CITY PARCELS	71.12	73748	4/26/2024

SHAWN PETTY	TRAINING REIMBURSEMENT	54.89	73749	4/26/2024
EVERGY	AIRPORT RUNWAY LIGHTS	138.75	73864	4/26/2024
SPARKLIGHT	INTERNET SERVICE	135.35	73865	4/26/2024
****TOTAL****		221,878.26		

ACH ELECTRIC ENERGY STATEMENTS BILLED MAY 2024

KMEA - SPA Hydro Project	APRIL 2024 Service	3,225.00
KMEA - GRDA Power Supply Project	JUNE 2024 Service	96,858.00
KMEA - Energy Mgmt Project No 3	APRIL 2024 Service	100,972.00
TOTAL ACH Electric Energy Statements		201,055.00



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Contractor's Application for Payment No.

5

FINAL

Application Period: 03/01/24 - 04/30/24		Application Date: 04/30/24	
To (Owner): City of Neodesha	From (Contractor): Koehn Construction Services LLC	Via (Engineer):	
Project: Neodesha Fall River Dam Repairs	Contract:		
Owner's Contract No.:	Contractor's Project No.: 33271	Engineer's Project No.: 35-180004-002-2605	

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	\$18,273.62	
TOTALS	\$18,273.62	
NET CHANGE BY CHANGE ORDERS		\$18,273.62

1. ORIGINAL CONTRACT PRICE.....	\$	\$905,000.00
2. Net change by Change Orders.....	\$	\$18,273.62
3. Current Contract Price (Line 1 ± 2).....	\$	\$923,273.62
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$923,273.62
5. RETAINAGE:		
a. X \$923,273.62 Work Completed.....	\$	
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$923,273.62
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$846,656.63
8. AMOUNT DUE THIS APPLICATION.....	\$	\$76,616.99
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents

Contractor Signature

By: _____ Date: 05/13/24

Resident Project Representative (RPROSR) Signature

By: _____ Date: 5/13/24

Payment of: \$ 76,616.99
(Line 8 or other - attach explanation of the other amount)

is recommended by: [Signature] 05/13/2024
(Engineer) (Date)

Payment of: \$ 76,616.99
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ 05/22/2024
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)



Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):		Application Number: 5						
Application Period: 03/01/24 - 04/30/24		Application Date: 04/30/24						
		Work Completed			E	F		G
Specification Section No	A Description	B Scheduled Value (\$)	C From Previous Application (C+D)	D This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
I	Job Supervision	\$28,207.00	\$26,796.65	\$1,410.35		\$28,207.00	100.0%	
I	Project Management	\$26,769.83	\$25,431.34	\$1,338.49		\$26,769.83	100.0%	
I	Tamp Facilities	\$3,996.94	\$3,996.94			\$3,996.94	100.0%	
I	Consumable	\$2,004.84	\$2,004.84			\$2,004.84	100.0%	
I	Bonding	\$14,504.91	\$14,504.91			\$14,504.91	100.0%	
I	Mobilization	\$7,493.78	\$7,119.09	\$374.69		\$7,493.78	100.0%	
3	Drilled Piers	\$293,324.95	\$293,324.95			\$293,324.95	100.0%	
3	Concrete Walls	\$21,638.94	\$21,638.94			\$21,638.94	100.0%	
31	Site Clearing	\$21,158.26	\$21,158.26			\$21,158.26	100.0%	
31	Mass Earthwork	\$80,330.46	\$80,330.46			\$80,330.46	100.0%	
31	Erosion Control	\$43,017.57	\$38,715.81	\$4,301.76		\$43,017.57	100.0%	
32	Base Import	\$232,488.61	\$220,864.18	\$11,624.43		\$232,488.61	100.0%	
	Overhead & Profit	\$130,063.91	\$117,057.52	\$13,006.39		\$130,063.91	100.0%	
	Change Order 01	\$18,273.62	\$18,273.62			\$18,273.62	100.0%	
Totals		\$923,273.62	\$891,217.51	\$32,056.11		\$923,273.62		

**CONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

Job: Neodesha Fall River Dam Abutment Repairs

Upon receipt by the undersigned of a

Check from: **City of Neodesha**

In the sum of: **76,616.99**

Payable to: **Koehn Construction Services LLC**

and when the check has been properly endorsed and paid by the bank upon which it is drawn, this document shall become effective to release any mechanics' lien, stop notice, or bond right the undersigned has on the

Job: **Neodesha Fall River Dam Abutment Repairs**

Located at: 1400 Wisconsin
Neodesha KS 66757

to the following extent. This release covers a progress payment for labor, service, equipment, or material furnished to **City of Neodesha** through only, and does not cover any retention held before or after the release date, or extras furnished before the release date for which payment has not been received, or extras or items furnished after the release date.

Rights based on work performed or items furnished under a written change order that have been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanics' lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, breach of the contract, or right of the undersigned to recover compensation for furnished labor, services, equipment or material that was not compensated by the progress payment.

Before any recipient of this document relies on it, said recipient should verify evidence of payment to the undersigned.

Dated: 04/30/12

By: Koehn Construction Services LLC

Company Name

[Signature]
Signature

[Print Name]
Print Name

CITY OF NEODESHA

ORDINANCE NO. 1804

AN ORDINANCE AMENDING SECTION 16-8 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE REGARDING PERMIT FEES FOR BUILDING PERMITS IN THE CITY OF NEODESHA, WILSON COUNTY, KANSAS, AND ADDING FEE STRUCTURE FOR BUILDING PERMITS INTO SECTION 16-8 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE.

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

Section One: Section 16-8 of Chapter 16 of the City of Neodesha Code shall be amended to read as follows:

Sec. 16-8.- Building and Building Permits

- A. Contractor Licenses: Electric/Plumbing: \$35.00 per Calendar year.
- B. Building Permits Fees Residential - as provided in the building permit itself and the city's fee structure.
 - a. New Construction \$200.00
 - b. Remodeling \$ 30.00
 - c. New Construction (accessory building) \$ 25.00
 - d. Fence \$ 20.00
 - e. Demolition \$ 50.00
 - f. Demolition (accessory building) \$ 30.00
 - g. Roofing \$ 25.00
 - h. Electrical \$ 25.00
 - i. Plumbing \$ 25.00
 - j. Mechanical \$ 25.00
 - k. Pressure Test \$ 25.00
 - l. Sewer Tap Fee (inside city limits) \$100.00
 - m. Sewer Tap Fee (outside city limits) \$300.00
 - n. Irrigation/Sprinkler \$ 15.00
 - o. Building Relocation/Move \$ 25.00
 - p. Sidewalk Install (material cost billed to owner) \$ 0.00
 - q. Concrete (sidewalk, driveway, etc) \$ 10.00
- C. Building Permits Fees Commercial – as provided in the building permit itself and the city's fee structure:
 - a. New Construction \$400.00
 - b. Remodeling \$ 90.00
 - c. New Construction (accessory building) \$ 25.00
 - d. Fence \$ 25.00
 - e. Demolition \$150.00
 - f. Demolition (accessory building) \$300.00
 - g. Roofing \$ 50.00
 - h. Electrical \$ 25.00
 - i. Plumbing \$ 25.00
 - j. Mechanical \$ 25.00
 - k. Pressure Test \$ 25.00
 - l. Sewer Tap Fee (inside city limits) \$200.00

m. Sewer Tap Fee (outside city limits)	\$500.00
n. Irrigation/Sprinkler	\$ 25.00
o. Building Relocation/Move	\$ 50.00
p. Sign	\$ 50.00
q. Concrete (sidewalk, driveway, etc)	\$ 25.00

Section Two: Old Section 16-8 of Chapter 16 of the Code of the City of Neodesha is hereby repealed.

Section Three: EFFECTIVE DATE. This ordinance shall be in full force and effect upon adoption.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of May, 2024.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 24-10

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 1008 TANK STREET; LEGAL DESCRIPTION: LOTS 11-14, BLOCK 3, DEER & MORRIS 1ST ADDITION TO THE CITY OF NEODESHA, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

Section One: Resolution No. 24-10 repeals Resolution No. 24-06 which amends the Public Hearing date to July 10, 2024.

WHEREAS, Brogan Jones, the Enforcement Officer of the City of Neodesha, did on the 15th day of February, 2024, 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 July, 2024, 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 **1008 Tank 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.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of May, 2024.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 24-11

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 1007 SEWARD STREET; LEGAL DESCRIPTION: LOTS 3 & 4, BLOCK 2, BLAKESLEE'S 2ND ADDITION, CITY OF NEODESHA, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

Section One: Resolution No. 24-11 repeals Resolution No. 24-07 which amends the Public Hearing date to July 10, 2024.

WHEREAS, Brogan Jones, the Enforcement Officer of the City of Neodesha, did on the 15th day of February, 2024, 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 July, 2024, 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 **1007 Seward 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.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of May, 2024.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 24-12

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 1024 SEWARD STREET LEGAL DESCRIPTION: LOTS 31 & 32, BLOCK 1, BLAKESLEE 2ND ADDITION, CITY OF NEODESHA, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

Section One: Resolution No. 24-12 repeals Resolution No. 24-08 which amends the Public Hearing date to July 10, 2024.

WHEREAS, Brogan Jones, the Enforcement Officer of the City of Neodesha, did on the 15th day of February, 2024, 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 July, 2024, 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 **1024 Seward 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.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 22nd day of May 2024.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

DEMOLITION BID SHEET

Date: 05/17/2024

Time: 4:00 pm

<u>Contractor</u>	<u>616 Indiana</u>	<u>1340 N 4th</u>	<u>1704 N 8th</u>	<u>Total Bids</u>	Bidder Information Form	Signed Statement of Understanding	Proof of Liability Insurance
Rob Dent Excavating	5,500 + 5%	4,000 + 5%	12,500 + 5%	22,000	x	x	x
Recrete Design	4,000 *	3,500 *	4,800 *	12,300 *	x	x	x
Starbuck Trucking	7,500	4,900	15,880	28,280	x	x	x

* denotes lowest bid

<u>Staff Recommendation</u>	<u>616 Indiana</u>	<u>1340 N 4th</u>	<u>1704 N 8th</u>	<u>Total Bid</u>
Recrete Design	4,000	3,500	4,800	12,300



PO Box 420, Fredonia, Ks. 66736
1111 N. 2nd St., Fredonia, Ks. 66736

Phone: (620) 378-3002
www.koehncs.com

Proposal

Proposal: 24042002
Date: 5/1/2024

To: Neodesha Fire Department Attn: Keenan Fyfe 112 S 4th St. Neodesha, KS 66757	Project: Neodesha Fire Station Concrete 112 S 4th St Neodesha, KS 66757
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Scope of Work

01-General Conditions:

- Includes Project Management and Job Supervision as needed
- Includes Porta-John's as needed
- Excludes Taxes
- Excludes civil, architectural, structural, and mechanical engineering
- Excludes Geotech
- Excludes permit fees
- Excludes materials testing
- Includes (3) mobilizations

02-Demo:

- Demo 2,900 sf of 6" Paving in 3 Different Phases
- Flag Pole to remain as is *(we will cut around it)*

03-Structural Concrete:

- Not included

04-Masonry:

- Not Included

05-Metals:

- Not included

06-Wood Framing & Cabinetry:

- Not included

07-Thermal & Moisture Protection:

- Not included

08-Openings:

- Not included

09-Finishes:

- Not included

10-Specialties:

- Not included

11-Equipment:

- Not included

13-Pre-Engineered Metal Buildings:

- Not included

21-Fire Suppression:

- Not included

22-Plumbing:

- Not included

23-HVAC:

- Not included



PO Box 420, Fredonia, Ks. 66736
1111 N. 2nd St., Fredonia, Ks. 66736

Proposal

Phone: (620) 378-3002
www.koehncs.com

26-Electrical:
Not included

28-Safety/Security/AV:
Not included

31-Earthwork:
Not included

32-Exterior Improvements:
Cut down existing subgrade for 6" of new gravel and new slope
Import, place, and compact 6" of AB3 under all new paving
2'900 square feet of exterior broom finish slab, 6" thick/4,000 psi, reinforced with #4 rebar on 24" centers in 3 different phases to allow continuous access

33-Utilities:
Not included

Exclusions

Permit Fees
Sales and Use Tax
Bonding
Liquidated Damages
Davis Bacon/Prevailing Wages
Asbestos Removal and Abatement
"Buy America" Requirements
Structural Engineering
Architectural Engineering
Civil Engineering
MEP Engineering
Interior Concrete
Cold Weather Charges
Temp Heat
Temp Cooling
Site Work
Underground Utilities
Gas lines
Utility Service Entrances
Utility Tap and Connection Fees
Subsurface rock excavation
Landscaping
Fire Suppression
Fire Watch
Fire Alarm
Access Control
Plumbing
HVAC
Electrical
Data/Phone
Exterior lighting
Signage
Traffic Control



PO Box 420, Fredonia, Ks. 66736
 1111 N. 2nd St., Fredonia, Ks. 66736

Phone: (620) 378-3002
 www.koehncs.com

Proposal

Proposal: 24042002
Date: 5/1/2024

To: Neodesha Fire Department Attn: Keenan Fyfe 112 S 4th St. Neodesha, KS 66757	Project: Neodesha Fire Station Concrete 112 S 4th St Neodesha, KS 66757
----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------

Terms and conditions of sale:

Contractor is responsible for all necessary equipment, material and labor to complete contracted job. All concrete spoils will be stock piled on site upon completion, unless otherwise noted. Customer is responsible for any costs resulting from below surface rock or any other less than desirable site conditions. Proposal is based on properly graded and clean site. Contractor will assume responsibility to unload building. Contractor is responsible for all trash and leftover material. Contractor is responsible for temporary facilities such as portable restroom, secure jobsite storage, and roll-off dumpsters.

Payment will be as follows, unless other arrangements have been made with Koehn Construction Services: 20% down on total contract price. Remaining amounts will be invoiced as specified in payment schedule. Payments are due 15 days after invoicing. Change orders must be signed by the owner and the contractor, with the balance due 15 days after invoicing.

Proposal Total:	56,036.01
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Acceptance	
Koehn Construction Services, LLC Contractor: _____	_____ Owner:
_____ By: (Signature)	_____ By: (Signature)
_____ Printed Name:	_____ Printed Name:
_____ Date:	_____ Date:

RECRETE DESIGN

Steel Buildings | ICF Homes | patios | countertops | driveways

Concrete + Construction

PO Box 277
Neodesha, Ks 66757
620-779-2986
recrete@yahoo.com

March 19, 2024

Proposal:
Remove, replace and finish
entryways

Client:
City of Neodesha
Fire Department
112 S 4th st
Neodesha, Ks 66757

Proposal

Project

Remove, replace and finish entryways

Project Cost

\$24,500

Deliverables

Materials and labor to:

Fire bay:

Demo, prepare and place a 84'x20'x6" concrete slab reinforced with 3/8" fiberglass rebar on 16" centers

\$14,083

Office entrance/ambulance bay:

Demo, prepare and place a 67'x20'x6" concrete entrance reinforced with 3/8" fiberglass rebar on 16" centers.

\$10,417

Deduction will be applied to total cost if placed together simultaneously.

This will include expansion joint along the building.

Additional charges may apply if existing concrete exceeds 7" thick.

Schedule will be made accordingly to allow access for emergency vehicles at all times.

Payment Schedule

Pay requests may be due throughout project.
Balance due at the completion of project.

Accepted and Agreed by: _____

Name	Title	Date
------	-------	------

Name	Title	Date
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Disclaimer: This proposal is valid for 30 (thirty) days commencing on the date of this document. Following the expiry period of thirty days, and before the agreement is accepted and signed by the client, prices are subject to change upon prior notification to the client. Remaining amounts will be invoiced as specified in payment schedule of contract. Payments will be due no later than 15 days after invoicing. Change orders must be signed by the owner of contract and the contractor. Customer is responsible for any costs resulting from below surface rock or any less than desirable site conditions.

Wilson county taxes will be applied to all relevant materials purchases. Please note that we will make every attempt to provide the work on or before the deliverable dates: however it is not guaranteed as unforeseen circumstances may arise that are out of our control

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