

Agenda
City Commission of the City of Neodesha, KS
November 26, 2025 4:00 p.m.

Item 1: Opening Session

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

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 November 12, 2025 Minutes
- Approval of November 17, 2025 Special Call Minutes
- Approval of November 19, 2025 Special Call Minutes
- Appropriation (2025) 21
- Neodesha Historical Museum Appropriation 2025-02

Item 4: Business Items to Consider

- A. Ordinance: ECA Calculation Procedure
- B. 2026 BCBS/KMIT Health Insurance Renewal
- C. Approve Interlocal Agreement: Labette Health for EMS Service
- D. Approve 3rd Amendment to Amended Grant Agreement: KHRC
- E. Consider Bid for Surface Prep & Painting of City Pool
- F. Consider Extended Lunch Break & Close City Hall for Employee Christmas Party
- G. Consider Holiday Bonus for Employees

Item 5: Additional Public Comments

Item 6: Date/Time of Next Regular Meeting

Wednesday, December 10, 2025, 4:00 p.m. – Regular Meeting, City Hall

Item 7: Executive Session

Item 8: Adjournment

AGENDA COMMENTS
CITY COMMISSION MEETING
November 26, 2025

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: ECA Calculations Procedure

This ordinance includes a minor adjustment that reduces the monthly ECA charged to our customers. Our current base rate is \$0.045, and the ordinance proposes increasing it to \$0.055. The City will absorb the additional one cent needed to raise the base rate to this new level.

RECOMMENDED MOTION: *I move to approve Ordinance 1827 as presented.*

4.B: 2026 BCBS/KMIT Health Insurance Renewal

It's that time of year again—our health insurance renewal has been finalized. This year, we are anticipating a 9.9% increase in our coverage costs. While this is still an increase, it is lower than the average rate hike experienced by BCBS members who are not part of KMIT which is around 15%.

RECOMMENDED MOTION: *I move to approve the 2026 BCBS/KMIT insurance renewal as presented.*

4.C: Approve Interlocal Agreement: Labette Health for EMS Service

This business item was tabled at the 11/12 meeting and later addressed at the special meeting on 11/19. We are now waiting on the attorney's final revisions to the interlocal agreement and expect to have it ready for final approval soon.

RECOMMENDED MOTION: *No motion needed.*

4.D: Approve 3rd Amendment to amended Grant Agreement: KHRC

The Third Amendment to the Amended Grant Agreement between the City of Neodesha and Kansas Housing Resources Corporation updates the terms of the Moderate Income Housing (MIH) project. The amendment allows the City to rent the two duplexes and three single-family homes built with MIH funds to eligible tenants, following existing program requirements. It also updates the approved construction locations for these homes and sets a completion deadline of June 30, 2026. All other terms of the original agreement and prior amendments remain in full effect, with no changes beyond those stated in this amendment.

RECOMMENDED MOTION: *I move to approve the third amendment to the KHRC grant agreement as presented.*

4.E: Consider Bid for Surface Prep & Painting of City Pool

We have received the bid for painting the pool, and the contractor has requested to place us on their schedule for early spring. To ensure we are ready to move forward at that time, we decided it would be best to get the bid approved now so everything is in order before we secure our spot on their schedule.

RECOMMENDED MOTION: *I move to approve the bid from Ashton Kate Sandblasting & Painting in the amount not to exceed \$43,000 dollars.*

4.F: Consider Extended Lunch Break & Closure of City Hall for Employee Christmas Party

We are requesting to close City Hall from 11:00 a.m. to 2:00 p.m. on December 3rd for the employee Christmas party, and to allow all other departments an extended lunch break so everyone can attend and enjoy the event.

RECOMMENDED MOTION: *I move to approve the extended lunch break & City Hall closure from 11am to 2pm on 12/3/2025 for the Employee Christmas Party.*

4.G: Consider Holiday Bonus for Employees

We anticipate the commission will want to discuss this item further before making a decision. Providing this benefit is something the City of Neodesha has done for employees for many years, but given the pressures of this year's budget, it seems especially important for the commission to review the option in greater detail.

RECOMMENDED MOTION: *No motion needed.*

or

I move to approve the 2025 holiday bonuses for City of Neodesha Employees.

The Board of Commissioners met in regular session at 4:00 p.m., on Wednesday, November 12, 2025, in the Commission Room at City Hall with Mayor Johnson presiding and Commissioners Banzet and Truelove present. The meeting was recorded via Zoom platform.

Commissioner Banzet moved to approve the agenda as presented. Seconded by Commissioner Truelove. Motion carried.

Civic organization reports were invited and heard.

Commission reports were heard.

City Administrator comments were heard.

Community Development Director reports were heard.

Financial reports were distributed.

Public Comments were invited and heard.

Commissioner Truelove moved to approve the consent agenda as presented consisting of minutes from the October 22, 2025 meeting; and Appropriation (2025) 20. Seconded by Commissioner Banzet. Motion carried.

This being the time and date published in the official newspaper for the hearing on the abatement of the property located at 1011 Carolina Street, the public hearing was opened. Orlan Johnson representing the property owner was present for the hearing. Discussion held. The hearing was then closed.

Administrator Jones addressed the Commission regarding a resolution that addresses the abatement of the property located at 1011 Carolina Street. Discussion held.

RESOLUTION NO. 25-23

A RESOLUTION FINDING THAT THE STRUCTURE LOCATED AT 1011 Carolina, LEGAL DESCRIPTION: Lots Six (6), Seven (7), Eight (8), and Nine (9), Block Three (3), S.J. Shutt's Addition to the City of Neodesha, 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 10th day of July, 2025, 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 8th day of October, 2025, 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 16th day of October, 2025, and on the 23rd day of October, 2025, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 12th day of November, 2025, 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 is unsafe and dangerous and hereby directs such structure **LOCATED AT 1011 Carolina, Lots Six (6), Seven (7), Eight (8), and Nine (9), Block Three (3), S.J. Shutt's Addition to the City of Neodesha,** to be repaired or removed and the premises made safe and secure. The owner of such structure is hereby given **60 days** from the date of publication of this Resolution within which to commence the repair or 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 repaired or razed and removed and the costs of such repair, 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.

Commissioner Banzet moved to approve Resolution 25-23 as presented, allowing the property owner 60 days to abate the property located at 1011 Carolina Street, as directed. Seconded by Commissioner Truelove. Motion carried.

Administrator Jones addressed the Commission regarding an Ordinance for a pole attachment agreement for Gateway Fiber LLC, formerly known as Kwikom Fiber. This agreement finalizes their ongoing operations in Neodesha. Discussion held.

ORDINANCE NO. 1824

AN ORDINANCE OF THE CITY OF NEODESHA, KANSAS AUTHORIZING THE EXECUTION OF A POLE ATTACHMENT AGREEMENT AND AN ADDENDUM TO THAT POLE ATTACHMENT AGREEMENT WITH JMZ CORPORATION, A KANSAS CORPORATION THAT FORMERLY DID BUSINESS AS KWIKOM COMMUNICATIONS BUT IS NOW DOING BUSINESS AS GATEWAY FIBER FOR THE ATTACHMENT OF COMMUNICATION AND BROADBAND FACILITIES ON CITY OWNED UTILITY POLES.

WHEREAS, the City of Neodesha, Kansas (the "City") owns and operates a municipal electric utility system, which includes various utility poles located within the City's corporate limits; and

WHEREAS, the City has determined that granting access for telecommunications and broadband providers to attachment equipment to City-owned poles is in the public interest, as it promotes competition and the deployment of advanced communication services; and

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WHEREAS, JMZ Corporation, a Kansas corporation that formerly did business as KwiKom Communications and is now doing business as Gateway Fiber (the “Provider”) has requested to attach its communications and broadband facilities to the City’s utility poles; and

WHEREAS, the City and Provider have negotiated a Pole Attachment Agreement (the “Agreement”) outlining the terms, conditions, and fees for the Provider’s use of the City’s utility poles; and

WHEREAS, Provider formerly did business in Kansas under the name KwiKom Communications and has notified the City that it has changed its doing business as name (its “d/b/a”) to Gateway Fiber; and

WHEREAS, Provider and the City wish to formally amend the Agreement via an Addendum to the Agreement (the “Addendum”) to reflect this change in the Provider’s d/b/a name; and

WHEREAS, except as expressly modified by the Addendum, all other terms and conditions of the Agreement shall remain unchanged; and

WHEREAS, the Agreement provides for the review, approval, or denial of attachment requests based on sufficient capacity, safety, and reliability requirements, and generally applicable engineering standards, in compliance with all applicable laws; and

WHEREAS, the City Commission has reviewed the proposed Agreement and Addendum and finds they are in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NEODESHA, KANSAS:

Section 1. Authorization for Agreement and Addendum. The City Commission hereby authorizes and approves the Pole Attachment Agreement and the Addendum to the Pole Attachment Agreement between the City of Neodesha, Kansas and JMZ Corporation, that formerly did business as KwiKom Communications, but which is now doing business as Gateway Fiber, in substantially the form attached hereto as Exhibit A-Pole Attachment Agreement and Exhibit B-Addendum to Pole Attachment Agreement.

Section 2. Execution. The Mayor is hereby authorized and directed to execute the Agreement and the Addendum, and the City Clerk is directed to attest thereto.

Section 3. Other Actions. The Mayor, City Administrator, and other appropriate City staff are authorized to take all actions necessary to implement the terms of the Agreement, the Addendum, and this Ordinance.

Section 4. Effective Date. This Ordinance shall take effect and be in force from and after its passage, approval, and publication in the official city newspaper.

Commissioner Banzet moved to approve Ordinance 1824 as presented. Seconded by Commissioner Truelove. Motion carried.

Administrator Jones addressed the Commission regarding an addendum to the Gateway Fiber LLC Pole Attachment Agreement. This agreement serves as an administrative update to ensure that the correct entity is properly identified and reflected within the agreement. Discussion held.

Commissioner Truelove moved to approve the Addendum to the Gateway Fiber LLC Pole Attachment Agreement as presented. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding an Ordinance providing authority for the structures located at 923 Illinois Street to be demolished and the property to be made safe. The property owner, Jim Friend, was also present. Discussion held.

ORDINANCE NO. 1825

AN ORDINANCE AUTHORIZING AND DIRECTING THE REMOVAL OF CERTAIN UNSAFE AND DANGEROUS STRUCTURES LOCATED AT 923 ILLINOIS STREET ON LEGAL DESCRIPTION: Lots 11 and 12, Block 14, Ford’s Addition to the City of Neodesha, Wilson County, Kansas, AUTHORIZING THE FINANCING OF THE COSTS OF SUCH REMOVAL BY THE SALE OF SALVAGE FROM SUCH STRUCTURES, IF ANY, AND/OR FROM THE GENERAL FUND OF THE CITY, AND THE LEVYING OF SPECIAL ASSESSMENTS AGAINST THE LOTS ON WHICH SUCH STRUCTURE IS LOCATED.

WHEREAS, the governing body did after proper notice and hearing as provided by law make findings by Resolution 25-20 dated October 14, 2025, that the structure hereinafter described as unsafe and dangerous and did direct the owner of such structure to repair or remove the same and make the premises safe and secure, together with the statement that if the owner failed to commence the repair or removal within the time fixed by such resolution or failed to diligently prosecute the same until the work was completed, the city would cause the structure to be razed and removed, and

WHEREAS, such resolution was published in the official city newspaper and copies of such resolution were mailed to each owner, agent, lienholder of record and occupants of such structures and were otherwise served as required by law, and

WHEREAS, the owner has wholly failed to commence the repair or removal of such structures; now therefore

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

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Section 1: The enforcing officer is hereby authorized and directed to cause the dwelling located at **923 ILLINOIS STREET**, on legal description: **Lots 11 and 12, Block 14, Ford's Addition to the City of Neodesha, Wilson County, Kansas**, to be razed and removed and the premises be made safe and secure and for this purpose is authorized to invite bids, negotiate a contract, or cause the work to be done by city employees.

Section 2: The enforcing officer shall keep an account of the cost of the work and may sell the salvage from such structures and shall keep an account of the receipts therefrom as provided by law.

Section 3: All costs incurred by the city in the razing and removal of such structures and the making of the premises safe and secure shall be paid from moneys received from the sale of salvage therefrom and all moneys in excess of that necessary to pay such costs shall, after the payment of all costs, be paid to the owner of the premises upon which said structures were located: **PROVIDED**, that if there is no salvageable material or if moneys received from the sale of salvage is insufficient to pay the cost of such work, such costs or any portion thereof in excess of the amount received from the sale of salvage shall be assessed as a special assessment against the lots on which the structure was located and may be financed until the assessment is paid out of the general fund of the city.

Section 4: EFFECTIVE DATE. This ordinance shall be in full force and effect upon its publication in the official city newspaper.

Commissioner Banzet moved to approve Ordinance 1825 as presented, directing the removal of certain dangerous and unsafe structures at 923 Illinois Street. Seconded by Commissioner Truelove. Motion carried.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding the yard abatement review of the property located at 923 Illinois Street. Discussion held. No action taken.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding an Ordinance providing authority for the structures located at 1614 N 3rd Street to be demolished and the property to be made safe. Discussion held.

ORDINANCE NO. 1826

AN ORDINANCE AUTHORIZING AND DIRECTING THE REMOVAL OF CERTAIN UNSAFE AND DANGEROUS STRUCTURES LOCATED AT 1614 NORTH 3RD STREET, ON LEGAL DESCRIPTION: DESCRIPTION Lots Numbered Six (6) and Seven (7), Block Numbered One (1), Deer's Subdivision of part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Section Numbered Seventeen (17), Township Numbered Thirty (30) South, Range Numbered Sixteen (16) East, in the City of Neodesha, Wilson County, Kansas, AUTHORIZING THE FINANCING OF THE COSTS OF SUCH REMOVAL BY THE SALE OF SALVAGE FROM SUCH STRUCTURES, IF ANY, AND/OR FROM THE GENERAL FUND OF THE CITY, AND THE LEVYING OF SPECIAL ASSESSMENTS AGAINST THE LOTS ON WHICH SUCH STRUCTURE IS LOCATED.

WHEREAS, the governing body did after proper notice and hearing as provided by law make findings by Resolution 25-21 dated October 14, 2025, that the structure hereinafter described as unsafe and dangerous and did direct the owner of such structure to repair or remove the same and make the premises safe and secure, together with the statement that if the owner failed to commence the repair or removal within the time fixed by such resolution or failed to diligently prosecute the same until the work was completed, the city would cause the structure to be razed and removed, and

WHEREAS, such resolution was published in the official city newspaper and copies of such resolution were mailed to each owner, agent, lienholder of record and occupants of such structures and were otherwise served as required by law, and

WHEREAS, the owner has wholly failed to commence the repair or removal of such structures; now therefore

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

Section 1: The enforcing officer is hereby authorized and directed to cause the dwelling located at **1614 NORTH 3RD STREET**, on legal description: **DESCRIPTION Lots Numbered Six (6) and Seven (7), Block Numbered One (1), Deer's Subdivision of part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Section Numbered Seventeen (17), Township Numbered Thirty (30) South, Range Numbered Sixteen (16) East, in the City of Neodesha, Wilson County, Kansas**, to be razed and removed and the premises be made safe and secure and for this purpose is authorized to invite bids, negotiate a contract, or cause the work to be done by city employees.

Section 2: The enforcing officer shall keep an account of the cost of the work and may sell the salvage from such structures and shall keep an account of the receipts therefrom as provided by law.

Section 3: All costs incurred by the city in the razing and removal of such structures and the making of the premises safe and secure shall be paid from moneys received from the sale of salvage therefrom and all moneys in excess of that necessary to pay such costs shall, after the payment of all costs, be paid to the owner of the premises upon which said structures were located: **PROVIDED**, that if there is no salvageable material or if moneys received from the sale of salvage is insufficient to pay the cost of such work, such costs or any portion thereof in excess of the amount received from the sale of salvage shall be assessed as a special assessment against the lots on which the structure was located and may be financed until the assessment is paid out of the general fund of the city.

Section 4: EFFECTIVE DATE. This ordinance shall be in full force and effect upon its publication in the official city newspaper.

Commissioner Truelove moved to approve Ordinance 1826 as presented, directing the removal of certain dangerous and unsafe structures at 1614 N 3rd Street. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding the yard abatement review of the property located at 1614 N 3rd Street. Discussion held. No action taken.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding the yard abatement review of the property located at 1305 N 8th Street. Discussion held. No action taken.

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Administrator Jones addressed the Commission regarding the approval of a Letter of Engagement from Foulston Siefkin LLP related to the review process and proposed interlocal agreement with Labette Health. Discussion held.

Commissioner Banzet moved to approve the engagement letter with Foulston Siefkin LLP as presented. Seconded by Commissioner Truelove. Motion carried.

Administrator Jones addressed the Commission regarding the approval of the Interlocal Agreement with Labette Health for EMS Service. Discussion held.

Commissioner Truelove moved to table this agenda item to the 2nd meeting in November. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding setting a date and time for a special call meeting to discuss 2025 Budget Amendments and publication of a hearing date. Discussion held.

Commissioner Banzet moved to approve a special call meeting for Monday, November 17, 2025 at 4:30 p.m. at City Hall. Seconded by Commissioner Truelove. Motion carried.

Administrator Jones addressed the Commission regarding possibly moving the date and time for the regularly scheduled Commission Meeting the day before Thanksgiving, November 26, 2025. Discussion held. No action taken.

Administrator Jones addressed the Commission regarding moving the date and time for the end of the year Commission Meeting in December due to a conflict with the Christmas Eve and Christmas Day holidays. Discussion held.

Commissioner Truelove moved to approve the change of the second regularly scheduled Neodesha City Commission meeting in December to Thursday, December 18, 2025, at 4:00 p.m. Seconded by Commissioner Banzet. Motion carried.

Public Comments were again invited and heard.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, November 26, 2025, at 4:00 p.m.

At 6:00 p.m. Commissioner Banzet moved to adjourn. Seconded by Commissioner Truelove. Motion carried.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

SPECIAL CALL FOR SPECIAL MEETING OF BOARD OF COMMISSIONERS

Neodesha, Kansas
November 17, 2025

To the Board of Commissioners:

The Board of Commissioners will hold a Special Call meeting Monday, November 17, 2025, at 4:30 p.m., at City Hall, 1407 N. 8th St, for the following purpose:

1. Consider Budget Amendment for 2025
2. Approve Budget Amendment Publication & Set Public Hearing

The Board of Commissioners met in a Special Call Session at 4:30 p.m. at City Hall, 1407 N 8th Street, on Monday, November 17, 2025, with Mayor Johnson presiding and Commissioners Banzet and Truelove present.

Administrator Jones addressed the Commission regarding suggested amendments to the 2025 Budget. Discussion held. No action taken.

Administrator Jones addressed the Commission regarding the above-mentioned amendments to the 2025 Budget and to approve the publication of the Budget Amendment Public Hearing Notice. Discussion held.

Commissioner Banzet moved to approve the publication of the 2025 budget amendment, and set December 18, 2025, 4:00 p.m., for a budget public hearing. Seconded by Commissioner Truelove. Motion carried.

At 4:52 p.m. Commissioner Truelove moved to adjourn. Seconded by Commissioner Banzet. Motion carried.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

SPECIAL CALL FOR SPECIAL MEETING OF BOARD OF COMMISSIONERS

Neodesha, Kansas
November 19, 2025

To the Board of Commissioners:

The Board of Commissioners will hold a Special Call meeting Wednesday, November 19, 2025, at 5:00 p.m., at City Hall, 1407 N. 8th St, for the following purpose:

1. Public Comment for EMS Service
2. Consider Interlocal Agreement: Labette Health for EMS Service
3. Discussion on Future Set-up of Neodesha Fire

The Board of Commissioners met in a Special Call Session at 5:00 p.m. at City Hall, 1407 N 8th Street, on Wednesday, November 19, 2025, with Mayor Johnson presiding and Commissioners Banzet and Truelove present.

The Governing Body welcomed Public Comments for discussion of the status of the City's EMS Service. Several citizens were in attendance, voiced concerns and asked questions. Discussion held. No action taken.

Administrator Jones addressed the Commission regarding the consideration of an Interlocal Agreement with Labette Health for EMS Services. Discussion held.

Commissioner Truelove moved to approve the tentative draft Interlocal Agreement with Labette County Medical Center d/b/a Labette Health, subject to our final approval once remaining terms are resolved. Seconded by Mayor Johnson with Commissioner Banzet voting nay. Motion carried 2 – 1.

Administrator Jones addressed the Commission regarding decisions to be made in relation to the future set-up of the Neodesha Fire Department. Discussion held. No action taken.

At 6:21 p.m. Commissioner Banzet moved to adjourn. Seconded by Commissioner Truelove. Motion carried.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

APPROPRIATIONS REPORT**ORDINANCE NO 21****11/26/2025**

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>CHECK DATE</u>
ADVANCE INSURANCE COMPANY	DECEMBER PREMIUMS	468.78	76469	11/26/2025
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	494.46	76470	11/26/2025
CANON FINANCIAL SERVICES	PRINTER LEASE	211.71	76471	11/26/2025
SHELBY CULBERTSON	CLEANING SERVICES	200.00	76472	11/26/2025
ECX SYSTEMS LLC	BARRACUDA EMAIL SECURITY 12/25	50.00	76473	11/26/2025
GALLS LLC	UNIFORMS	150.99	76474	11/26/2025
HACH COMPANY	SERVICE AGREEMENT & CHEMICALS	8,850.70	76475	11/26/2025
JOEYS LAWN SERVICES	LAWN CARE @ STADIUM PARK	2,295.00	76476	11/26/2025
KMEA - MID-STATES	ENERGY GENERATION	8,467.38	76477	11/26/2025
LAKELAND OFFICE SYSTEMS LLC	COPIER MAINTENANCE	235.72	76478	11/26/2025
LANDIS+GYR TECHNOLOGY INC	OCTOBER 2025 AMR	1,425.00	76479	11/26/2025
LITTLE BEAR TIRE	TIRE REPLACEMENT	50.00	76480	11/26/2025
BANK OF AMERICA	ROCK	190.34	76482	11/26/2025
NAVAL SURFACE WARFARE CENTER	NIGHT VISION POCKETSCOPE RENEWAL	600.00	76483	11/26/2025
PITNEY BOWES	POSTAGE FOR METER	59.55	76484	11/26/2025
PITNEY BOWES	POSTAGE MACHINE LEASE	769.38	76485	11/26/2025
SIGN DESIGN	EMBROIDERY	54.00	76486	11/26/2025
SPARKLIGHT	INTERNET SERVICE	272.05	76487	11/26/2025
SYN-TECH SYSTEMS	FUEL MASTER LIVE SVC RENEWAL	1,440.00	76488	11/26/2025
TASC	CLAIM/ADMIN/RENEWAL FEES	1,265.80	76489	11/26/2025
TLC GROUNDSKEEPING INC	WINTERIZE IRRIGATION SYSTEM	125.00	76490	11/26/2025
TRI VALLEY DEVELOPMENTAL SERV	DOCUMENT DESTRUCTION	12.00	76491	11/26/2025
UNIFIRST CORPORATION	RUG/CLEANING SUPPLY	184.53	76492	11/26/2025
WESTERN AUTO	SUPPLIES	32.80	76493	11/26/2025

******TOTAL********27,905.19**

ACH ELECTRIC ENERGY STATEMENTS BILLED October 2025

KMEA - Energy Project	November 2025 Service	71,264.00
KMEA - SPA Hyrdro Project	October 2025 Service	3,663.00
KMEA - GRDA Power Supply Project	December 2025 Service	79,642.00
KMEA - Energy Mgmt Project No 3	October 2025 Service	82,081.00
TOTAL ACH Electric Energy Statements		236,650.00

11/26/2025

Vendor	Invoice	Check No	Amount	Description
City of Neodesha	11.26.2025		819.98	Reimburse City for Amazon Purchase of Keyboard & Stand
GRAND TOTAL			<u>819.98</u>	

Approved the day above written.

Devin Johnson, Mayor

Attest


Stephanie Fyfe, City Clerk

Order Summary

Order placed November 18, 2025 Order # 114-2676542-8185055

Ship to City Hall - Attn: Stephanie Fyfe 1407 N 8TH ST NEODESHA, KS 66757-1234 United States	Payment method Visa ending in 1109 View related transactions	Order Summary Item(s) Subtotal: \$699.99 Shipping & Handling: \$0.00 Total before tax: \$699.99 Estimated tax to be collected: \$0.00 Grand Total: \$699.99
Placed by Stephanie Fyfe		

Arriving Monday



Yamaha P225B, 88-Key Weighted Action Digital Piano with Power Supply and Sustain Pedal, Black (P225B)

Sold by: Austin Bazaar

Supplied by: Other

\$699.99

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Order placed November 18, 2025 Order # 114-8376591-9589851

Order # 114-8376591-9589851

Arriving Monday

Get to Know Us	Let Us Help You	Work with Amazon	Business Solutions	Business Settings	Buy For Your Business
Careers	Customer Service	Sell on Amazon Business	Amazon Business app	Add people	Buy wholesale
Blog	Shipping Rates & Policies	Sell on Amazon	Amazon Business Solutions	Simplify Your Reporting	Today's Deals
About Amazon	Business FAQ	Fulfillment By Amazon	Purchasing Systems	Billing & shipping	Buy Again
Sustainability	Contact Us	Advertise on Amazon	Amazon Business Card	Manage your Budgets (Blanket PO)	PPE for Work
Press Center		Amazon Global Selling	Pay by Invoice		Request for quote
Investor Relations			Purchasing Line	Buying Policies & Approvals	
Amazon Devices			Amazon Business Blog	Tax Exemption & licenses	
				System integrations	



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ORDINANCE NO. 1827

AN ORDINANCE AMENDING CHAPTER 36, ARTICLE IV, DIVISION 2, SECTION 36-170 OF THE CODE OF THE CITY OF NEODESHA RELATING TO THE ELECTRIC UTILITY POWER ADJUSTMENT AND REPEALING PRIOR SECTION 36-170 OF ARTICLE IV, DIVISION 2, CHAPTER 36 AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

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

Section One: Section 36-170 of Article IV of Division 2, Chapter 34 of the City of Neodesha Code shall be amended to read as follows:

Sec. 36-170. – Power Cost Adjustment Clause

The charge per kWh may be adjusted each month under the following formula: $((A / B) * (1 + C)) - \$0.055$

Where:

A = The total costs associated with delivering power to the City.

B = Total kWh delivered for the system for the month.

C = The percentage of kWh delivered to kWh sold under sections 36-167 through 36-169.

\$0.055 = The base cost per kWh upon which the current electric rates are based.

Section Two: The prior Section 36-170 of Article IV, Division 2, of Chapter 36 of the City of Neodesha Code and all ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section Three: 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 26th day of November, 2025.

Devin Johnson, Mayor

ATTEST:

Stephanie Fyfe, City Clerk

THIRD AMENDMENT TO THE AMENDED GRANT AGREEMENT

This Third Amendment ("Third Amendment") to the Amended Grant Agreement between the City of Neodesha, Kansas ("Grantee"), 1407 North 8th Street, Neodesha, Kansas 66757, and Kansas Housing Resources Corporation ("KHRC"), 200 SW 6th Ave., Topeka, KS 66603, is effective [Date], 2025 ("Effective Date").

WHEREAS, KHRC administers the Moderate Income Housing ("MIH") program, which through the State Housing Trust Fund ("SHTF"), provides loans or grants to cities or counties for infrastructure or housing development in rural areas of the State of Kansas;

WHEREAS, Grantee and KHRC entered into an Amended Grant Agreement dated November 15, 2022 (the "Grant Agreement") under which KHRC agreed to allocate MIH funds to Grantee, and Grantee agreed to use those funds to complete certain Eligible Activities as defined and detailed in the Agreement, and which was amended by the parties pursuant to First Amendment to the Amended Grant Agreement dated January 8, 2025 ("First Amendment") and a Second Amendment to the Amended Grant Agreement dated May 29, 2025 ("Second Amendment") (the Grant Agreement, First Amendment, and Second Amendment are collectively referred to hereinafter as the "Agreement");

WHEREAS, Grantee requested to modify the Eligible Activities set out in the Agreement to provide for changes as set forth herein; and

WHEREAS, the parties desire to modify the Agreement to provide for the above-referenced amendment and otherwise to ratify and confirm the Agreement in its entirety.

NOW THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the parties agree as follows:

1. Paragraphs 2 a. and 2.b. of the Agreement shall be and are hereby amended to allow Grantee the option of renting the two (2) duplexes and three (3) single family homes constructed as part of the Eligible Activities to eligible MIH qualified tenants in accordance with the terms and conditions of the Agreement, including the requirements set out in Paragraph 8 of the Agreement.
2. Furthermore, Paragraphs 2.a. and 2.c. of the Agreement shall be and is hereby amended to allow Grantee to construct the duplexes and single family homes referenced above in Paragraph 1 located at 902 N 9th St., 904 N 9th St., 820 Carolina St. and 822 Carolina St., Neodesha, KS 66757. . The construction of the development under the Agreement shall be completed no later than June 30, 2026.

3. All other terms and conditions of the Agreement are hereby ratified and affirmed. The parties reaffirm all certifications and representations made in the Agreement and understand that there has not been any waiver or modification of any of the terms or conditions of the Agreement except as expressly stated herein.
4. This Third Amendment embodies the entire agreement and understanding of the parties hereto with respect to the subject matter contained herein. No alteration, modification, or change to this Third Amendment shall be valid unless executed in writing by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to the Agreement between Grantee and KHRC as of the date stated above.

GRANTEE: CITY OF NEODESHA, KANSAS

By: _____
NAME, TITLE

Date: _____

KANSAS HOUSING RESOURCES CORPORATION

By: _____
RYAN S. VINCENT, EXECUTIVE DIRECTOR

Date: _____



Ashton Kate Construction LLC

Ashton Torrey

39503 k-99

Wamego, KS 66547

785-230-6101

Ashtonkate.construction@gmail.com

October 27, 2025

Attention: Michael Grogan & City Council Members of Neodesha, KS.

Neodesha, KS City Swimming Pool

722 W Grandby Ave.

Neodesha, KS 66757

We are pleased to quote the surface preparation and the painting of the City of Neodesha, KS, Swimming Pool.

All surfaces shall be scrubbed with SC-200 heavy-duty degreaser, then washed to remove laitance, mold, fungi, organic pathogens, and other airborne contaminants. This method is performed so the blasting doesn't drive the oils, fungi, and other pathogens or contaminants into the surface that could cause paint failure.

All surfaces shall be brush blasted to remove all loose and deteriorating coatings. After the blasting operation is completed, all cracks shall be patched with Tnemec's series 215 epoxy patch. This method will provide the proper profile and anchor pattern for the application of new coatings.

All debris paint chips, dirt, sand media, etc. From blasting shall be cleaned up and disposed of by this contractor. Prior to sandblasting, the contractor shall perform all necessary covering and protecting of adjacent and non-scheduled surfaces. After preparation is completed, all blasted surfaces shall be acid-washed and scrubbed once again. Ashton Kate Construction follows all OSHA safety regulations in scaffolding and

public protection. Upon completion, all surrounding surfaces of the building and premises shall be cleaned and left in an orderly fashion.

Paint Specs as Follows:

- 1st Coat: Tnemec's high-build epoxy (series 161)
- 2nd Coat: Tnemec's high-build epoxy (series 161)

The color scheme shall be matched and remain the same or as specified.

For the work described above, we quote the price of **\$42,850**. Price includes all labor, materials, insurance, and equipment to complete the project in a first-class, professional manner.

Work shall be completed by May 1st of 2026.

Questions regarding this proposal should be directed to Ashton Torrey at mobile phone number (785)-230-6101

Respectfully submitted,

Ashton Torrey

Ashton Kate Construction LLC