

The Board of Commissioners met in regular session at 4:00 p.m., on Wednesday, June 10, 2026, in the Commission Room at City Hall with Vice-Mayor Banzet presiding and Commissioner Truelove present. The meeting was recorded via Zoom platform. Mayor Johnson was absent from the meeting.

Commissioner Truelove moved to approve the agenda as presented with the addition of Business Item 4F: Approve Donation Use of Civic Center; Neodesha Area Chamber of Commerce. Seconded by Vice-Mayor Banzet. Motion carried.

Civic organization reports were invited and heard.

Commission reports were heard.

City Administrator reports 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 May 27, 2026 Meeting; minutes from the June 4, 2026 Special Call Meeting; and Appropriation (2026) 10. Seconded by Vice-Mayor Banzet. Motion carried.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding an Ordinance that authorizes the yard abatement for the property located at 1318 N 8th Street. Discussion held.

Commissioner Truelove moved to table this ordinance item to the July 22, 2026 meeting. Seconded by Vice-Mayor Banzet. Motion carried.

Administrator Jones addressed the Commission regarding a resolution that addresses amendments to the resolution related to the issuance of the IRB Bonds for the Griffith Development Brown Hotel Project. Andrew Kovar, Spencer Fane LLC, was also present by Zoom for the discussion.

RESOLUTION NO. 26-13

A RESOLUTION AMENDING RESOLUTION NO. 24-16 OF THE CITY OF NEODESHA, KANSAS.

WHEREAS, the governing body of the City of Neodesha, Kansas (the “City”), desires to promote, stimulate and develop the general economic welfare and prosperity of the City, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1740 *et seq.*, all as amended (the “Act”), and all acts amendatory thereof or supplemental thereto, said City is authorized to issue revenue bonds of the City; and

WHEREAS, the City previously adopted Resolution No. 24-16 (the “Original Resolution”), which Original Resolution authorized the City to provide for the issuance of certain taxable industrial revenue bonds in one or more series in an aggregate principal amount of not to exceed Four Million Eight Hundred Thousand Dollars (\$4,800,000) (the “Bonds”) and to finance the purchasing, acquiring, constructing, furnishing, and equipping of a commercial facility consisting of apartments and non-retail office spaces generally located at 519 and 523 Main Street (Rhor Building) in Neodesha, Kansas (the “Project”); and

WHEREAS, construction of the Project was delayed and the anticipated costs of the Project have increased; and

WHEREAS, Griffith Development, LLC, a Nevada limited liability company, or its affiliates (the “Tenant”), has requested the City to amend and extend the Resolution of Intent from this date in order to complete the Project; and

WHEREAS, it is necessary to amend certain sections of Resolution No. 24-16 to extend the length of time the Resolution of Intent is effective and increase the anticipated costs of the Project.

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

SECTION 1. Amendment to Section 2. Section 2 of the Original Resolution is hereby deleted and replaced with the following:

SECTION 2. The City is hereby authorized to provide for the issuance of its Bonds (as defined above), from time to time, in one or more series in an aggregate principal amount of not to exceed Eleven Million Dollars (\$11,000,000) for the purpose of (1) purchasing, acquiring, constructing, furnishing, and equipping the Project, and (2) paying certain costs of issuance of the Bonds, but subject to the limitations, conditions and requirements of the provisions of the Act and as hereafter set forth.

SECTION 2. Amendment to Section 8. Section 8 of the Original Resolution is hereby deleted and replaced with the following:

SECTION 8. This Resolution shall become effective upon its original approval and passage by the governing body of the City and shall expire on December 31, 2027.

SECTION 3. Amending Resolution. This resolution supplements and amends the Original Resolution only to the extent necessary to amend Section 2 and Section 8 of the Original Resolution and, except to the extent specifically amended hereby, the Original Resolution shall remain in full force and effect.

SECTION 4. Effective Date. This Resolution shall become effective upon its approval and adoption by the governing body of the City.

Commissioner Truelove moved to approve Resolution 26-13 as presented. Seconded by Vice-Mayor Banzet. Motion carried.

Administrator Jones addressed the Commission regarding a resolution that establishes a separate EMS Sales Tax Fund. Discussion held.

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RESOLUTION NO. 26-14

A RESOLUTION ESTABLISHING AN EMERGENCY SERVICES SALES TAX FUND; DIRECTING THE SEGREGATION OF SALES TAX REVENUES PREVIOUSLY RECEIPTED IN THE GENERAL FUND; PROVIDING FOR FUTURE RECEIPTING OF SUCH REVENUES INTO THE SPECIAL FUND; AUTHORIZING EXPENDITURES FOR AMBULANCE AND EMERGENCY MEDICAL SERVICES; AND PROVIDING FOR COMPLIANCE WITH THE KANSAS CASH-BASIS LAW AND BUDGET LAW.

WHEREAS, the City of Neodesha, Kansas, is a municipal corporation duly organized and existing under the laws of the State of Kansas; and

WHEREAS, pursuant to K.S.A. 12-187 et seq., the Board of County Commissioners of Wilson County, Kansas, submitted to the qualified electors of Wilson County the question of imposing a countywide retailers' sales tax at the rate of one percent (1%), the proceeds of which were designated for ambulance services, emergency medical services, emergency services, health care services, and related purposes, as set forth in the ballot proposition approved by the electors; and

WHEREAS, at an election held on November 8, 2022, the electors of the County approved the imposition of such retailers' sales tax; and

WHEREAS, the Kansas Department of Revenue distributes the proceeds of such sales tax to Wilson County, and Wilson County distributes fifty percent (50%) of the revenues allocated for such purposes to the City of Neodesha on a monthly basis; and

WHEREAS, such revenues have heretofore been deposited into the City's General Fund; and

WHEREAS, the governing body finds it advisable and in the best interests of the City to establish a separate fund for the accounting, budgeting, receipt, custody, and expenditure of the sales tax revenues approved for such emergency services purposes; and

WHEREAS, the establishment of a separate fund will promote transparency, preserve the restricted or designated character of the revenues, assist with annual budgeting and auditing, and ensure that such revenues are expended only for purposes authorized by the ballot proposition and applicable law; and

WHEREAS, the City currently contracts with, and intends to contract with, Labette County Medical Center d/b/a Labette Health for the provision of ambulance services, emergency medical services, or related emergency services for the benefit of the City and its residents; and

WHEREAS, the governing body desires to authorize payments from the newly established fund to Labette County Medical Center d/b/a Labette Health for such services, subject to the terms of any approved agreement, the availability of funds, and compliance with Kansas law; and

WHEREAS, the City is subject to the Kansas Cash-Basis Law, K.S.A. 10-1101 et seq., and the Kansas Budget Law, and the governing body intends that all expenditures from the fund established by this Resolution shall be made only from funds lawfully available, budgeted, appropriated, and on hand.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NEODESHA, KANSAS, that the Emergency Services Sales Tax Fund is hereby established as a separate special revenue fund of the City; that all revenues received from Wilson County attributable to the countywide emergency services sales tax shall hereafter be deposited into such fund; that any previously received and unexpended revenues attributable thereto may be transferred from the General Fund to such fund; and that monies therein shall be expended solely for ambulance services, emergency medical services, emergency services, health care services, and related purposes authorized by the ballot proposition and applicable law, subject to the Kansas Cash-Basis Law, the Kansas Budget Law, and all other applicable provisions of law.

Commissioner Truelove moved to approve Resolution 26-14 as presented. Seconded by Vice-Mayor Banzet. Motion carried.

Administrator Jones addressed the Commission regarding the results of the bid opening for the City's Farm/Hay leases. Discussion held.

Commissioner Truelove moved to accept the bid submitted by Jantz Bros Farms LLC, in the amount of \$102.50 per acre, for the lease of the property commonly known as the Airport Farm Property and owned by the City of Neodesha. Seconded by Vice-Mayor Banzet. Motion carried.

Administrator Jones addressed the Commission regarding a request from the Neodesha Area Chamber of Commerce to use Riverwalk Park for Hometown Days June 14, 2026. Discussion held.

Commissioner Truelove moved to approve the use of Riverwalk Park on June 14, 2026. Seconded by Vice-Mayor Banzet. Motion carried.

Administrator Jones addressed the Commission regarding a request from the Neodesha Area Chamber of Commerce to use the Civic Center for Hometown Days on June 13 and June 14, 2026. Discussion held.

Commissioner Truelove moved to approve the request from the Neodesha Area Chamber of Commerce for the donation use of the Civic Center on June 13 and June 14, 2026, for Hometown Days as presented. Seconded by Vice-Mayor Banzet. Motion carried.

Public Comments were again invited and heard.

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Neodesha, Kansas

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The next regular meeting of the Governing Body will be held at City Hall on Wednesday, June 24, 2026, at 4:00 p.m.

At 5:00 p.m. Commissioner Truelove moved to adjourn. Seconded by Vice-Mayor Banzet. Motion carried.

ATTEST:

/s/ Duane Banzet

Duane Banzet, Vice-Mayor

/s/ Stephanie Fyfe

Stephanie Fyfe, City Clerk