

Agenda

City Commission of the City of Neodesha, KS
November 20, 2019 2:00 p.m.

Item 1: Opening Session

- Call to Order
- Roll Call
- Invocation
- Pledge of Allegiance
- Additions/Deletions to the Agenda
- Mayor's Report
- Commissioners' Reports
- City Administrator's Comments

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 the November 13th Minutes
- Appropriation (2019) 21

Item 4: Business Items to Consider

- A. Annual Gas Presentation
- B. Ordinance: Dangerous Structures 910 Iowa
- C. Ordinance: Dangerous Structures 1322 N. 3rd

Item 5: Date/Time of Next Regular Meeting

- Wednesday, December 11, 2019, 2:00 p.m. – Regular Meeting, City Hall

Item 6: Executive Session

Item 7: Adjournment

AGENDA COMMENTS
CITY COMMISSION MEETING
November 20, 2019

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 Annual Gas Presentation

For this agenda item, Public Works Director Brent Wheeler will conduct a presentation on natural gas. This presentation is required to be conducted on an annual basis, and is a KCC requirement for natural gas utilities.

RECOMMENDED MOTION: *N/A*

4.B: Dangerous Structures: 910 Iowa

On September 25, 2019, the Commission approved Resolution 19-14, declaring the property located at 910 Iowa as dangerous and unsafe, and allowed the property owner 30-days to repair or demolish the structures. Thirty-days have lapsed. The Commission discussed this property during the last Commission meeting, November 13th, and directed Staff to prepare an Ordinance calling for the demolition of the property.

RECOMMENDED MOTION: *I move to approve Ordinance 1723, directing the removal of certain dangerous and unsafe structures at 910 Iowa Street.*

4.C: Dangerous Structures: 1322 N. 3rd

On September 25, 2019, the Commission approved Resolution 19-15, declaring the property located at 1322 N. 3rd as dangerous and unsafe, and allowed the property owner 30-days to repair or demolish the structures. Thirty-days have lapsed. The Commission discussed this property during the last Commission meeting, November 13th, and directed Staff to prepare an Ordinance calling for the demolition of the property.

RECOMMENDED MOTION: *I move to approve Ordinance 1724, directing the removal of certain dangerous and unsafe structures at 1322 N. 3rd Street.*

Neodesha, Kansas
November 13, 2019

The Board of Commissioners met in regular session at 2:00 p.m. on Wednesday, November 13, 2019 with Mayor Harper presiding and Commissioners Moffatt and Johnson present.

Commissioner Moffatt moved to approve the agenda as presented. Seconded by Commissioner Johnson. Motion carried.

Commission and Administrator Reports were heard.

Public Comments were invited and heard.

Commissioner Johnson moved to approve the Consent Agenda consisting of the minutes from the October 23, 2019 Commission Meeting; Appropriation (2019) 20 and Raw Water Project Bond Appropriation 61. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding the 2020 Employee Health Insurance Plan. Discussion was held.

Commissioner Moffatt moved to approve the Freedom 105 health insurance plan utilizing a high deductible Blue Cross Blue Shield of Kansas plan and a self-insured dental plan for 2020 with any increase to be incurred by the City and the savings passed on to employees. Seconded by Commissioner Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the dangerous structure located at 910 Iowa. Discussion held.

Commissioner Johnson moved to direct staff to prepare an ordinance calling for the demolition of the property located at 910 Iowa. Seconded by Commissioner Moffatt. Motion carried.

Administrator Truelove addressed the Commission regarding the dangerous structure located at 1322 N. 3rd Street. Discussion held.

Commissioner Moffatt moved to direct staff to prepare an ordinance calling for the demolition of property located at 1322 N. 3rd. Seconded by Commissioner Johnson. Motion carried.

Administrator Truelove addressed the Commission regarding the upcoming November and December Commission Meeting dates. Discussion held.

Commissioner Johnson moved to set November 20, 2019, and December 18, 2019 as Commission Meeting dates due to the upcoming holiday schedule. Seconded by Commissioner Moffatt. Motion carried.

Commissioner Moffatt moved to recess to an Executive Session including the Governing Body, City Administrator, City Clerk, Police Chief Sam Tomlinson and Fire Chief Duane Banzet to discuss an individual employee's performance pursuant to the non-elected personnel matter exception KSA 75-4319(b)(1). The open meeting will resume in the Commission Room at 3:15 p.m. Seconded by Commissioner Johnson. Motion carried.

At 3:15 p.m. the regular meeting of the Governing Body reconvened in the Commission Room. No action taken.

Commissioner Johnson moved to extend the Executive Session until 3:35 p.m. Seconded by Commissioner Moffatt. Motion carried.

At 3:35 p.m. the regular meeting of the Governing Body reconvened in the Commission Room. No action taken.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, November 20, 2019 at 2:00 p.m.

At 3:45 p.m. Commissioner Moffatt moved to adjourn. Seconded by Commissioner Johnson. Motion carried.

ATTEST:

/s/Stephanie Fyfe
Stephanie Fyfe, City Clerk

/s/Terry M. Harper
Terry M. Harper, Mayor

APPROPRIATION REPORT

ORDINANCE NO 21

11/20/2019

<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>CHECK DATE</u>
A T & T	PHONE CHARGES	\$ 165.89	53917	11/20/2019
ADVANCE INSURANCE COMPANY	NOVEMBER PREMIUMS	\$ 522.99	53919	11/20/2019
APPIA COMMUNICATIONS INC	PHONE CHARGES	\$ 330.41	53920	11/20/2019
BOUND TREE MEDICAL LLC	83372067 - MEDICAL SUPPLIES	\$ 274.76	53921	11/20/2019
CANON FINANCIAL SERVICES	GRAPHICS EQUIPMENT	\$ 458.21	53922	11/20/2019
GRANT COUNTY TREASURER	TAXES ON STORED GAS	\$ 206.00	53923	11/20/2019
GREGORY CONTAINER INC	REFUSE CONTAINERS	\$ 5,942.00	53924	11/20/2019
GWORKS	NEW USER TRAINING	\$ 3,124.06	53925	11/20/2019
JOPLIN FREIGHTLINER SALES INC	56897706 -AMBULANCE SVC/REPAIR	\$ 349.14	53926	11/20/2019
KANSASLAND TIRE WHOLESALE	TIRES	\$ 678.76	53927	11/20/2019
MATT'S CUSTOM AUTOMOTIVE	TOW CHARGE	\$ 250.00	53928	11/20/2019
MEDICLAIMS INC	OVERPAYMENT	\$ 359.24	53929	11/20/2019
MELS PRINTING	WATER TREATMENT LOG BOOKS	\$ 122.75	53930	11/20/2019
MIDWEST MINERALS, INC	ROCK/SAND	\$ 1,320.47	53931	11/20/2019
NEODESHA AUTO SUPPLY	AUTO PARTS AND SUPPLIES	\$ 1,145.60	53933	11/20/2019
NEW BEGINNINGS ENTERPRISES INC	DOCUMENT DESTRUCTION	\$ 3.80	53934	11/20/2019
O'MALLEY EQUIPMENT CO	CHAINSAW TUNEUP/ BAR OIL	\$ 406.73	53935	11/20/2019
PENMAC PERSONNEL SERVICES INC	TEMPORARY PERSONNEL SERVICE	\$ 1,636.14	53936	11/20/2019
PEREGRINE CORPORATION	CITY LOGO T-SHIRTS	\$ 178.14	53937	11/20/2019
RURAL WATER DISTRICT 4	AIRPORT WATER	\$ 47.16	53938	11/20/2019
SOUTHERN STAR CENTRAL GP INC	OCTOBER BILLING	\$ 12,170.70	53939	11/20/2019
STANION WHOLESALE ELECTRIC	COOPER CARETAKERS	\$ 3,493.14	53940	11/20/2019
THOMPSON BROTHERS SUPPLY INC	OXYGEN, CYLINDER LEASE	\$ 257.05	53941	11/20/2019
UNIFIRST CORPORATION	UNIFORMS AND SUPPLIES	\$ 2,031.32	53942	11/20/2019

**** PAID TOTAL ****

\$ 35,474.46

ORDINANCE NO. 1723

AN ORDINANCE AUTHORIZING AND DIRECTING THE REMOVAL OF CERTAIN UNSAFE AND DANGEROUS STRUCTURES LOCATED ON LEGAL DESCRIPTION: BLOCK 10, LOTS 20-21, CITY OF NEODESHA, WILSON COUNTY, KANSAS, COMMONLY KNOWN AS 910 IOWA, NEODESHA, 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 19-14 dated September 25, 2019, 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 on legal description: Block 10, Lots 20-21, City of Neodesha, Wilson County, Kansas, commonly known as 910 Iowa, Neodesha, 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.

Passed by the Governing Body of the City of Neodesha, Kansas and signed by the Mayor this 20th day of November, 2019.

ATTEST:

Terry M. Harper, Mayor

Stephanie Fyfe, City Clerk

ORDINANCE NO. 1724

AN ORDINANCE AUTHORIZING AND DIRECTING THE REMOVAL OF CERTAIN UNSAFE AND DANGEROUS STRUCTURES LOCATED ON LEGAL DESCRIPTION: LOTS 10-12, BLOCK 6, COOPER'S ADDITION, CITY OF NEODESHA, WILSON COUNTY, KANSAS, COMMONLY KNOWN AS 1322 N 3RD, NEODESHA, 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 19-15 dated September 25, 2019, 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 on legal description: Lots 10-12, Block 6, Cooper's Addition, City of Neodesha, Wilson County, Kansas, commonly known as 1322 N 3RD, Neodesha, 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.

Passed by the Governing Body of the City of Neodesha, Kansas and signed by the Mayor this 20th day of November, 2019.

ATTEST:

Terry M. Harper, Mayor

Stephanie Fyfe, City Clerk