

City Council Meeting Minutes
City of Larned
February 7, 2022
6:30 PM

Mayor William Nusser called the regular session to order with the following Councilmembers present: Councilmember Kim Barnes, Councilmember Jason Murray, Councilmember Terry Clark, Councilmember Gary Rainbolt, Councilmember George Elmore, Councilmember Carroll Bennett, Councilmember Sharon McGinness and Councilmember Josh Riedel.

City Manager Bradley Eilts, City Clerk Kara Rath, Finance Director Monica Steiner, City Inspector Will Tice and City Attorney Ron Smith were also present.

Visitors: Tina Keeler, Josh Taylor, Kevin Cook, Jason Zink, Pete & Lisa Schartz, David Sallee, Dale & Rebecca Vanderhoof, Kevin Holt, Mike Gilmore, Ralph Streit, Rita Kurtz, Dennis & Joan Wilson, Landon Erway, Katherine Roth, Mark Cowell, Marilyn Bell, Seth McFarland, Doug McNett, Rick Reason, Josh Kraisinger, Buddy & Judy Tabler, Craig Schartz, Alan Martin, Bob Rein, Chad Eakin, Suzan Haynes, Heather Helvie, Dode Burke, Brent Engelland, John Wasinger, Steve Gross, Carlton & Sheri Bert, Clayton Kelley

Pledge of Allegiance.

Approval of Agenda

Councilmember Elmore motioned to approve the agenda, Councilmember McGinness seconded.

Motion passed.

Approval of Consent Agenda

Councilmember Murry motioned to approve the consent agenda. Councilmember Riedel seconded.

Motioned passed.

Appropriation Ordinance #1

Finance Director, Monica Steiner reported on the expenses listed on the financial report. On a motion by Councilmember Elmore and seconded by Councilmember McGinness and carried for Appropriation Ordinance #1 in the amount of \$1,076,486.95 and transfers more or less were approved for payment.

Motion passed.

Public Comments

Mayor Nusser asked for public comments and saw none. He indicated that public comments would be allowed later in the agenda.

Presentations

Lisa Schartz, Picket Fence Realty

Lisa spoke regarding the sale of Prairie Vista. She came to congratulate the Council on the sale and the smooth transition.

Steve Gross, Larned/Pawnee County Airport

Steve came to discuss the damage that was done to the airport during December's wind storm. The insurance company has been out to evaluate and reported there was \$60,000 worth of damage, the City will have \$5,000 deductible. Steve reported that there would be no FAA projects this year. He also said that the FAA will double the funds available over the next five years with a ten (10) percent match.

Old Business

Toddler Pool Total Cost Estimate

In December Power-Play aquatic presented two concepts to the Council. They were asked to bring back a proposal on the second option. In January, the proposal was briefly discussed and a decision was tabled until the construction contractor came on site and met with staff.

The contractor met with staff and subsequent to the meeting a new proposal was received. The cost was increased from \$138,000 to \$143,619 with the primary changes to the scope of the work including: Additional supplies and installation of 100ft curb; supplies and installation of a sump pump; time frame of 120 days to completion. A total cost with scope of work to be \$159,071.

After discussion of increased cost, council decided to table the item.

Refinancing of KDHE Loans

Clayton Kelley, Piper Sandler, and Mitch Walter, Gilmore and Bell have been working with the City Council on refinancing the City's two KDHE Loans. These loans were for the construction of the Wastewater Plant and for Water system improvements.

Clayton Kelly reported that they received six bids. Central States was the winning bid with a savings of approximately \$74,000 and a 1.62% interest rate.

Councilmember Barnes motioned to accept the bid from Central States, approve the Ordinance and Resolution for the refinancing of the KDHE Loans. Councilmember Elmore seconded the motion.

On a roll call vote: 8 aye, 0 nay.

Motion passed.

New Business

Prairie Vista Proceeds Requirements

After the sale of Prairie Vista the Series 2013 Bonds require a “Redemption Resolution” and on March 2, 2022 the City will transfer funds in the amount of \$354,995 to the State Treasurer. When the Bonds are redeemed and retired on September 1, 2022, the State Treasurer will remit the interest earnings on the U. S. Government Security back to the City. The State Treasurer will charge approximately \$200 for its services, it will be billed and paid outside of the fund transfer.

Councilmember Murray motioned to approve the Redemption Resolution and the Escrow transfer. Councilmember Rainbolt seconded the motion.

Motion passed.

Downtown Building Safety Concerns

After the recent wind storm the concern of a few buildings in the downtown area were highlighted, particularly 410 Broadway in what appeared to be a section of the exterior wall protruding out above 412 Broadway.

City Staff contacted Chase Brecheisen with Engineering Consultants, P.A. in Hutchinson. The City of Larned received a Structural Evaluation Report from Engineer Consultants, P.A. regarding the condition of 410 and 408 Broadway and their potential impact on the buildings near them. They are recommending that occupants of the Law Office at 412 Broadway vacate their building in the event that the wall of the building to their south (410 Broadway) would fall or have falling debris. In addition, owners of the properties 410-402 Broadway were sent certified letters notifying them of the concerns. Barricades have been installed on the sidewalk and in the street in front of the buildings at 410 and 408 Broadway, barriers were placed on the windows and doors to further assure that the public does not try and enter the properties.

Public comments were received from: Heather Helvie, Alan Martin, John Beveln (Davie Davis Attorney), Mark Cowell, Buddy Tabler, Dennis Wilson, Chad Eakin, Bob Rein, and Doug McNett.

Two options for proceeding with demolition were presented.

- 1) Follow the standard procedures outlined in K.S.A. 12-1752 with published notices, a 30-day waiting period, and a Public Hearing. At the Public Hearing, the Council will need to require building owners to submit plans for rehabilitating their buildings with a firm timeframe at the Public Hearing.
- 2) Follow K.S.A 12-1756, which addresses the immediacy of the situation and expedites the process due to public safety concerns.

Option two would also require staff to contact demolition contractors for bids and scheduling in a short timeframe.

After discussion regarding the properties and how to move forward, Councilmember Barnes motioned that the City use State Statute K.S.A 12-1756 for demolition of the property and seek bids for demolition of 410-400 Broadway. Councilmember Riedel seconded.


Mayor Nusser confirmed that as soon as two bids were received the council have a special meeting to review bids and award a bidder to begin work as soon as possible.
On a roll call vote 8 aye, 0 nay.

Motion passed.

Meeting adjourned.



City Clerk, Kara Rath



Mayor, William Nusser