

City Council Meeting Minutes
City of Larned
June 6, 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 Carroll Bennett, Councilmember Josh Riedel, Councilmember Sharon McGinness and Councilmember George Elmore

City Manager Bradley Eilts, City Clerk Kara Rath, City Attorney Ron Smith and Building Inspector Will Tice, were also present.

Finance Director Monica Steiner was absent.

Visitors: Mike Gilmore, Josh Taylor, Steve Murphy, Shawn Bates, Joan & Dennis Wilson, Jason Zink, Ryan Webster, David Spare, Allen Taylor, Chad Eakin, Shari & Carlton Bert, Heather & Jon Helvie, Mike Gilmore, Judi Tabler, Casey Hatfield, Kevin Cook, Rick Reason

Pledge of Allegiance.

Approval of Agenda

Councilmember Murray motioned to approve the agenda; Councilmember Rainbolt seconded.

Motion passed.

Public Hearing on 810 Topeka

Councilmember Barnes motioned to open the public hearing regarding 810 Topeka; Councilmember Elmore seconded.

Motion passed.

At the April 4th, City Council meeting, the Council adopted a Resolution on unsafe structures. Notices and copies of the Resolution were sent to the owner of record. The Resolution was published in the newspaper for two consecutive weeks. The Resolution included the setting of a Public Hearing for the June 6th Council Meeting which was at least 30 days after the publication in the newspaper, in accordance with K.S.A. 12-1752.

No public comments were made in regards to 810 Topeka.

Councilmember Elmore motioned to close the public hearing, Councilmember McGinness seconded.

Motion passed.

Public Hearing on 530 W 1st

Councilmember Elmore motioned to open the public hearing regarding 530 W 1st Street, Councilmember Clark seconded.

Motion passed.

At the April 4th, City Council meeting, the Council adopted a Resolution on unsafe structures. Notices and copies of the Resolution were sent to the owner of record. The Resolution was published in the newspaper for two consecutive weeks. The Resolution included the setting of a Public Hearing for the June 6th Council Meeting which was at least 30 days after the publication in the newspaper, in accordance with K.S.A. 12-1752.

No public comments were made in regard to 530 W 1st St.

Councilmember Clark motioned to close the public hearing, Councilmember Rainbolt seconded the motion.

Motion passed.

Public Hearing on 301 W 4th

Councilmember McGinness motioned to open the public hearing regarding 301 W 4th Street, Councilmember Murray seconded.

Motion passed.

At the April 4th, City Council meeting, the Council adopted a Resolution on unsafe structures. Notices and copies of the Resolution were sent to the owner of record. The Resolution was published in the newspaper for two consecutive weeks. The Resolution included the setting of a Public Hearing for the June 6th Council Meeting which was at least 30 days after the publication in the newspaper, in accordance with K.S.A. 12-1752.

Celia Earle, the owner of the unsafe structure spoke regarding 301 W 4th, she claims that she does not have the funds to fix the structure, and is not opposed to demolition.

Councilmember Murray motioned to close the public hearing; Councilmember Riedel seconded.

Motion passed.

Unsafe Structure Determination

Councilmember Murray motioned to allow property owners until the July 5th Council meeting to have a plan of action to present, if no plan of action is presented council will move on with further action of unsafe structures. Councilmember Riedel seconded.

Motion passed.

Approval of Consent Agenda

Councilmember Murray motioned to approve the consent agenda. Councilmember Rainbolt seconded.

Motioned passed.

Appropriation Ordinance #5

City Manager, Brad Eilts reported on the expenses listed on the financial report. On a motion by Councilmember Rainbolt and seconded by Councilmember Bennett and carried for Appropriation Ordinance #5 in the amount of \$880,817.13 and transfers more or less were approved for payment.

Motion passed.

Public Comments

Dennis Wilson

Steve Murphy

Old Business

Sale of the old 4-H Building

At the last City Council meeting, Donnie Clark (Owner/Operator Pin High Bar & Grill) presented an offer to purchase the 4-H Building for \$3,500. His offer also included paying for the cost of the survey (\$1,000). Donnie has paid half (\$500) for a deposit on the survey. Mr. Clark also agreed that if he were to ever sell the building, he would give the City a first right of refusal for the same price he has proposed paying for it. His plan is to purchase and update the property for various operations.

Donnie brought a rough map of the boundaries for the survey, with the Council's approval of the boundary lines, the survey will move forward.

After discussion, Councilmember Riedel motioned to approve the sale and boundary lines of the 4-H building to Donnie Clark for \$3,500, with first right of refusal to the City with all improvements in tact and sale price of \$3,500. Councilmember Clark recused himself from the vote. Councilmember Rainbolt seconded.

Councilmember Barnes opposed.

Motion passed.

Larned Assembly of God and Housing Infrastructure

Stuart Porter with Schwab-Eaton Engineering prepared an updated preliminary concept layout and cost projections based on a scaled back project of 350-400 linear feet north on Deanne Street for the Larned Assembly of God. Phase I's costs are estimated at \$174,505; however, it does not include costs associated with electrical and gas service.

After discussing extending the line further for housing infrastructure, the council tabled the item.

New Business

Amendment to Engineering Agreement

Schwab-Eaton presented an amendment to the agreement for engineering services for the CDBG Waterline Project. The request is due to the additional construction administration and inspection efforts due to the extended project time line. The agreement is not to exceed \$12,000.

Councilmember Rainbolt motioned to approve the amendment not to exceed \$12,000. Councilmember Elmore seconded.

Motion passed.

CDBG Waterline Change Order

Keithen Myer-Schwab Eaton presented to Council Change Order number two for a reduction in cost. It is a direct result of the Water Department working with Schwab-Eaton and True Solutions. This Change Order reduces the overall project cost by \$5,613.50.

Councilmember Murray motioned to approve the order; Councilmember Barnes seconded.

Motion passed.

Extension of Contract with Sunflower Diversified

Shawn Bates with Sunflower Diversified presented background to Council about the previous contract for the Recycling Center. In November 2021, the Council voted to pay Sunflower \$800 per month to pick up recycling at the Recycling Center through a six-month contract where they would pickup recycling twice a week at a set charge of \$800 per month with no surcharges for trash intermixed with the recycling material.

In late December, the volume of recycling increased and a third pickup was added. The additional pickup increased the total cost to \$1,200 per month. Previously Sunflower has waived the \$50.00 trash surcharge fee for each contaminated load, but trash is still being illegally dumped at the center and according to Mr. Bates to has become worse than before.

Mr. Bates asked that the council sign a six-month contract increasing the cost to pick up recycling three-times per week from \$1,200 per month to \$3,000 per month.

After discussion, the Mayor asked that staff schedule a meeting with the Sunflower Diversified Board, the County Landfill, and City Staff.

Item tabled.

Downtown Building Demolition Assessments

With Demolition of the Opera House complete, the City has received invoices for the work with the costs totaling \$163,741. The costs for this work will be assessed to each of the property owners in accordance with K.S.A. 12-1755 (b). The property owner is to be notified by restricted mail of the costs and that they are due and payable within 30 days following the receipt of the notice. If the assessments remain unpaid for a period of one year or more, the City may collect the amounts due in the same manner as a personal debt of the property owner through an action in District Court, as described in K.S.A. 12-1, 115.

Property owners that were present felt that the way the properties were assessed was not correct. They asked that City Staff used square footage from the County Appraiser and speak with Chad Eakin on whether or not the buildings had second floors, third floors and basements, then re-assess the properties.

After discussion Mayor Nusser asked Chad Eakin if he would be willing to meet with City Staff and property owners to get more solid numbers before sending restricted mail. Chad agreed, and City Staff will coordinate meetings.

Renewal of Lift Larned Program

The Spring/Summer home improvement and beautification season has resulted in a number of new requests for assistance through the program. City Staff has received application for projects totaling approximately \$165,00, which would equate to \$41,182 in reimbursement. Currently, we have \$17,691.44 in projects that are finished, of these projects the City's 25% reimbursement will be \$4,422.86.

The Council created the Program for a trail of one year and this January the Council was asked about their interest in renewing the program. Staff was asked to come back when the existing funds had been exhausted.

Councilmember Barnes suggested that the item be tabled until after budget season, and after the assessments were finalized. Those that have projects pending would be first in line to receive funds.

Forced Sewer Main Replacement

In early February, the forced sewer main that runs from 14th to 17th on Santa Fe had a major leak. This is the same line that had problems in 2019. On both occasions the contractors had a number of issues repairing the line due to the integrity of the pipe.

City crews do not have the equipment nor certifications/licenses to perform the replacement of the pipe in house. Staff solicited bids from three companies over the last few months. One bid was received, but has since expired.

Council asked that Josh Taylor work with City staff to acquire RFPs by the July meeting and that the waterline portion of Fry from 12th-14th be added as an additional bid item.

Council Discussion on Goals and Priorities

City Manager Eilts asked Council for goals and priorities prior to the budget season.

Councilmember Riedel-Streets and infrastructure
Councilmember McGinness-Curb and guttering in the south east portion of town
Councilmember Murray-Meeting with County Commissioners
Mayor Nusser-Electrical infrastructure needs for Midwest Energy, Commodity indexing,
and revenue neutral rate discussion.

Councilman Rainbolt Request

Mr. Rainbolt asked Building Inspector Tice about the excavation that is taking place at the new Assembly of God Construction site. Tice explained that Haynes Electric has a permit for excavation from KDHE and that the City code does not have specific permits for private property.


Staff Presentation

Allen Taylor reported on the awaited resurfacing of the next portion of Northeast Trail Street. The work will begin approximately after July 8th to avoid any harvest traffic.

Meeting adjourned.



City Clerk, Kara Rath



Mayor, William Nusser