

**City of Smith Center**  
**Council Meeting & Condemnation Hearing Minutes**  
**October 22, 2015**  
**7:00 pm**

The City Council met in adjourned session with Bryce Wiehl presiding. Council members present: Adam Rentschler, Dave Mace, Lynn Zierlein, Chris Cole and Jason Baetz. Others present: Tabitha Owen, Jamie Marshall, Terri Jones, Alicia Strother, Garoleen Wilson, Dave Proctor, Vexa Emery, Rick Hileman, Brad Howland, Chris Miner, and Jill Conaway.

Motion by Rentschler, seconded by Zierlein to approve the minutes from the October 8, 2015 meeting. Motion carried.

Health Insurance: Alicia Strother presented a United Healthcare/Freedom Claims health insurance renewal proposal. Strother defined the deductible and co-insurance limits, coverage, current usage and cost. The council will review further and make a decision at a later time.

Smith Center Revolving Loan Fund: Zierlein explained the additional restrictions and requirements the State of Kansas has implemented on the SCRLF. The SCRLF board reviewed these changes and recommends discontinuing offering this loan through the city. However, current and incoming businesses can still apply for funding through the State of Kansas or Pioneer Community Development, and Smith Center will continue to offer the Economic Development Revolving Loan. After some discussion, motion by Zierlein, seconded by Baetz to discontinue the Smith Center Revolving Loan Fund and return the fund balance to the State of Kansas. Motion carried.

Policy Book Update: Motion by Mace, seconded by Rentschler to approve the policy book update presented, changing the compensation section to reflect direct deposit instead of paycheck. Motion carried.

Reports: Garoleen Wilson presented the minutes from the October Economic Development Advisory Board meeting. It was advised by the board to change the wording on the Storefront Grant to “the applicant may reapply 12 months after the *final approval of previsions*, replacing “the applicant may reapply 12 months *after the completion* of”. Motion by Rentschler, seconded by Zierlein to approve changing the guidelines as presented by the board. Motion carried.

Nathan Jacobs approached the Economic Development Advisory Board regarding his RLF loan. The balance was to be paid as a balloon payment in October. Jacobs asked for an extension. The advisory board recommended extending the loan to come due February 28, 2016. Motion

by Cole, seconded by Mace to extend the final payment to the Economic Development Revolving Loan Fund to be due February 28, 2016. Motion carried.

The advisory board recommended approval of a Storefront Grant to Pooche's for sidewalk replacement. Discussion was held on the bid received. The manager requested bids from four different contractors, receiving just one bid. Motion by Baetz, seconded by Rentschler to approve the grant to Pooche's for sidewalk replacement. Motion carried.

Wilson reported to the council that there is a group of volunteers willing to assist business owners that may need some exterior paint work done. Economic Development is willing to pay for the paint needed, up to \$1,000, to help beautify our city. Motion by Baetz, seconded by Mace to approve payment of up to \$1,000 for paint necessary to aid volunteers in their efforts. Motion approved.

Bill Phillips shared information on a replacement pneumatic roller, asking for the approval to place bids on this piece of equipment for possible purchase. Discussion was held regarding the cost and need to replace the existing equipment. Motion by Cole, seconded by Zierlein to allow councilmember Baetz to bid on the City's behalf on the pneumatic roller up for auction, with a bid cap of \$33,500 plus delivery/pickup costs. Motion carried.

Jamie Marshall reported Mickey Drake's acceptance of the police officer position. Drake will complete his employment paperwork and begin working the last week of October.

Tabitha Owen received a request to sign journal entries waving redemption rights on the Peterson Industries, Inc. properties, from The Peoples Bank. Motion by Zierlein, seconded by Rentschler to wave redemption rights on the Peterson Industries, Inc. properties. Motion carried.

Mayor Wiehl called for a recess at 7:50pm for ten minutes.

### **Condemnation Hearing**

Mayor Wiehl opened the condemnation hearing at 8:00pm with the following additional guests: Margaret Gibson, Marion and Kathy Hayes, and Cecil and Jerry Lambert.

Address: 618 North Jefferson

Owner: Billie & Margaret Gibson

The inspection report was read to the council and guests. Margaret Gibson was present and reported to the council that the vines in the report have been removed. Gibson stated it is their intention to repair the buildings on the property and sell. Due to health and personal

issues, the work was not completed this past summer as anticipated. After discussion, the council chose the following action to be taken by resolution:

All structures are to be repaired, including the replacement of the roof on the house, the removal of items in the yard, the inoperable boat, car, camper and trailer, and all overgrowth. All work must be completed by June 30, 2016.

Address: 415 North Washington

Owner: Harlen Waldean Moore

The inspection report was read to the council and guests. Neither the owner nor any heirs to the property were in attendance. Dave Proctor and Vexa Emery shared information on the property. Neighbors to the property (Cecil Lambert, Jerry Lambert, Marion Hayes and Kathy Hayes) voiced their concerns on the hazards present. After discussion, the council chose the following action to be taken by resolution:

All structures are deemed to be unsafe and dangerous. All structures are to be repaired or razed. If the owner opts to raze, the material must be removed from the premises, excavations filled in, and miscellaneous personal property will be removed from the premises. Work to be commenced within thirty (30) days of the first publication of the resolution, once adopted.

Address: 619 South Lincoln

Owner: Jessica Cannon and Billy Cox

The inspection report was read to the council and guests. Neither the owners nor any heirs to the property were in attendance. After discussion, the council chose the following action to be taken by resolution:

All structures are deemed to be unsafe and dangerous. All structures are to be razed and material removed from the premises, excavations filled in, miscellaneous personal property to be removed from the premises, with work to be commenced within thirty (30) days of the first publication of the resolution, once adopted.

Address: 604 East Third

Owner: Connie Blaylock

The inspection report was read to the council and guests. Neither the owner nor any heirs to the property were in attendance. After discussion, the council chose the following action to be taken by resolution:

All structures are to be razed and material removed from the premises, excavations filled in, miscellaneous personal property and vehicles to be removed from the premises, with

work to be commenced within thirty (30) days of the first publication of the resolution, once adopted.

Motion by Baetz, seconded by Mace to adjourn the condemnation meeting at 8:42pm and resume the council meeting. Motion carried.

The council returned to regular session at 8:43pm.

The council revisited the health insurance quotes. Clerk Conaway will contact the representative from BCBS and will poll each employee, per the mayor's request, on the two quotes received.

Cole asked that the council remain diligent on nuisances within Smith Center. Nuisances will continue to be reviewed on a monthly basis. Hileman explained the current process of receiving a complaint on a property, the inspection, and determination process.

Motion by Zierlein, seconded by Rentschler to allow payment of a Workman truckster for the golf course, paid from grant funds and activity proceeds through the golf course improvement fund (not city funds). Motion carried.

Zierlein mentioned the decision of the Housing Authority to deny taking over management of Heritage Townhomes, as a conflict of interest.

Mayor Wiehl reminded everyone of the new water treatment plant open house on Monday, October 26<sup>th</sup> from 4pm-7pm.

Motion by Baetz, seconded by Zierlein to adjourn at 9:17pm. Motion carried.

Attest:

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Jill Conaway, City Clerk

