

City of Smith Center  
City Council Meeting Minutes  
August 26, 2024

**I. Call to Order**

Mayor Bryce Wiehl opened the meeting at 6:00 p.m. on Monday, August 26, 2024, at the Srader Building.

**Attendance**

Council Members: Don Wick, Chris Cole, Brady Peterson, Tracy Kingsbury, and Everett Mansholt.

Others: Tabitha Owen, Jamie Marshall, Nick Rhodes, Rick Hileman, Drew Joy, Jaime Isom, and Jill Conaway.

**II. Consent Agenda**

Motion by Cole, seconded by Wick, to approve the previous meeting minutes, vouchers, and receipts. Motion carried.

**III. Previous/Ongoing Business**

a) Waterline K204 – Hileman presented the updates on the waterline bids. Following discussion, a motion was made by Kingsbury, seconded by Peterson, to accept the bid from JCorp at \$251,900 and line replacement on 3<sup>rd</sup> Street at \$46,350; utilizing ARPA funds towards the cost of these projects. Motion carried.

**IV. New Business**

a) Wiehl reported on fallen brick from a commercial storefront at 108 S. Main Street. The original building now houses four businesses. Wiehl has offered the assistance of the city to help in securing the front corner of the building; and would like the economic development department to look at funding options to fix the brick along the front of the 4-plex.

At 6:15 p.m. Mayor Wiehl opened the Revenue Neutral Rate Hearing. Discussion was held on how the RNR is established, and the rate proposed for 2025. A motion was made by Peterson, seconded by Wick, to adopt Resolution 2024-6 to levy a property tax rate exceeding the revenue neutral rate. Motion carried.

The budget hearing commenced with the floor open for questions and comments. Following discussion, a motion was made by Wick, seconded by Peterson, to approve the 2025 budget as presented. Motion carried.

Mayor Wiehl appointed Everett Mansholt as department head for the street department and golf course.

## **V. Department Reports/Committee & Board Reports**

- a) Economic Development – Rhodes presented the minutes from the last advisory board meeting. A motion was made by Cole, seconded by Kingsbury, to approve a commercial revitalization grant of up to \$5,000 to Arlwin Fiberglass/KDawgs for the buildout inside the facilities. Motion carried.

Heritage Townhomes – Roofing quotes have been obtained from local contractors. Rhodes also reported that there is currently one apartment available for rent.

Housing Committee – The committee is recommending that the property located at 200 E. Kansas Avenue be looked at to sell or demolish.

Workforce Recruitment – From the incentives and funds through Dane G. Hansen, a motion was made by Wick, seconded by Peterson, to approve a \$9,000 workforce recruitment payment to Smith County Memorial Hospital for the CFO position. Motion carried.

Board Members – A motion was made by Cole, seconded by Wick, to appoint Erica Kingsbury and Joel Brewer to the advisory board to fill vacated spots on the board. Motion carried.

Contract – The contract with Dana Peterson is nearing renewal. Rhodes stated that Peterson will not be renewing the contract as the board has decided on some changes in the roles of the economic development office. The board is seeking applicants to fill an administrative role and possibly the chamber director role.

- b) Police Department – Chief Marshall reported on recent applications, non-certified; with the background checks in progress. The council asked about the length and cost of the academy; and asked Attorney Owen to research the options of establishing a commitment to the department once any future applicants complete training. Cole reiterated the importance of filling these roles in a timely manner and that the council recently restructured the wages.
- c) Supervisor – Hileman presented a quote from Core and Main on the supplies that would be needed to place a new waterline to a possible rental property on Madison Street owned by Marvin and Louise Greenburg, as purposed by the housing committee, to open up a rental property. Hileman explained that this line would come off of Kansas Avenue, to the front of the property. Jaime Isom also explained that there would be additional costs to the homeowner to replace the plumbing from there into the house. Isom inquired with Rhodes on the possibility of economic development assisting with these costs.

Following detailed discussion, it was the consensus of the council to look at the possibility of economic development funds.

- d) Clerk – Conaway reported that the desktop scanners are working well; and the status of insurance claims.
- e) Attorney – Owen discussed the property deeded to the city for use by the recreation commission. Conaway will file the deed at the courthouse.

#### **VI. Governing Body Reports**

- a) Kingsbury – Received a call that block material has been delivered for the swimming pool bathhouse. Wiehl stated that Hahn (contractor) will be contacting sub-contractors on the project.

#### **VII. Executive Session**

A motion was made by Peterson, seconded by Kingsbury, to enter into executive session for ten minutes, personnel exception, matters of non-elected personnel, with Owen, Hileman, and Conaway in attendance. Motion carried. In session at 7:11 p.m. – out of session at 7:21 p.m.

Mayor Wiehl stated that Shaine Shellito will be returning to duty under standard employment stipulations.

#### **VIII. Adjournment**

A motion was made by Peterson, seconded by Wick, to adjourn. Motion carried. Meeting adjourned at 7:23 p.m.