

Smith Center City Council Meeting Minutes

August 28, 2023

I. Call to Order

Mayor Bryce Wiehl opened the meeting at 6pm on Monday, August 28th, 2023, at the Srader Building.

II. Attendance

Council members: Don Wick, Chris Cole, Tracy Kingsbury, and Brady Peterson. Absent: Dave Mace.

Others: Jamie Marshall, Dana Peterson, Debby Ponton, Aurielle Hughes, Kim Maudlin, Tabitha Owen, Kim Phelps, Rick Hileman, and Jill Conaway. Additional attendees for the hearing: Karen Manning and Sherry Weatherholt.

III. Consent Agenda

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

IV. Previous/Ongoing Business

Sidewalk Incentive Program-Conaway shared the results of the public survey. Cole reviewed the actions at the last meeting. Discussion was held on handicap accessibility at residential corners. The council discussed carrying over any unexpended project funds from 2023 to 2024. Detailed discussion was held on the cost as a possible hurdle for property owners prior to reimbursement; and options to assist if possible. Peterson asked if a payment plan or loan would be an option. Owen inquired if the program could be combined with an economic development grant. D. Peterson explained that the economic development board was reluctant; and was not in favor of allowing SCED funds that come from sales tax to be used to reduce property owners' portion of the cost. However, she explained that if a property owner would like to use a clean-up grant to take out old sidewalks, they could apply for that portion. The council talked about the width of the sidewalks in different residential areas; as well other specifications. Cole shared that in some areas, sprinkler systems may play a part in whether a neighborhood would see sidewalks installed where there are none now. Owen suggested that it may be possible for neighbors to work together with a contractor to have their sidewalks completed at the same time. The council agreed to cap the commercial portion at \$2,000. Members agreed that the first year of the program will have its hurdles. Mayor Wiehl called a recess for the revenue neutral rate and budget hearings.

V. Revenue Neutral Rate & Budget Hearing

Mayor Wiehl opened the hearing at 6:30pm. The revenue neutral rate and budget information was shared. Conaway answered questions from the public. Mayor Wiehl read Resolution 2023-9 to levy a property tax rate exceeding the revenue neutral rate. A motion was made by Wick, seconded by Peterson, to adopt Resolution 2023-9 as presented. Motion carried. A motion was made by Kingsbury, seconded by Peterson, to approve the 2024 budget as submitted. Motion carried. Mayor Wiehl closed the hearing at 6:47pm.

Mayor Wiehl resumed the city council meeting at 6:47pm.

VI. Previous Business (resumed)

- a) Golf Course Cart Sheds-Bids/estimates to replace the golf cart sheds at the golf course were shared, reviewed, and compared by the council. Following discussion, a motion was made by Kingsbury, seconded by Wick, to accept the estimate from Billy Davis Construction, LLC for a total, including the sub-contractors, of \$366,417.42; contingent upon funding, and revisited by the council once funding is in place. Motion carried.

VII. New Business

- a) Cafeteria Plan-Conaway reviewed the cafeteria plan and other employee benefits, noting items for the council to address. Following discussion, a motion was made by Cole, seconded by Wick, to discontinue Liberty National Insurance, per employees' discontentment with the company. Motion carried. A motion was made by Wick, seconded by Kingsbury, to approve adding Roth contributions and Roth rollover contributions through the optional KPERs 457 plan. Motion carried. Following a review of AFLAC additions, a motion was made by Cole, seconded by Wick to add Health Advocate. Motion carried. It was the consensus of the council to waive the EZ Shield option as a similar option is currently in place for employees. The council was in favor of the flexible spending cap at \$3,050.

VIII. Department Reports/Committee & Board Reports

- a) Economic Development-Peterson highlighted action items from the advisory board meeting. Motion by Wick, seconded by Peterson, to approve a Residential Cleanup Grant up to \$2,370 to Scott and Joleen Brewer, B&K Rentals for 213 N. Grant. Motion carried. Motion by Kingsbury, seconded by Peterson, to approve a \$4,000 recruitment incentive to H&R Block for a tax preparer/bookkeeper position through the grant funding. Motion carried. Peterson explained that the board reviewed previous grant awards from 2022. It was the consensus of the council to support the advisory board's decision to not extend the previously awarded grants to HBD for 121 S. Main second floor; Kecia Shellito for 113 E. Kansas Avenue; and Darin Janzen for 214 B S. Main; and allow them to apply for the new program with higher grant amounts. At Heritage Townhomes, the rent was

recently raised for apartment 312B, following refurbishment. HUD's maximum rent is capped at \$722 with the utility allowance. Motion by Peterson, seconded by Wick, to approve the rent reduction per HUD requirements. Motion carried. Peterson reported that Northwest Kansas Planning and Development has submitted the CVR grant application.

- b) Police Department-Chief Marshall informed the council that letters have been sent to individuals with tagged golf carts and information has been shared on social media and the website, reminding owners of the ordinance requirements in regards to driving a golf cart within city limits. Marshall shared that he may need to start pulling permits if misuse continues.
- c) Supervisor/Manager-Hileman shared two quotes to remove two trees at Wagner Park. He reported that these two trees are dead, intertwined, near power lines, and too tall for the city crew to remove. A motion was made by Kingsbury, seconded by Wick, to accept the quote from Kelly Lyon at \$900. Motion carried. Hileman talked with Kecia Shellito and is scheduled to meet with her again to address the commercial buildings. Mayor Wiehl had a conversation with some pilots that will be in the area prior to an air show. They will need hangar space, which Hileman responded that the large hangar should be available and if there is a smaller airplane, it would fit in the T-hangar.
- d) Treasurer-Hughes will be working with Taylor Lyon to move forward with the pool bathhouse project. Kim Maudlin reported the delivery of replacement trash receptacle lids for the business district.

IX. Executive Session

Motion by Kingsbury, seconded by Peterson, to enter into executive session for five minutes, land acquisition exception, relating to the acquisition of property, with Owen in attendance. Motion carried. In session at 7:30pm-out of session at 7:35pm.

X. Adjournment

With no further action, a motion was made by Wick, seconded by Kingsbury, to adjourn. Motion carried. Meeting adjourned at 7:36pm.