

City of Smith Center  
City Council Meeting Minutes  
October 28, 2024

**I. Call to Order**

Mayor Bryce Wiehl opened the meeting at 6:00 p.m. on Monday, October 28, 2024, at the Srader Building.

**Attendance**

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

Others: Jamie Marshall, Josh Niles, Dana Peterson, Jerry Blank, Diane Peterson, Nancy Shaffer, Joe Stansbury, Nick Rhodes, Rick Hileman, Chris Rowe, Tabitha Owen, Kim Phelps, Kim Maudlin, Melissa Colby, and Jill Conaway.

**II. Consent Agenda**

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

**III. CVR Grant**

Corina Cox, Northwest Kansas Planning and Development Commission, joined the meeting by phone. Cox reviewed the steps taken since December 1, 2023 to date on the grant process, sharing that no applications have been submitted following the pre-application stage. Cox has attempted to contact the applicants that had shown interest. One of the businesses moved forward with their project due to time restraints and another business was not eligible to apply. Two of the businesses had not responded to Cox. Following discussion, a motion was made by Peterson, seconded by Mansholt, to approve the request for payment of CDBG funds of \$3,541, submit an updated signature form, and close out the grant. Motion carried.

**IV. Guest**

Chris Rowe explained to the council that he has entered into a contract to purchase the former laundromat building on Court Street and is interested in the parcel to the east that is owned by the city. Rowe shared his plan for the building. It was asked if the property would be advertised for sale by bid. Owen will look into the property and will bring the sale options to the next meeting.

Rowe also shared that he has acquired the filling station building on K-204. The property will need a septic tank installed. The location of the building has proposed a challenge in the placement of the tank. He has worked with Tracy Kingsbury on options. Discussion was held with the council and Hileman. The property is outside of city limits but adjacent to the city's water treatment plant. Hileman will talk with Kingsbury on possible solutions.

## **V. Previous/Ongoing Business**

- a) Golf Course Pump-Proposals from Downey Drilling were reviewed. Following discussion, a motion was made by Cole, seconded by Mansholt, to approve the purchase of a submersible pump quoted at \$12,165, with installation following the winter season. Motion carried.
- b) Vision Insurance-Conaway reviewed the renewal information, with no changes or premium increases. A motion was made by Peterson, seconded by Cole, to approve renewal with Vision Care Direct. Motion carried.
- c) Health Insurance-Conaway reviewed the renewal options with the council. A motion was made by Peterson, seconded by Cole, to renew with UHC for the 2024-2025 year, utilizing the deduction in premiums from the UHC refund approved at the previous meeting. Motion carried.

## **VI. New Business**

- a) CMB License-A motion was made by Peterson, seconded by Mansholt, to approve a Cereal Malt Beverage license to Casey's General Store for the 2025 calendar year. Motion carried.
- b) Street Lights-Hileman reported on the need for lights at the entrance of the SunPorch and SCMH area on Kansas Avenue, and along their access. The County Commissioners agreed to pay half of the monthly fees.
- c) Land Bank Property-Discussion was held on the structure at 200 East Kansas Avenue, owned by the city through the Land Bank. As the property has not sold "as is", Hileman would like to clear the structure as it is in disrepair. The members of the housing committee agree that the house needs to be demolished. A motion was made by Peterson, seconded by Mansholt, to approve the demolition and clearance of the lot at 200 East Kansas Avenue by the city crew. Motion carried 2-1 (Peterson-aye; Mansholt-aye; Cole-nay). Hileman will contact the county landfill.
- d) Condemnations-Conaway presented information on two properties for possible condemnation proceedings: 216 North Main Street and 604 East Kansas Avenue. Both properties have been determined to be unsafe and dangerous by the code enforcement officer. Following discussion, a motion was made by Mansholt, seconded by Peterson, to approve Resolution 2024-7, setting an administrative hearing on December 9, 2024 at the city council meeting. Motion carried.

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

- a) Economic Development-Rhodes reviewed minutes from the advisory board meetings. Rhodes shared a fix and flip concept recommended by the housing

committee to stimulate the availability of housing by establishing a new program to make short-term loans of up to \$125,000 for developers to rehabilitate dilapidated homes. The program was modeled after programs in Hays and Hill City. Rhodes explained that the economic development department has budgeted \$50,000 for housing that could help seed this program, and the remainder of funds would be solicited from various funding sources. The program will continue to be developed.

Rhodes explained that the agreement with Dana Peterson expires at the end of the month. A proposed agreement was shared. A motion was made by Cole, seconded by Mansholt, to approve the contract with Peterson for the months of November and December at \$2,500/month with the base offering and option 2. Motion carried. (Councilmember Peterson abstained)

Rhodes shared information on an applicant that the advisory board would like to extend an employment offer to. It was the consensus of the council to support the advisory board's offer at full-time step one on the city's wage scale, combining with the Chamber of Commerce to fill their director position. The Chamber of Commerce would reimburse the city \$12,000 of the total salary.

- b) Recreation Commission-Stansbury shared the board member changes from their meeting. A motion was made by Peterson, seconded by Cole, to enter into executive session for five minutes, personnel exception, matters of non-elected personnel, with Owen, Conaway, and Stansbury in attendance. In session at 7:25 p.m. – out of session at 7:30 p.m. A motion was made by Cole, seconded by Peterson, to approve the following changes: President-Jeff Albert; Vice President-Billy Thayer; Treasurer-Joe Stansbury; Secretary-Tiffany Mansholt; and Director and voting member-Shawn Stansbury. Motion carried.
- c) Police Department-Chief Marshall reported on some recent vandalism; and updated the council on Niles' enrollment at academy.
- d) Clerk-Conaway reported on the General Public Transportation Grant application for the 2025-2026 fiscal year. Motion by Peterson, seconded by Mansholt, to sign a letter of support to accompany the application, authorize Conaway to sign the program and funding application, and support the local share of funding at \$42,000 or as needed to continue to provide these services. Motion carried. Conaway and Colby will be attending the KMAAG seminar in Salina in November.

Meeting schedule-The first meeting of November will be held on Tuesday, November 12<sup>th</sup> at 6:00 p.m., as the 11<sup>th</sup> is Veterans' Day.

e) Attorney-Owen reached out to the school superintendent regarding the tennis courts. A meeting has been scheduled for later in the week.

**VIII. Adjournment**

A motion was made by Peterson, seconded by Mansholt, to adjourn. Motion carried. Meeting adjourned at 7:44 p.m.