

CLAY CENTER CITY COUNCIL MEETING MINUTES
DECEMBER 16, 2025

The Clay Center City Council met in regular session on December 16, 2025 in the Council Chambers. Mayor Thatcher called the meeting to order at 5:30 p.m. City Council members in attendance were Phil Kasper, Karla Sweet, Glenn Hoover, Mike Schultze, Daton Hess, Keith Blake and Theresa Charbonneau. Councilor Elton Hess was absent. Also present were City Attorney Dusty Mullin and City Clerk Amelia Blackwood.

Mayor Thatcher opened the Public Hearing for the property located at 725 Bridge St at 5:30 p.m. There was no one in attendance. Clerk Blackwood reported a phone message from the Property Owner that he intends to take care of this property himself and wanted the Council to be aware of that. The Public Hearing closed at 5:31 p.m.

Mayor Thatcher opened the Public Hearing for the property located at 732 Clay St at 5:31 p.m. There was no one in attendance nor were there any comments. The Public Hearing closed at 5:32 p.m.

Mayor Thatcher reported that City Hall Automatic Front Door required an emergency repair that he authorized in the amount of \$4,393.23. The door has to look for security reasons and the repair rate was also significantly if it was not repaired while a technician was onsite.

The minutes from the Public Utilities Commission meeting on December 1, 2025 and Public Utilities Commission Appropriations Nos. 2818, 2819 and 2820 were presented for review. The November Financial Reports were also included.

City Attorney Mullin reported that the Planning Commission set a Public Hearing on January 6th, 2026 at 7:30 a.m. for a Re-Zoning Application for the property at 812 4th St.

The Consent Agenda consisted of the meeting minutes of December 2, 2025 and Appropriation Ordinances Nos. 4108 and 4109. A motion was made by Councilor D.Hess seconded by Councilor Charbonneau to approve the Consent Agenda in its entirety. Roll call vote: Yeas: D.Hess, Hoover, Charbonneau, Blake, Kasper, Schultze and Sweet. Nays: None.

A motion was made by Councilor Kasper seconded by Councilor D.Hess to approve Resolution No. 1679 Stating the Condition of the Outbuilding Located at 725 Bridge St. and Legally Described Below, in the City of Clay Center, Clay County, Kansas, is Unsafe or Dangerous and Directing That the Outbuilding be (Repaired or Removed) and Said Premises Made Safe and Secure. Roll call vote: Sweet, Kasper, Charbonneau, D. Hess, Blake, Schultze and Hoover. Nays: None.

A motion was made by Councilor Kasper seconded by Councilor Schultze to approve Resolution No. 1680 Stating the Condition of the Structures Located at 732 Clay St. and Legally Described Below, in the City of Clay Center, Clay County, Kansas are Unsafe or Dangerous and Directing That All Structures be (Repaired or Removed) and Said Premises Made Safe and Secure. Roll call vote: Sweet, Kasper, Charbonneau, D. Hess, Blake, Schultze and Hoover. Nays: None.

A motion was made by Councilor Kasper seconded by Councilor Sweet to approve Resolution No. 1681 Authorizing and Directing the Parks and Recreation Supervisor to Act on Behalf of the City of Clay Center, Kansas in Fulfilling the Requirements for the Blue Cross Blue Shield of Kansas Pathways to a Healthy Kansas Incubator Kitchen and Food Hub Package. Roll call vote: Sweet, Kasper, Charbonneau, D. Hess, Blake, Schultze and Hoover. Nays: None.

A motion was made by Councilor Kasper seconded by Councilor Schultze to approve Resolution No. 1682 Authorizing and Directing the Parks and Recreation Supervisor to Act on Behalf of the City of Clay Center,

Kansas in Fulfilling the Requirements for the Blue Cross Blue Shield of Kansas Pathways to a Healthy Kansas Multimodal Transportation and Recreational Trails Package. Roll call vote: Hoover, Schultze, Blake, D.Hess, Charbonneau, Kasper and Sweet. Nays: None.

A motion was made by Councilor Kasper seconded by Councilor D.Hess to approve Resolution No. 1683 Authorizing and Directing the Parks and Recreation Supervisor to Act on Behalf of the City of Clay Center, Kansas in Fulfilling the Requirements for the Blue Cross Blue Shield of Kansas Pathways to a Healthy Kansas Youth Physical Activity Package. Roll call vote: Kasper, Sweet, Charbonneau, Blake, D.Hess, Schultze and Hoover. Nays: None.

Councilor Kasper reported that the Airport Engineers, Benesch, in agreement with Schultz Construction are recommending a Winter Shutdown for the Airport Hangar Concrete Phase due to quality concerns with concrete during winter temperatures. This is for the Concrete Phase only; which will be resumed by April 1st, 2026. The Hangar Building is still on schedule to be completed by February 20th, 2026. The Winter Shutdown allows the project to continue without penalty to the City or Contractor. This does not impact FAA funding. A motion was made by Councilor Kasper seconded by Councilor Charbonneau to approve the Airport Hangar Project Winter Shutdown. Motion carried 7-0.

A motion was made by Councilor Schultze seconded by Councilor Sweet to approve the 2026 Cereal Malt Beverage Licenses for 1. Brad Dieckmann d/b/a Dieck's, Inc. 2. DG Retail, LLC d/b/a Dollar General Store #2481 3. Family Dollar, LLC d/b/a Family Dollar #32782 4. Ralph Stirrett d/b/a Idle Hour 5. Leiszler Oil Co., Inc. d/b/a Short Stop #1 6. Leiszler Oil Co., Inc. d/b/a Short Stop # 22 7. Floersch IGA, Inc. d/b/a Ray's Apple Market #441. Motion carried 7-0.

Clerk Blackwood reported that we received a Quote from AAA Restaurant Supply for the Multi-Generational Life Center Commercial Kitchen Equipment in the amount of \$68,901.00. This is the company that designed the commercial kitchen for the project and it is in compliance with KDA licensing requirements. This will be paid for by the BCBS Pathways Grant in the amount of \$50,000.00 and the Owner Contingency within McCown Gordon's approved GMP for the remaining \$18,901.00. There would be a price increase of approximately 5% if the equipment is not purchased before the end of the year; the equipment will be stored by AAA Restaurant Supply at no cost. A motion was made by Councilor Sweet seconded by Councilor D.Hess to approve the Multi-Generational Life Center Commercial Kitchen Quote in the amount of \$68,901.00. Motion carried 7-0.

Committee Reports as follows:

Administrative: Councilor Sweet reported on the following: 1. No report.

Public Safety: Councilor Schultze reported on the following: 1. No report.

Public Services: Councilor D. Hess report on the following: 1. 2026 Proposed Street Projects out of the Half-Cent sales tax bid notices have been published and bids will be opened on January 13th, 2026 at 10:30 a.m. There will be a committee meeting following bid opening; that date and time will be set at a later date. 2. KDOT made repairs to the Viaduct. 3. Mayor Thatcher added that the Viaduct Lighting Fixtures have become very difficult to find and very expensive. There is a new LED fixture that has been installed due to the availability issues.

Property and Recreation: Councilor Kasper reported on the following: 1. Pool repairs are continuing and there were 2 additional leaks discovered in the Lazy River, some valve damages, and a valve that was encased in concrete in the open position. The additional leaks will be repaired and the exposed valves will be repaired in the amount of \$2,750. Estimates for the additional valve repairs will be presented at a future meeting. 2. The Life Center Building was delivered on December 15th.

A motion was made by Councilor Kasper seconded by Councilor Schultze to adjourn the meeting. Motion carried 7-0.


JAMES R. THATCHER, Mayor

ATTEST:


AMELIA BLACKWOOD, City Clerk

