

CLAY CENTER CITY COUNCIL MEETING MINUTES
SEPTEMBER 17, 2024

The Clay Center City Council met in regular session on September 17, 2024 in the Council Chambers. Mayor Thatcher called the meeting to order at 5:30 p.m. City Council members in attendance were Daton Hess, Theresa Charbonneau, Karla Sweet, Glenn Hoover, Elton Hess, Mike Peerson, and Phil Kasper. Councilor Mike Schultze attended via phone. Also present were City Attorney Dusty Mullin and City Clerk Amelia Blackwood.

Mayor Thatcher opened the 2025 Revenue Neutral Rate Public Hearing for the 2025 Budget year at 5:30 p.m. There were no public comments. The Public Hearing closed at 5:31 p.m. A motion was made by Councilor Sweet seconded by Councilor D.Hess to approve Resolution No. 1669 to Levy a Property Tax Rate Exceeding the Revenue Neutral Rate. Roll call vote: Yeas: E.Hess, Charbonneau, Kasper, Hoover, D.Hess, Schultze, Sweet, Peerson. Nays: None.

Mayor Thatcher opened the 2025 Budget Public Hearing at 5:32 p.m. There were no public comments. The Public Hearing closed at 5:32 p.m. A motion was made by Councilor Sweet seconded by Councilor D. Hess to adopt the 2025 Budget. Roll call vote: Yeas: Sweet, Charbonneau, D.Hess, Peerson, Hoover, E.Hess, Schultze, Kasper. Nays: None.

Mayor Thatcher reminded those who are exercising early in the morning to wear reflective clothing so people can see them.

The minutes from the Public Utilities Commission meeting on September 3, 2024 and Public Utilities Commission Appropriations Nos. 2754 and 2755 were presented for review. The August financial reports were also included.

City Attorney Mullin reported that the Planning Commission and Board of Zoning Appeals met this morning and held Public Hearings for a Request for Re-zoning from N. Crawford Investments LLC, and variance requests from Lovendahl and Lelszler Oil Co. The Planning Commission will be making a recommendation to the City Council to approve the Request for Re-Zoning from N. Crawford Investments LLC for the property located at 501 W. Crawford from R-3 zoning to C-2 zoning; an Ordinance will be presented to the Council at the next meeting for consideration. The Board of Zoning Appeals approved both Variances as listed above, no further action by Council is required.

The Consent Agenda consisted of the meeting minutes of September 3, 2024 and Appropriation Ordinances Nos. 4045 and 4046. A motion was made by Councilor D. Hess seconded by Councilor Kasper to approve the Consent Agenda in its entirety. Roll call vote: Yeas: Sweet, Charbonneau, D.Hess, Peerson, Hoover, E.Hess, Schultze, and Kasper. Nays: None.

Councilor Kasper reported that bids were solicited for a Dexter Park Bandshell Concrete Project. One bid was received from Bloom Construction in the amount of \$20,319.00. A motion was made by Councilor Kasper seconded by Councilor Hoover to approve the Dexter Park Bandshell Concrete Bid from Bloom Construction in the amount of \$20,319.00. Motion carried 8-0.

A motion was made by Councilor Kasper seconded by Councilor Peerson to approve the Alcohol Liquor by the Drink License for 15-24 Brew House, LLC. Motion carried 8-0.

Councilor Kasper reported that Brandon Gibson, SPT Architecture, requested proposals for the Multi-Generational Life Center Survey and Civil Engineering Design. Two proposals were received: 1. BHC- Site Survey-\$8,000/Civil Engineering Design-\$54,500 2. Kaw Valley Engineering, Inc.- Site Survey-\$5,600/Civil

Engineering Design-\$27,700. These proposals were reviewed at a Design Meeting with McCown Gordon and at a Property and Recreation Committee Meeting. These services will be paid for out of grant funds. A motion was made by Councilor Kasper seconded by Councilor D.Hess to approve the Multi-Generational Life Center Survey and Civil Engineering Design Proposal from Kaw Valley Engineering, Inc. in the amounts of: Site Survey-\$5,600/Civil Engineering-\$27,700. Motion carried 8-0.

Councilor Kasper reported that Brandon Gibson, SPT Architecture, requested proposals for the Multi-Generational Life Center Geotech. Three proposals were received: 1. Kaw Valley Engineering, Inc.-\$10,765 2. UES-\$6,000 3. Terracon-\$6,900. These proposals were reviewed at a Design Meeting with McCown Gordon and at a Property and Recreation Committee Meeting. These services will be paid for out of grant funds. A motion was made by Councilor Kasper seconded by Councilor Hoover to approve the Multi-Generational Life Center Geotech Proposal from UES in the amount of \$6,000. Motion carried 8-0.

A motion was made by Councilor Sweet seconded by Councilor Peerson to approve the Issuance of the Health Care Facilities Revenue Bonds for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Senior Living and Health Care Related Facilities, and Authorizing Execution of Related Documents for Presbyterian Manors, Inc. Motion carried 8-0.

Committee Reports as follows:

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

Public Safety: Councilor Schultze reported on the following: 1. The committee met to discuss allowing UTVs/Golf Carts; Clerk Blackwood is researching this topic, and the committee will meet again in approximately a month. Councilor Sweet reported on the following: 1. A building permit extension was issued to Jerome Charbonneau for a garage/shop at 1212 Clay St. 2. A building permit was issued to Clay County Medical Center at 617 Liberty St. for a clinic addition.

Public Services: Councilor D. Hess report on the following: 1. The committee met last week. 2. The Street Department is looking for a flatbed truck to replace the 1985 truck, will bring this to the Council for approval when a truck is located. 3. There was an ad placed on Indeed for a job opening at the Wastewater Department for an Operator/Supervisor position upon current Supervisor's retirement in the next couple of years.

Property and Recreation: Councilor Kasper reported on the following: 1. The Airport Fuel System has failed and will need to be replaced. Awaiting quotes and will be presenting more information at a future council meeting. 2. A computer at the Cemetery has failed and we are awaiting quotes for data retrieval services. We have paper copies and back up data, but additional data needs to be retrieved. Will be bringing this to Council at a future meeting. 3. Met with Pool Manager, Rayleen Dreher, regarding the pool season and she was happy with the season including extended hours and other changes made this year. 4. Mayor Thatcher reported that he spoke with Parks and Recreation Supervisor, Patrick Hayes, and the water will remain in the pool until the leak is repaired in order to test the repairs. The water has to be chemical free prior to being drained.

A motion was made by Councilor Kasper seconded by Councilor Sweet to adjourn the meeting. Motion carried 8-0.


JAMES R THATCHER, Mayor

ATTEST:


AMELIA BLACKWOOD, City Clerk

