

City Council Meeting Minutes
City of Larned
August 7, 2023
6:30 PM

Mayor William Nusser called the regular session to order with the following Councilmembers present: Councilmember Kim Barnes, Councilmember Terry Clark, Councilmember Sharon McGinness, Councilmember Jacques Molleker, Councilmember Gary Rainbolt, Councilmember Josh Riedel and Councilmember Carroll Bennett

Councilmember Jason Murray was absent.

City Manager Bradley Eilts, Finance Director Monica Steiner, City Clerk Kara Rath, City Inspector Will Tice and City Attorney Ron Smith were also present.

Approval of Agenda

City Manager Eilts asked that a bid for the booster station for an HVAC unit be added to the end of the agenda and that the fall clean-up event removed from the agenda. Councilmember McGinness motioned to approve the agenda with the addition and correction; Councilmember Rainbolt seconded.

Motion passed.

Consent Agenda

Councilmember McGinness motioned to approve the Consent Agenda; Councilmember Riedel seconded.

Motion passed.

Appropriation Ordinance #7

Finance Director Monica Steiner reported on the expenses listed on the financial report. On a motion by Councilmember Barnes and seconded by Councilmember McGinness and carried for Appropriation Ordinance #7 in the amount of \$756,612.72 and transfers more or less were approved for payment.

Motion passed.

Councilmember Barnes requested that staff review the Kansas Gas Franchise Fee Ordinance and consider a cap on the fee at \$100,000 for each year. This should be a discussion at the work session at the end of August

Presentations

Kyle Bahr with Golden Belt Telephone gave a brief overview of the progress of bringing fiber to the City.

2022 Audit was received by the Council from Aaron Koehn of VonFeldt, Bauer & VonFeldt.

New Business

Larned Recreation Commission Request

The property at the old Phinney School is being developed by the LRC into green space for additional soccer and flag football practice fields. The LRC will be using topsoil from the High School football field, install an irrigation system and plant grass.

The Recreation Commission requests the City's assistance by providing free water at this site.

Councilmember McGinness motioned to approve the request for water at no charge to the LRC; Councilmember Riedel seconded.

Motion passed.

KDOT CCLIP FY2022/2025 Project

KDOT agreed to combine our FY 2022 and FY2025 CCLIP projects in hopes that will lower the overall costs and make the project more feasible. Venture Corporation, Great Bend had the lowest bid of \$639,696. The City's share is \$31,984.80. Venture intends to start the project on or about October 2, 2023. By the contract, it must be completed within 35 working days. Failure to do it in a timely manner will result in a \$200 per day fine.

Benesh submitted an agreement for engineering services related to Inspection for this project. They have worked with the City for several years on KDOT grant applications. The fee is \$54,994.55 and the City is responsible for 5%.

Councilmember Clark motioned to approve the Venture Corporation Bid and approve the inspection consulting services agreement from Benesh. Councilmember McGinness seconded.

Motion passed.

BASE 2.0 Grant Agreement

The City was awarded a BASE Grant from the Kansas Department of Commerce for Downtown Streetscapes. The award of \$750,000 will require a \$250,000 match. The project is required to be completed within two years.

Councilmember Reidel motioned to approve the agreement and directed the City Manager to sign the agreement. Councilmember Rainbolt seconded.

Motion passed.

Copier Bids

The copier at City Hall was purchased in the mid-2000s and since that time we have copied/printed almost one million pages. Recently issues have arose with the machine and have caused more service calls and less reliability.

Office Products Inc. sold the City the current machine and have presented two options; one used and one new machine either one would inherit the existing maintenance contract currently in place.

Councilmember McGinness motioned to approve the used DX55501 at \$7,495.
Councilmember Rainbolt seconded.

Motion passed.

Water Rights Taskforce

At the last City Council meeting, the Council was asked for approval to establish a Water Rights Taskforce for securing the Water Rights of Larned. City Manager Eilts and Mayor Nusser presented a slate of names for the taskforce: Carlton Bert, Chad Eakin, Alan Crane and also asked that their names be on the list and asked that two Councilmembers volunteer for the taskforce. Jack Molleker and Josh Riedel were appointed as well as Josh Taylor. Councilmember McGinness motioned to approve the slate of taskforce member, Councilmember Bennett seconded.

Motion passed.

Demolition Contract with Titan Building Systems

In November of 2022, the City Council awarded demolition bids to six residential structures. Two structures that we awarded to Titan Building Systems have not been demolished, 540 W 7th and 301 Toles (accessory building). City Manager Eilts requested that the contract between the City and Titan Building be voided and these demolitions taken back out to bid. Titan Building has confirmed with City Manager Eilts that they will have the building down by the end of the week.

Mayor Nusser asked Attorney Smith if it is an unsigned and unreturned contract there would not be a valid contract and Smith confirmed that to be correct.

Councilmember Riedel motioned to void the contract with Titan and allow the demolitions to be re-bid and brought back to the next Council meeting. Council discussed allowing the next lowest bidder from the original bid submission to be awarded the bid. The next lowest bidder was Eakin Enterprises, who was present at the meeting. Mayor Nusser indicated that bids are typically only good for a certain period of time. Chad Eakin was present at the meeting and said that he would honor his original bid. City Manager Eilts indicated that the next bid award will have a clause that once bid is awarded the bidder will have 45 days from date bid awarded to complete project.

Councilmember Riedel redacted his original motion and made a new motion to void the unsigned contract with Titan Building and award the demolition of the two properties to the next lowest bidder, Eakin Enterprises. Councilmember Molleker seconded the motion.

Motion passed.

Change to City Code

In review of the 2021 IRC, the Building Inspector found that City Code was inconsistent with it regarding the size and composition of the Building Trades Board.

Changes requested are to have two alternate members of any trade to complete a board of seven rather than five.

Councilmember Barnes motioned to approve the change to the City Code, Councilmember McGinness seconded.

On a roll call vote, 7 aye 0 nay.

Motion passed.

Building Trades Board Appointments

Adam Hewson and Jeromy Bartz names were brought before the Council as alternate appointments for the Building Trades Board.

Councilmember Rainbolt motioned to approve the appointments to the Building Trades Board, Councilmember Clark seconded.

Motion passed.

Adoption of 2021 IRC with Exemptions

In July of 2021, the City Council voted to adopt the 2018 International Residential Code (IRC), it is updated every three years, and it is time to adopt the 2021 IRC.

The Building Inspector met with the Trades Board, and after reviewing the new Code for a few weeks, they discussed the changes in the Code from 2018 and voted to recommend that the Council adopt the 2021 IRC edition with the following exemptions:

- N1106.7 (R406.7) Compliance report (*remove entirely*)
- E3606.5 Surge protection (*remove entirely*)
- AQ106.1 Air leakage test (*remove, for tiny homes only*)
- R905.1.2 Ice barriers (*remove, like last time*)
- For Reroofs only R905.2.1 Sheathing requirements
The City of Larned does allow space decking with less than 1/4" gap between the decking boards for asphalt roofs. In addition, all roof decking that has deteriorated, has delaminated, is no longer a nailable deck, is then required by the building code

and/or does not meet the manufacturer's approved installation instructions for the roof covering being applied, shall be replaced.

Councilmember Rainbolt motioned to adopt the 2021 IRC with suggested exemptions, Councilmember Bennett seconded.

On a roll call vote 7 aye, 0 nay.
Motion passed.

Bid for Booster Station HVAC system

The booster station along 8th street increases the pressure on the water going to the LSH Water Tower. The stations HVAC system needs to be replaced. The unit provides cool air for the electronic equipment in the station and heat so that the booster does not freeze up in the winter. Three bids were received for the system. Two of the bids could not get a system in for more than 16 weeks, and with the cooler weather on the horizon it is important to get the system before freezing weather sets in.

Shaver Plumbing is a dealer for Eubank for the unit and will be able to install it prior to colder weather. Their bid was for \$11,800 and would have the project completed within 30 days of delivery.

Councilmember Riedel motioned to approve the bid from Shaver Plumbing, councilmember Rainbolt seconded.


Motion passed.

Staff Presentation

Building Inspector Tice gave the Council an update on permits and inspections that have been done since the first of the year. Approximately 300 permits for roofs have been obtained and on average 5-8 inspections per day are performed. He expects to have 10 inspections per day by fall as local contractors have added more crews to complete the long list of roofs damaged by the storms.

Meeting adjourned.


City Clerk, Kara Rath


Mayor, William Nusser