



CITY OF COUNCIL GROVE · 205 UNION STREET · PO BOX 313

P1

COUNCIL GROVE, KS 66846 · 620-767-5417 · COUNCILGROVE.COM

**City Council Agenda  
February 15, 2022  
5:30 P.M. - City Hall**

WELCOME AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT PERIOD

Items not already on the agenda may be brought before the Governing Body. Persons must sign in to be eligible. (Three-minute maximum time limit). After three minutes, items will then be voted on to see whether to place the item on the next agenda.

CONSENT AGENDA:

- Minutes from the Previous meeting: Pages 2 – 3
- Appropriations:
- Lake Cabin Transfer: N/A

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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OLD BUSINESS:

- N/A

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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NEW BUSINESS:

- Blighted Structures:
  - 150 S 8<sup>th</sup> Street Pages 4 - 12
  - 421 Hays Street Pages 5 - 20

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- Base Grant Application: Pages 21 - 22

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- Executive Session – City Lake

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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Governing Body Comments:

Adjournment:

City Council Meeting Minutes  
February 1, 2022

**WELCOME AND CALL TO ORDER**

Council President Debi Schwerdtfeger called the regular City Council Meeting to order. Council members present were Keith Wessel, Jason Booker, Sharon Haun, Sean Honer, Mark Berner, Larry Siegrist and City Administrator Nick Jones and City Attorney Bill Holverson. Others attending were Marcus Hernandez, Zoey Bond, Sharon McVay, Karen Exon, Fred Bammes, and Ryan McDonald.

**PUBLIC COMMENT PERIOD**

Ryan McDonald representing the Council Grove Rotary Club requested an extension of the Sales Tax Grant the club received. Mr. McDonald informed the Council that the original ideal for the new wagon the Club bought was no longer viable and the club had sold the wagon. Mr. McDonald presented the Council a new drawing for the area around the current wagon located by the Main Street bridge and asked the Council to consider allowing the Sales Tax Grant funds to be used to improve that area. After discussion Councilperson Sean Honer made a motion to extend the Sales Tax Grant until October 31, 2022. Councilperson Sharon Haun seconded the motion. Motion Carried 6 – 0

Ryan McDonald owner of the Dealership Building on Main Street requested that 2 parking spots located in front of his building where the curb is cut no longer be used for parking as he has installed a garage door to allow for vendors and others using the building to be able back up or pull in to unload their vehicles. After discussion Councilperson Jason Booker made a motion to approve the request. The motion was seconded by Councilperson Keith Wessel. Motion Carried 6 - 0

**CONSENT AGENDA**

Councilperson Mark Berner made a motion to approve the Consent Agenda as presented in the packet. Councilperson Keith Wessel seconded the motion. Motion Carried 6 – 0. The consent agenda consisted of:

- Jan. 18, 2022, Minutes
- Jan. 18, 2022, to Current Appropriations.
- Cabin Transfer: N/A

**OLD BUSINESS**

- N/A

**NEW BUSINESS**

- **Council Grove/Morris County Chamber of Commerce**  
Zoey Bond with the Council Grove/Morris County Chamber of Commerce spoke to the Council about some changes the chamber is in the process of working on. Mrs. Bond presented to the Council the new branding strategy the Chamber of Commerce is proposing and hopes the Council will support the changes. Mrs. Bond also spoke about housing information from the many different entities in the community at the Chamber Office. Mrs. Bond said the plan is to take a more targeted approach and market all the different amenities and activities the city has to offer. The City Council expressed support for the changes.
- **Sales Tax Grant Committee Recommendation: 4<sup>th</sup> of July Committee**  
City Administrator Nick Jones presented Sales Tax Grant Committee recommends the City Council approve the request from the 4<sup>th</sup> of July Committee in the amount of \$15,000 to be used for entertainment and fireworks for the city's annual 4<sup>th</sup> of July Celebration. A motion was made by Councilperson Mark Berner to approve the request of the Sales Tax Grant Committee. The motion was seconded by Councilperson Jason Booker. Motion Carried 6 – 0
- **Police and Fire Committee Recommendation:**  
City Administrator Nick Jones presented the Police and Fire Committee recommendation to purchase Axon Enterprise software secure storage platform for bodycam footage for the Police Department to be purchased on a 5-year plan for \$3,206 per year to come out of the Diversion Fund. After discussion Councilperson Jason Booker made a motion to approve the request from the Police and Fire Committee to purchase software Axon

Enterprise in the amount of \$3,206 from the diversion fund. The motion was seconded by Councilperson Keith Wessel. Motion Carried 6 – 0

• **Executive Session - City Lake**

Mayor Debi Schwerdtfeger asked for a motion to go into Executive Session regarding the City Lake. A motion was made by Councilperson Keith Wessel to go into executive session, which included the City Council, City Attorney, and City Administrator for 45 minutes. The Motion was seconded by Councilperson Sharon Haun. Motion Carried 6 – 0  
Upon returning to regular session no action was taken.

**GOVERNING BODY COMMENTS**

- **Councilperson Jason Booker** – N/A
- **Councilperson Mark Berner** – N/A
- **Councilperson Keith Wessel** – inquired about a sign for the Recreation Building (Armory). Administrator Jones said he is working on getting a cost to redo the sign.
- **Councilperson Sean Honer** – N/A
- **Councilperson Larry Siegrist** – N/A
- **Councilperson Sharon Haun** – N/A
- **City Attorney Bill Halvorsen** – N/A
- **City Administrator Nick Jones** – said DHC Chiropractic requested that 2 parking spots in front of their building be designated as handicap parking spots. After discussion Councilperson Keith Wessel made a motion to approve the request from DHC Chiropractic. The motion was seconded by Councilperson Sharon Haun. Motion Carried 6 – 0  
Administrator Jones informed the Council that there was a conflict with moving the Fourth of July Celebration to July 3<sup>rd</sup> and that it would need to be moved back to July 4<sup>th</sup>. A motion was made by Councilperson Mark Berner to switch from July 3<sup>rd</sup> to July 4<sup>th</sup> for the 4<sup>th</sup> of July Celebration. The motion was seconded by Councilperson Sharon Haun. Motion Carried 6 - 0
- **Mayor Debi Schwerdtfeger** – N/A  
Councilperson Keith Wessel made a motion to adjourn. Councilperson Jason Booker seconded the motion. Motion carried 6 – 0

\_\_\_\_\_ Mayor  
Debi Schwerdtfeger

ATTEST:

\_\_\_\_\_ City Administrator  
Nick Jones

PROPERTY REPORT OF CITY INSPECTOR

CITY COUNCIL MEETING DATE February 15, 2022

PROPERTY ADDRESS: 150 S 8th St  
Council Grove, KS

PROPERTY DESCRIPTION: Eastside Addition, Block 32  
N 1/2 Lots 9-12

PROPERTY OWNER: Jose Gonzalez  
209 W Main St  
Council Grove, KS 66846

RECOMMENDATION BY INSPECTOR: Demolition of Structure


**2015 INTERNATIONAL PROPERTY MAINTENANCE CODE**

**108.1.5 - DANGEROUS STRUCTURE OR PREMISES**

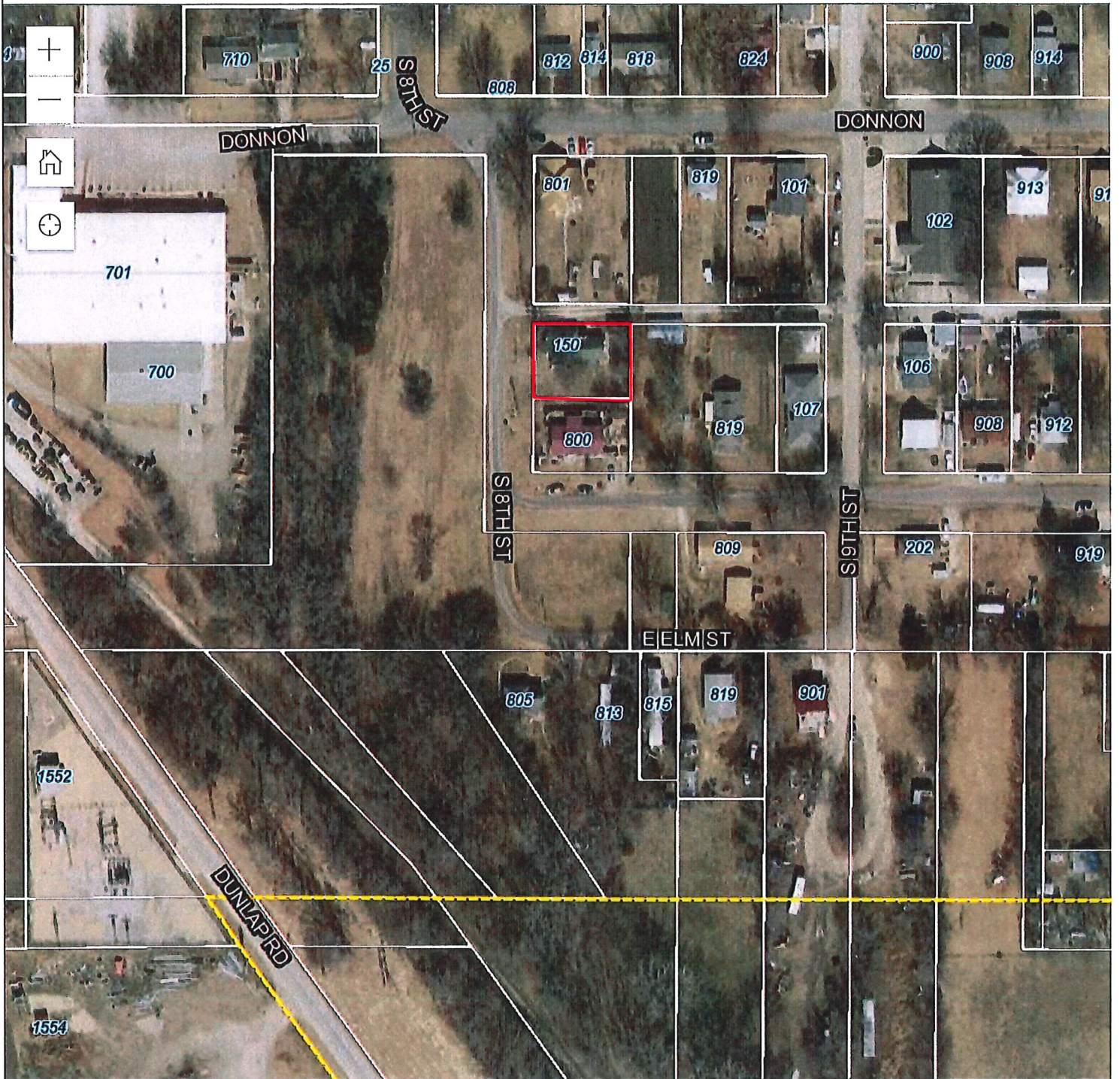
For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half of the original designed value.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

Sincerely,



James Masters  
Deputy City Inspector





150 S. 8<sup>th</sup> St.

12-8-2021

(5m)





150 S. 8th St.

12-8-2021

(JM)





2021.12.8 8:46

150 S. 8th St.

12-8-2021

JM



2021.12.8 8:46



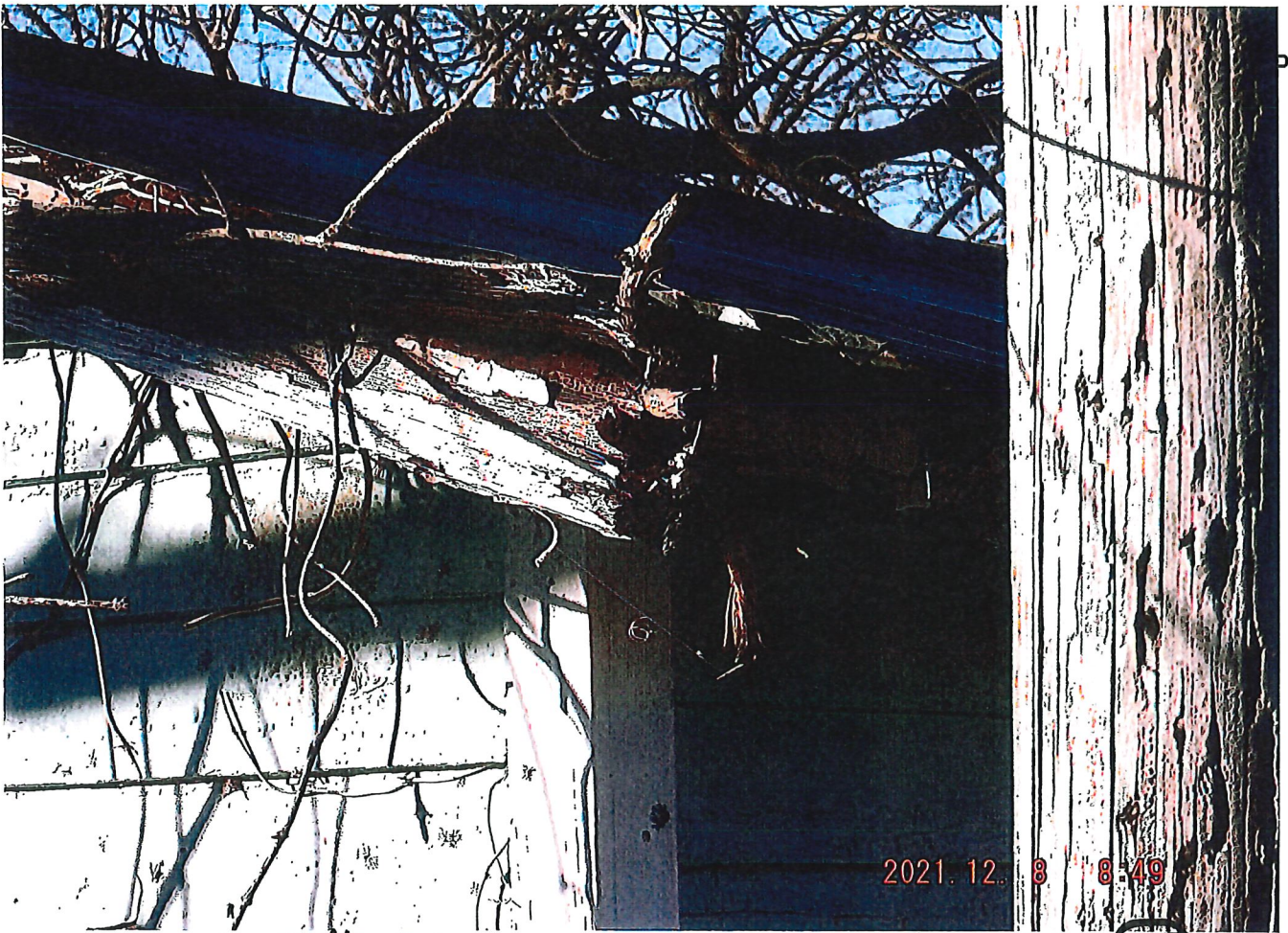


150 S. 8th St.

12-8-2021

(JM)

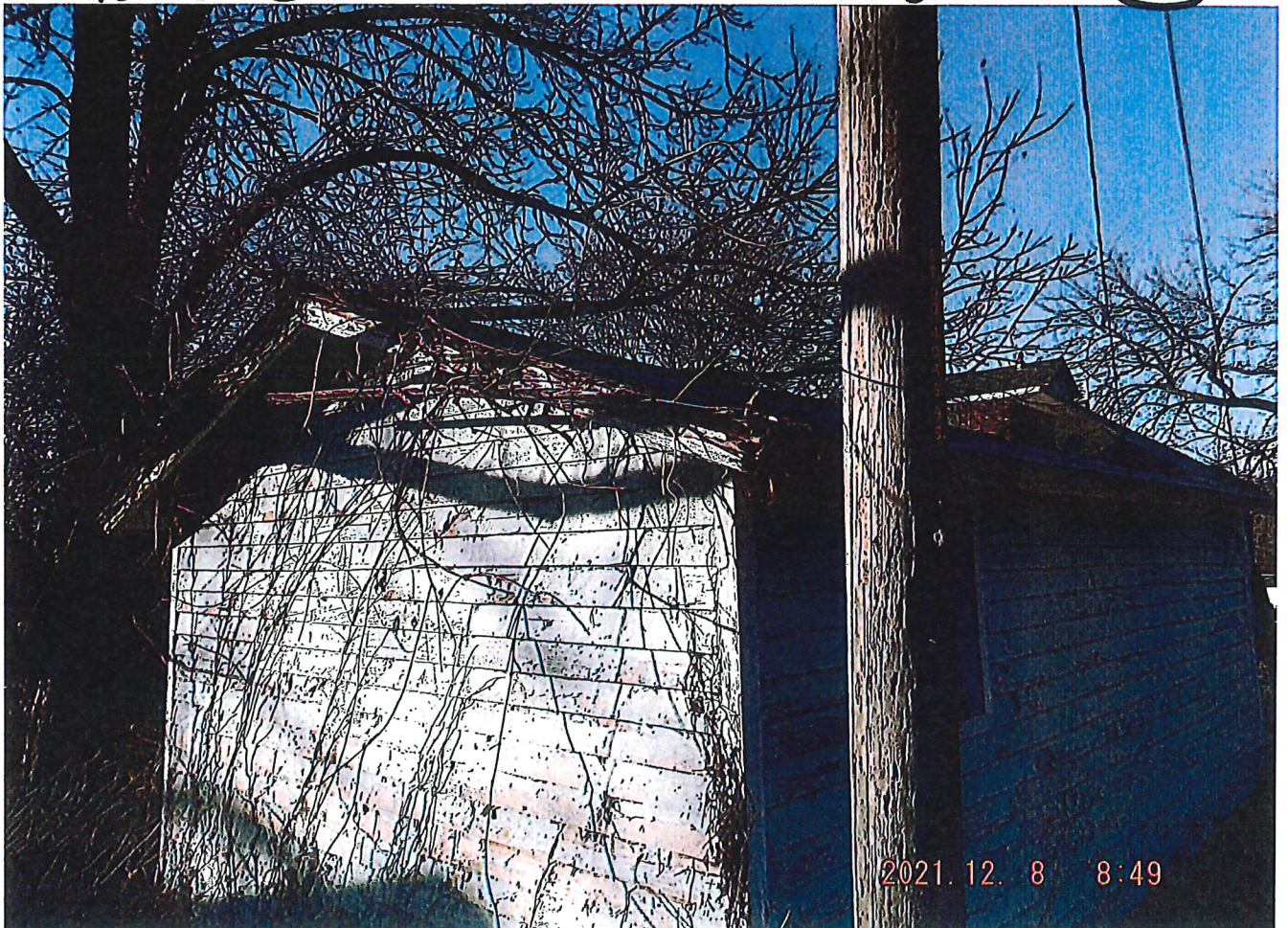




2021. 12. 8 8:49

150 S. 8th St.

12-8-2021 (JM)



2021. 12. 8 8:49



2021.12.8 8:50

150 S. 8th St.

12-8-2021 (JM)



2021.12.8 8:49



2021.12. 8 8:49

150 S. 8<sup>th</sup> St.

12-8-2021

JM



2021.12. 8 8:48

PROPERTY REPORT OF CITY INSPECTOR

P13

CITY COUNCIL MEETING DATE February 15, 2022

PROPERTY ADDRESS: 421 Hays St  
Council Grove, KS 66846

PROPERTY DESCRIPTION: Council Grove Original,  
Block 36, North 52' of Lots 5-6

PROPERTY OWNER: Cara Deidre Pearl  
421 Hays ST  
Council Grove, KS 66846

RECOMMENDATION BY INSPECTOR: DEMOLITION OR REPAIR OF STRUCTURE


**2015 INTERNATIONAL PROPERTY MAINTENANCE CODE**

**108.1.5 - DANGEROUS STRUCTURE OR PREMISES**

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half of the original designed value.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

Sincerely,



James Masters  
City Inspector

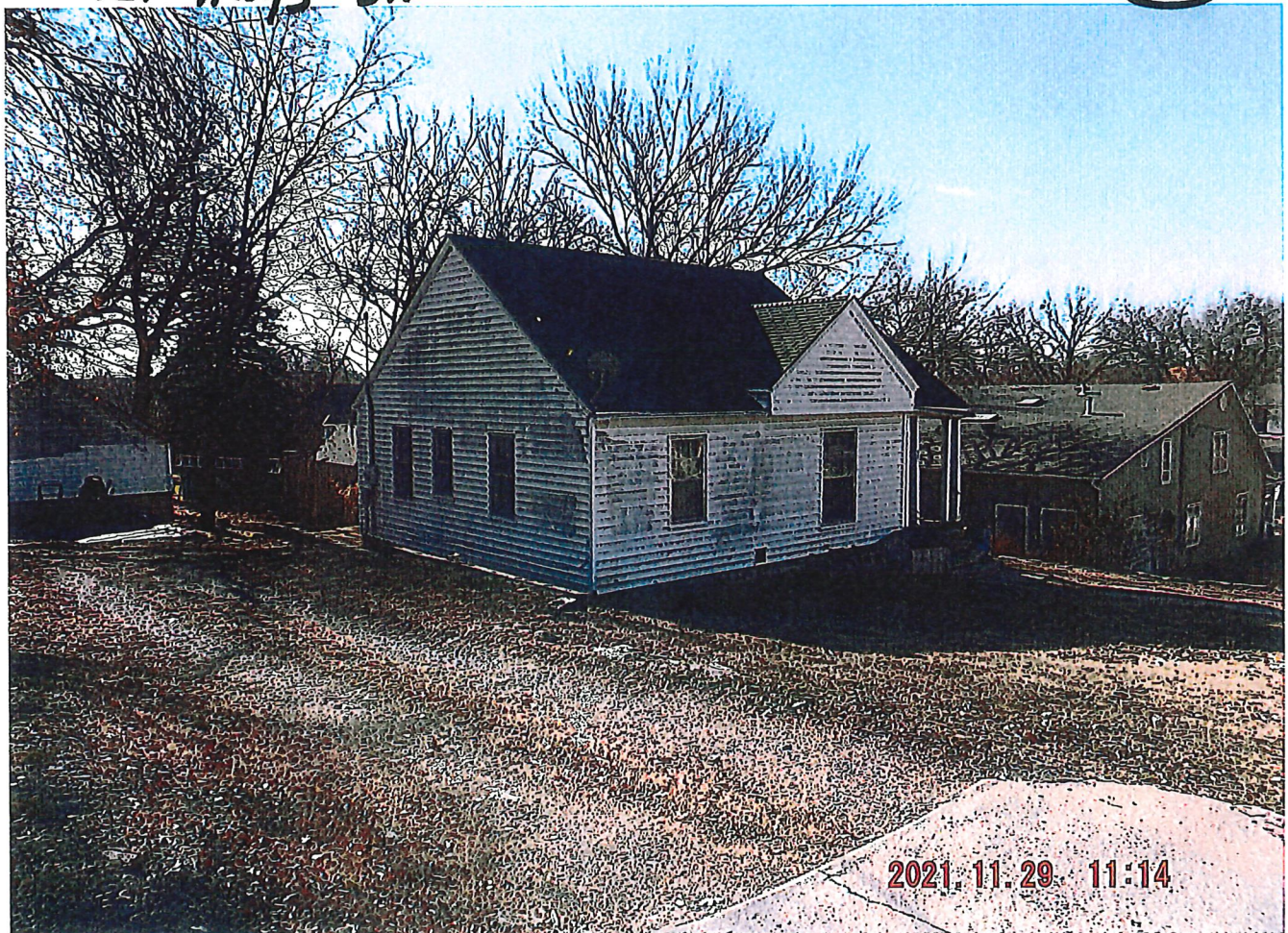




421 Hays St.

11-29-2021

(JM)





2021-11-29 11:16

421 Hays St.

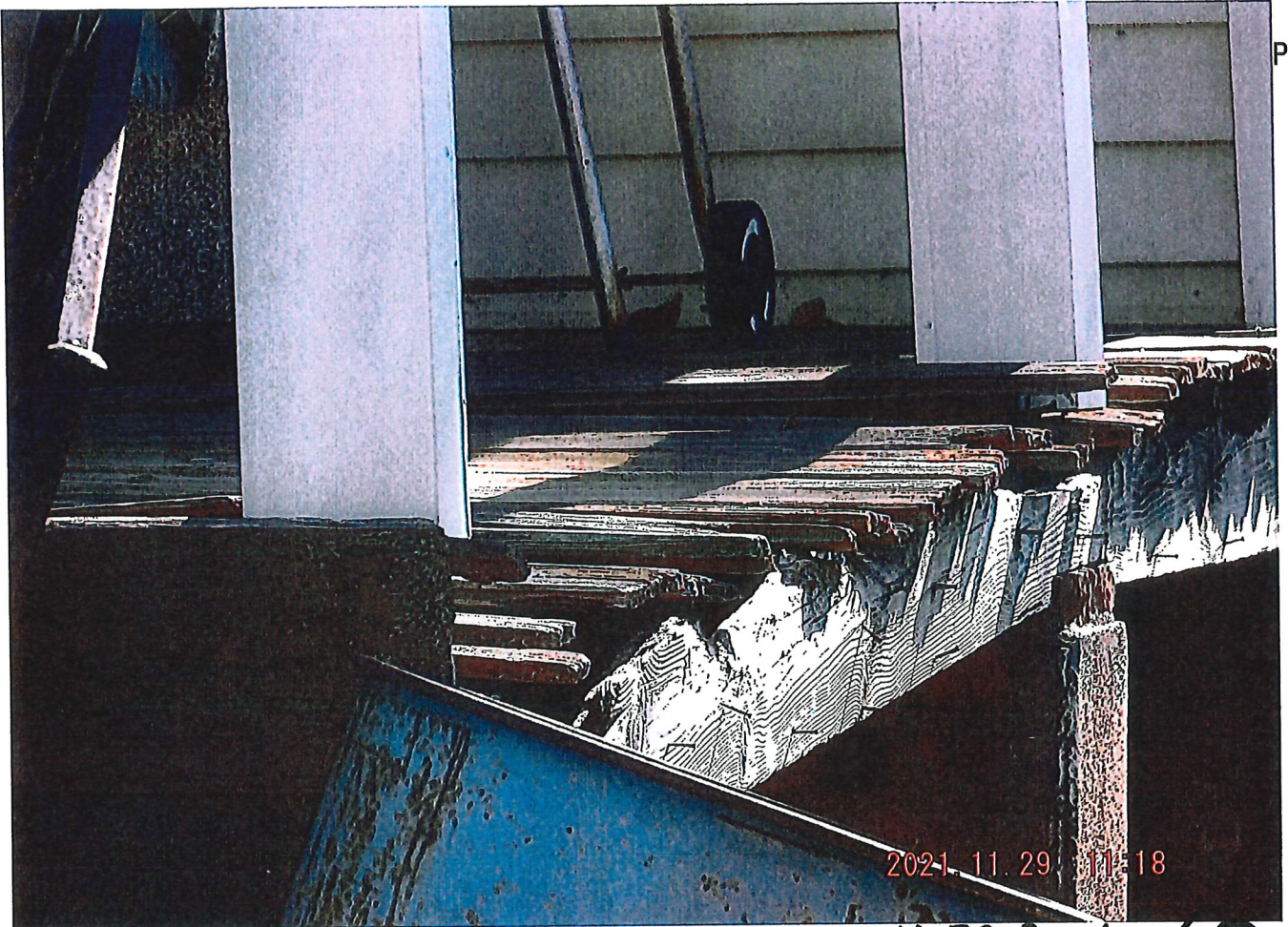
11-29-2021

5m



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2021.11.29 11:18

421 Hays St.

11-29-2021 (5:00)

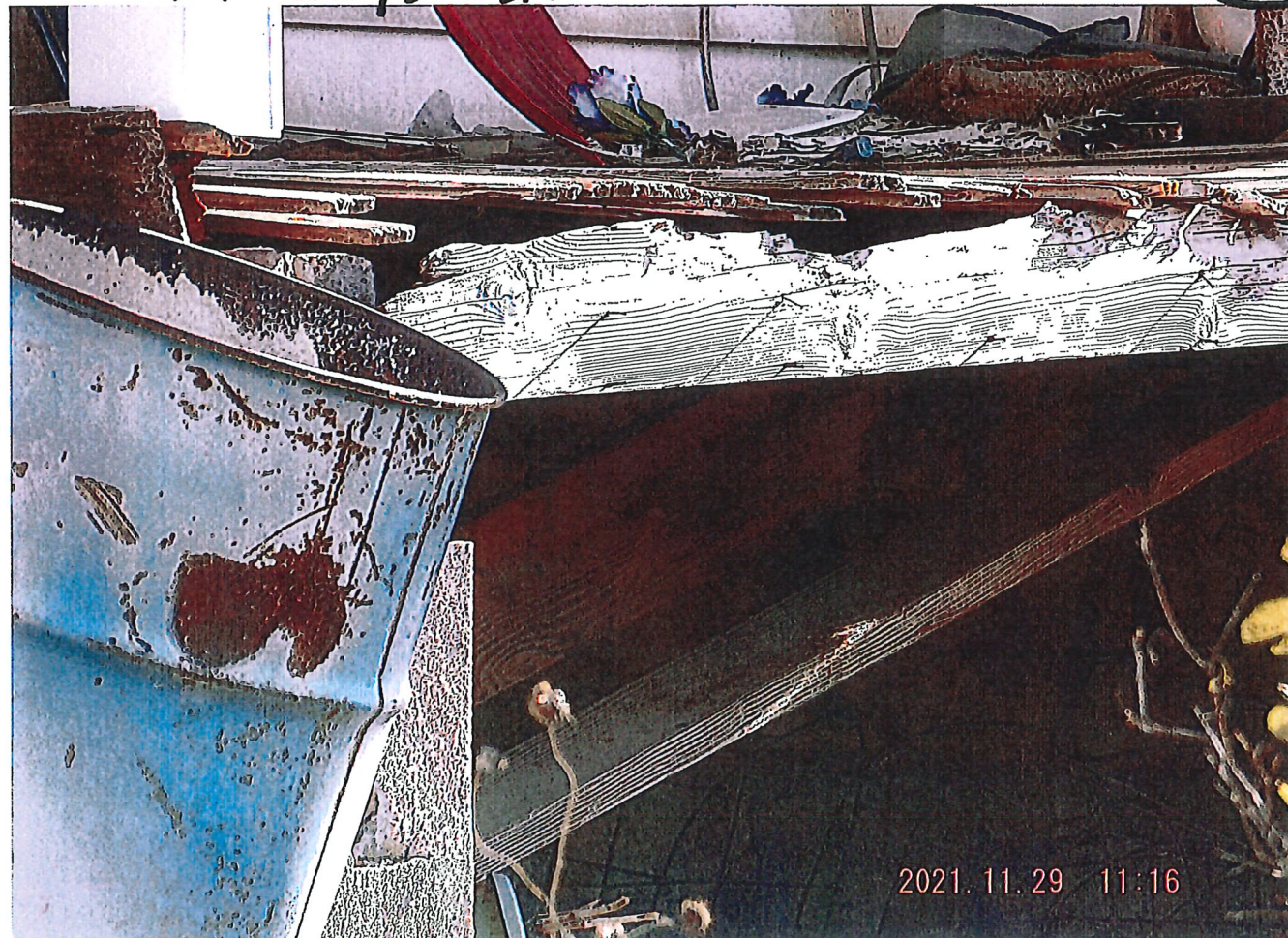


2021.11.29 11:17



421 Hays St.

11-29-2021 (JM)



2021. 11. 29 11:16



2021.11.29 11:21

421 Hays St.

11-29-2021 (JM)



2021.11.29 11:18



421 Hays St.

11-29-2021

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## BASE GRANT APPLICATION

### BASE Grant – Eligible use of Funds

- Infrastructure associated with the development of new business parks
- Development of infrastructure required to support business expansions
- Renovation of existing business parks to bring them up to modern standards
- Development of infrastructure such as railroad spurs, water, wastewater, stormwater, and other utilities
- Driveway aprons
- Business Park signage
- Parking facilities directly associated with business attraction projects
- Speculative industrial office and residential space
- Development of infrastructure related to cybersecurity investments
- Other projects that achieve the goal of expanding the state's base of businesses and residents

### Application Information:

Projects submitted must demonstrate the ability to be successfully implemented and have little viability without grant financing. Additionally, applicants are required to document how this project was delayed or affected negatively due to the COVID-19 pandemic and the resulting negative economic conditions. There is a minimum 25% match requirement by the applicant or additional program partner.

- No more than 3 applications shall be submitted by any eligible entity.
- Construction must begin within 6 months of fully executed grant award document. Construction of BASE funded components of project must be completed within 2 years of the award date.
- All applicants must register with SAM.gov and obtain a DUNS number prior to submission.
- The awarded project can include funding from any state or federal source, as long as there is no duplication of benefit. Examples of eligible matching funds include Local ARPA Funds, Economic Development Administration (EDA) Grants, Community Development Block Grant, Community Service Tax Credit Program, USDA Rural Development, State Historic Preservation Office programs, or Network Kansas programs.

- Award recipients are required to sign a contract agreeing to the conditions of the program.
- Quarterly reporting will be required of all awardees on progress and financial status of the project.
- Applicants are encouraged to submit any relevant architectural and/or engineering plans for their project, as well as bids and estimates.
- Any projects funded by the BASE program are subject to federal procurement standards for any necessary contracts. Details regarding federal procurement standards can be found at [2 CFR 200.318](#).
- A business and marketing plan are required for the project.

### **Award Amount**

- While there is no minimum award amount, these awards are intended to be impactful (catalytic) capital projects. Maximum awards however shall not exceed \$25,000,000.