

**YATES CENTER CITY COUNCIL MINUTES
DECEMBER 5, 2022**

Yates Center City Council met in regular session on Monday, December 5, 2022, at City Hall. The Pledge of Allegiance was recited.

Mayor Weston called the meeting to order at 7:00 pm. Roll call as follows: Barney, Reed, Stewart, Atkin, Cathcard and Kee. Absent were Shaffer and Cavender. Other city officials present included: Police Chief Michael Strode, Street Lead Rod Ryther, City Attorney Brian Duncan, Deputy City Clerk Chelsea Goodson and City Clerk Janet Thompson.

AGENDA AMENDED & APPROVED

Reed added Executive Session-Attorney/Client under Public Works. Kee added Approve Prairie Villa bid selected by board (as #2) and Reappoint Jarrod McVey to the Rec Commission.

Motion was made by Kee, seconded by Stewart to approve the amended agenda. Motion carried unanimously.

MINUTES APPROVED

Motion was made by Kee, seconded by Reed to approve the minutes of the November 21, 2022 meeting. Motion carried unanimously.

CITY ATTORNEY

Duncan had nothing.

**COMMITTEE REPORTS
ADMINISTRATIVE
PRAIRIE VILLA-OPEN BIDS**

Nancy Kelley, Venita Chrisman and Don Barney were present representing the board of the Housing Authority to open bids for the assumption of the USDA loan and to get the property in compliance. Once the bids were opened, the board went into executive session.

Motion was made by Kee, seconded by Barney to recess for 15 minutes to reconvene at 7:22. Motion carried unanimously.

Weston called the meeting back to order at 7:22. Motion was made by Kee, seconded by Barney to enter into an executive session for 15 minutes in the council room with the Mayor, City Attorney, City Clerk and the board of the Housing Authority. Motion carried unanimously.

Weston called the meeting back to order at 7:32.

The bid from Rural Redevelopment LLC was to pay the Housing Authority \$1 and assume the loan up to \$200,000. They would also assume responsibility to update and upgrade the property to code and USDA standards and improve the standard of living at the facility.

The bid from Home Team LLC was to assume the loan plus invest \$300,000-\$500,000 to renovate, modernize and market the property to provide updated residency for the 62+ and disabled in and around Woodson County. Included but not limited to: Fix sidewalks to proper handicap standards (widen), modernize the outside appearance, add energy efficient and new lighting throughout the property and in all units, New appliance, flooring, cabinets, trim, paint and doors in all 24 units, new bathroom shower, fixtures and vanity in all units, removal of concrete stairs for medical professions, install 30+ occupancy tornado shelter on property, new landscaping throughout property and become code compliant with all USDA/ADA requirements.

Motion made by Kee, seconded by Reed to approve the board's recommendation to assign the note to Home Team LLC. Motion carried with Cathcard abstaining. This now has to go to the USDA for approval.

FACIA TRIM AROUND ROOF ON CITY HALL

Ryther let the council know when we had the high winds last week, he had to screw down a piece of metal that was blowing around. He found there were no screws holding the facia. Cathcard noted it was glued for appearance purposes. He will come up and get some screws put it.

PUBLIC WORKS

WATER & SEWER RATE ORDINANCES

City attorney tabled this until next meeting (12/19/22).

ENCUMBER STREET COMMODITIES

Motion was made by Kee, seconded by Cathcard to encumber \$34,131.54 to be moved to the Equipment Reserve fund. Motion carried unanimously.

ENCUMBER STREET EQUIP RES FUND

Motion was made by Kee, seconded by Cathcard to encumber \$66,971.54 into the Equipment Reserve fund for future purposes of purchasing a skid steer and grader. Motion carried with Barney opposing.

STREET ROCK FROM HARSHMAN

Motion was made by Kee, seconded by Reed to allow Ryther to spend up to \$10,000 for rock. Motion carried unanimously.

STEET OIL

Motion was made by Kee, seconded by Cathcard to allow Ryther to spend up to \$27,000 by year end for oil used to chip and seal streets. Motion carried unanimously.

ENCUMBER SEWER FUNDS

Because of incomplete information, this will be tabled until next meeting.

ENCUMBER WATER FUNDS

Because of incomplete information, this will be tabled until next meeting.

EXECUTIVE SESSION

Motion was made by Reed, seconded by Cathcard to enter into an executive session for 15 minutes in the council room with the Mayor and City Attorney to reconvene at 8:11. Motion carried unanimously.

Weston called the meeting back to order at 8:13. Motion was made by Reed, seconded by Barney to move blocks off the East side of Naylor and allow the property owner to place some of the blocks in the yard without a building permit (city to move blocks) until further plans are made.

**PARKS & PUBLIC LANDS
DOCK REPAIR**

Reed presented a quote from Superior Building to complete the repair on the dock from South Owl Lake in the amount of \$776.20. This is under the committee approval, but just wanted council to be aware of the cost.

MAYOR'S COMMENTS

Weston had nothing.

CLAIMS AND VOUCHERS

Motion was made by Kee, seconded by Cathcard, to pay the claims and vouchers in the amount of \$166,551.72. Motion carried unanimously.

ADJOURNMENT

Motion was made by Kee, seconded by Cathcard, to adjourn. Motion carried unanimously. Council adjourned at 8:25 pm.



A handwritten signature in dark ink, appearing to read "Justin W. Weston", is written above a horizontal line.

Justin W. Weston, Mayor

ATTEST:

A handwritten signature in dark ink, appearing to read "Janet J. Thompson", is written above a horizontal line.

Janet J. Thompson, City Clerk

Approved December 19, 2022