

**YATES CENTER CITY COUNCIL MINUTES  
MARCH 18, 2024**

Yates Center City Council met in regular session on Monday, March 18, 2024, 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, Stewart, Atkin, Cathcard, Shaffer, Cavender and Kee with one vacant position. Other city officials present included: City Attorney Brian Duncan, Street Supervisor Rodney Ryther, Code Enforcement Officer Kristen Cagle, Police Officer Christopher Bowman, and City Clerk Janet Thompson.

**AGENDA AMENDED & APPROVED**

Kee removed Painting Welcome Signs under Public Works and UTV Ordinance under Safety and added Approve Ordinance 1181 under Administrative. Motion was made by Kee, seconded by Cavender to approve the amended agenda. Motion carried unanimously.

**MINUTES APPROVED**

Motion was made by Kee, seconded by Cavender, to approve the minutes of the March 4, 2024 meeting. Motion carried unanimously.

**CITY ATTORNEY**

Duncan had nothing.

**MARK RINEHART & ERIC GLUEY -  
PURCHASE DELAY STADIUM**

Mark Rinehart & Eric Gluey were present to inquire about purchasing Delay Stadium for their home school sporting activities. This is a home school organization called LHA was organized in 2018 and has four different families on the board, two of which are in Yates Center, one in Neosho Falls and one in a neighboring community. They serve more than 35 families and have approximately 90 students. The students are involved in volleyball, soccer, basketball, and track. If the LHA (home school board) was able to purchase, they would eventually like to build a 2-court gym on the south end of the field. After lots of discussion and questions to the 2 gentlemen, they were asked if they purchased in, would they still allow the school to use it on occasion. Neither seemed like that would be an issue. Kee stated that, in his opinion, he would rather see a lease or rental option for the LHA. They stated they would entertain that idea as well. The gym would be in a 5-year plan, not immediate, because fund raising and researching grants would need to be done. They will discuss all of this at their next board meeting set for April 6.

**GLASS HOUSE FLORAL-BUS INCENTIVE** Debbie Trahan was present to request the Business Incentive she was told about at the February 6, 2023, meeting. She had her receipts and a total of over \$7,000 in expenses for upgrades. Motion was made by Kee, seconded by Barney to approve \$5,000 business incentive for Glass House Floral. Motion carried unanimously.

**WILSON & CO-MICHAEL KRAMER** The Mayor called Michael Kramer on the phone to go over the bids for the chip seal on highway 54 from east city limit to west city limit. There were 4 bids; Harbor - \$172,145.95, APAC - \$151,363.15, Circle C Sealing - \$184,049.00 and Vance Brothers - \$265,100.72. The engineer's estimate was \$250,610.73. These were opened in the clerk's office on March 14 at 11:00 am with Stewart, Barney, Ryther and Thompson in attendance along with Michael Kramer and representatives from Harbor and APAC. With APAC being the lowest bid, Kramer recommended choosing them. Council asked several questions of Kramer about their work and dependability and he has worked on many projects with them and would be a good choice. Motion was made by Stewart, seconded by Kee to accept the bid from APAC. Motion carried unanimously.

Motion was made by Stewart, seconded by Kee to have the Mayor sign a letter to Hugh Bogle accepting the bid. Motion carried unanimously.

**CITY ATTORNEY**

Duncan had nothing at this time.

**COMMITTEE REPORTS**

**ADMINISTRATIVE**

**CODE ENFORCEMENT DISCUSSION**

Kristen Cagle, Code Enforcement officer, was present for a discussion on her role as Code Enforcement. Site Triangle were discussed. She is trying to make intersections safer by having shrubs no higher than 3 feet and trees cut to 8 feet above the ground (per code). Cagle also brought up about buildings around the square. There are buildings that have broken windows and all sorts of animals are in the buildings. Some of the roofs are in bad shape, and some of the walls are bulging. She has already sent some letters regarding some buildings and basically has been ignored. Council would like her to send tickets once her efforts are exhausted. She asked about what she does when she gets "push back" from the owners; she wanting to make sure the council has her back. Duncan spoke up to let council know he has had several conversations with Cagle regarding a next step to take. He let them know she goes above and beyond to do her best to not write tickets until that

is the only step to take. Council assured her they would have her back. If/when she gets push back, there are email addresses and/or phone numbers she can give to the owner.

**CODE MOWING BIDS**

Motion was made by Barney, seconded by Cavender to post sealed bids for the city code mowing in the newspaper, website and facebook to be returned to City Hall by 5 pm on April 12 and be opened at the April 15 council meeting. Motion carried with Shaffer abstaining.

**CITY WIDE CLEANUP**

After a short discussion with Ryther, the city will conduct a cleanup week from May 6-10. No tires and no household trash will be picked up and any brush will need to be cut to no longer than 8-foot lengths. This will be published in the paper and posted on facebook when the time gets closer. Motion was made by Kee, seconded by Cavender to make May 6-10 City Wide Cleanup. Motion carried unanimously.

**CEMENT TRASH CANS ON SQUARE**

There have been questions on the 4 cement trash cans on the square. It is the council's understanding that the city is to maintain repairs and the county is to empty the trash. Ryther will check on any repairs that are needed and Atkin will contact county to ask that they empty with their regular weekly schedule around the square.

**ORDINANCE 1181-COMMON**

Duncan presented ORDINANCE NO. 1181 – AN ORDINANCE CREATING A PERMANENT COMMON CONSUMPTION AREA WITHIN THE CITY LIMITS OF YATES CENTER, KANSAS UNDER THE AUTHORITY PROVIDED IN K.S.A. 41-2659 COMPRISING OF THE TOWN SQUARE SPECIFICALLY BORDERED AND MARKED FROM EACH OF THE ALLEYWAYS SURROUNDING THE SQUARE SUCH AS THE ALLEYWAY NORTH OF BUTLER STREET; THE ALLEYWAY SOUTH OF RUTLEDGE STREET; THE ALLEYWAY WEST OF NORTH STATE STREET; AND THE ALLEYWAY EAST OF NORTH MAIN STREET. Motion was made by Kee, seconded by Atkin to approve the ordinance. Motion carried unanimously.

**PUBLIC WORKS**

**SEWER LINE ON HWY 54 -  
500 BLOCK OF EAST MARY**

Ryther let council know that in the East bound lane, the ground seems to be giving way and with the chip seal coming up, he needs to verify it's not a sewer line leaking. There was a camera ran through the line in question and had Michael Kramer with Wilson & Company look at it. He did not see anything that would suggest there is a leak. Most likely, this is from settling of materials from a previous repair/replacement of the sewer line. Council gave Ryther permission to get that area dug up and get more gravel or other materials to get it built back up so when the chip seal is done it will be level and smooth.

**PARKS & PUBLIC LANDS  
FISH FOOD BIDS**

Motion was made by Cavender, seconded by Shaffer to send out for bids for 3 tons of sinking food and 4 tons of floating food. Motion carried unanimously.

**MAYOR'S COMMENTS**

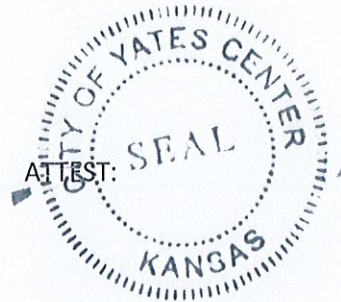
Mayor had nothing at this time

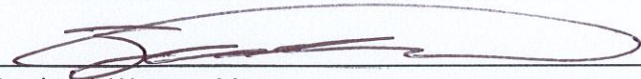
**CLAIMS AND VOUCHERS**

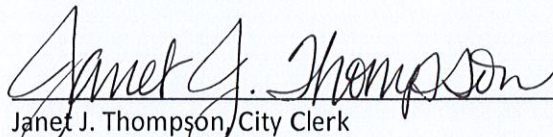
Motion was made by Kee, seconded by Cathcard, to pay the claims and vouchers in the amount of \$62,410.79. Motion carried unanimously.

**ADJOURNMENT**

Motion was made by Kee, seconded by Cavender to adjourn. Motion carried unanimously. Council adjourned at 8:33 pm.



  
Justin W. Weston, Mayor

  
Janet J. Thompson, City Clerk

Approved April 1, 2024