



City of Kingman
City Commission Minutes
April 11, 2024

Attendance:

Present: Mayor Wallace, Commissioners Winsor, Wollen, McFarland, and Harrel. City staff consisted of Manager Graffman, Clerk Bieghler, Attorney Smith, Chief Lux, Chief Rhodes, Inspector Archer, Director Goldston, Foreman Ellithorpe, Director Schrag, Foreman Thimesch.

Call to Order: Mayor Wallace called the meeting to order at 7:00 pm and the opening prayer was performed by Gilbert Kaiser

Approval of Agenda: The agenda was reviewed and considered.

- Motion made by Wollen, seconded by Winsor to approve the amended agenda with item 11-A: Chamber of Commerce Park Request and Updates removed as well as added items 11-D: Water Service Line Inventory, and 12-C: Riverside Park Ball Game Admissions. Motion carried 5-0.

Approval of Minutes (3/28/2024): The minutes were reviewed and considered.

- Motion made by Winsor, seconded by McFarland to accept the minutes with the amendment to add that Wollen voted “nay” in the matter of Riverside Park Ballgame Admissions. Motion carried 5-0.

Approval of Bills Payable (\$270,036.22): The bill payables were reviewed and considered.

- Motion made by Wollen, seconded by McFarland to approve the bills payable in the amount of \$270,036.22. Motion carried 5-0.

Public Comment:

- Dale Enyart: Wanted to reiterate his written comments made at a prior commission meeting regarding the KPP Solar Project.
- Tracy Rohlman thanked the commission for listening to the public opinions and their consideration regarding the KPP Solar Project.
- Julie Lyon praised the KEEP Project and the drive of Economic Development in helping Kingman businesses. Ms. Lyon reported that her hotel has contributed back to the city with over \$3,000 in property taxes, over \$10,000 in utilities, as well as contributing via bed taxes. She is currently renovating the old VFW Hall as well, which will host events that will bring revenue to Kingman.
- Gregg Thimesch addressed the City Commission regarding the fencing and ADA parking around the outdoor arena on behalf of the Fair Board.
- Bill Ellithorpe discussed the county proposal to add a large concrete slab at the fairgrounds to improve drainage.

Hearing for 234 W D Ave:

- Motion made by Harrel, seconded by Winsor to open the hearing for 234 W D Ave. Motion carried 5-0.

Inspector Archer presented an update for the property at 234 W D Ave and reported that all the repairs needed to make the structure safe have been completed and renovation for improvements continues. Archer recommends terminating the proceeding for the structure and to find that the location is neither dangerous nor unsafe.

- Motion made by Harrel, seconded by McFarland to deem the property at 234 neither dangerous nor unsafe and to terminate proceedings. Motion carried 5-0.
- Motion made by Harrel, seconded by McFarland to close the hearing for 234 W D Ave. Motion carried 5-0.

Kingman Economic Enrichment Program (KEEP) Process Review: Director Schrag presented a revised KEEP program to address changes that the Commission discussed at the previous meeting. For 2024, there will be one more review date for KEEP applications, which will be in September. The revisions also add a requirement for pre and post site inspections as well as the requirement of a waiver from the property owner if the KEEP applicant is renting the space. Starting in 2025, applications will be reviewed in January and June.

- Motion made by Winsor, seconded by Harrel to accept the 2024 KEEP program as written. Motion carried 5-0.

Visitor Center RFP: Schrag presented the Commission with a draft of the RFP that will be presented to the TIF Board on April 16th. No Action taken.

Recess for Land Bank Meeting

- Motion made by Harrel, seconded by McFarland to recess for the Kingman Land Bank Meeting. Motion carried 5-0. The meeting went into recess at 1930 and reconvened at 1935.

Ordinance 2126: Event Permit for City Facilities: AN ORDINANCE CREATING ARTICLE FOUR OF CHAPTER XI OF THE CODE OF THE CITY OF KINGMAN, KANSAS, CONCERNING EVENT PERMITS FOR USE OF CITY FACILITIES was read and considered.

- Motion made by Harrel, seconded by McFarland to adopt Ordinance 2126 as written. A vote was called with the following results:
 - Aye: Harrel, Wallace, McFarland, Wollen, Winsor
 - Nay: None

Motion was declared carried and ordered signed by the mayor, attested by the City Clerk, and to be published in the official newspaper.

EMS Annual Report: Chief Rhodes presented the 2023 EMS Annual Report to the Commission. No action was taken.

Neighborhood Revitalization Program: Manager Graffman shared that the County has requested from County cities if they are interested in continuing the program. Graffman reported that the program has benefited the City and urged the City Commission to support the continuation of the program.

- Motion made by McFarland, seconded by Wollen to support the Neighborhood Revitalization Program and to *recommend* adjusting the residential abatements to 10 years instead of 5 years.

Water Service Line Inventory: Director Goldston provided an update on the process of the EPA's mandate to complete a lead & copper inventory of the water delivery infrastructure. The EPA even wants

municipalities to go as far as assessing the plumbing inside of residents. Goldston reports that there are several states who have taken legal action on that matter. The City will not be going into homes but will be sending out surveys for utility customers to complete to try to gather the requested information. The City will be offering a \$5 credit on utility bills for surveys that are completed and returned to the City. The deadline for the City to report its findings is October 21st. The commission asked for a monthly update on the survey's progress. No action was taken.

KPP Energy Solar Project: Graffman reported that KPP needs to know by May 1 if the City wants to move forward with the KPP Solar Project. The Commission discussed the project, its pros and cons as well as considered community input.

- Motion made by Harrel, seconded by McFarland to inform KPP that the City will not be able to move forward with the proposed solar array project. Motion carried 5-0.

Legacy Light Program: Manager Graffman and Gregg Thimesch presented the commission with a sample light that they are wanting to move forward with for the project. Graffman stated that the lights were cheaper than the original ones looked at for the project and Thimesch shared that maintenance would be much easier and more cost-effective. Commission agreed to move the project forward with the presented lights. No action was taken.

Riverside Park Ball Game Admissions: Commission reviewed the current process that the high school is following to collect admission fees following the discussions at the last meeting. Rollie Van Whye was present and answered commissioner questions. It was agreed that the school was following the process outlined at the previous meeting and that they could continue their current process. No action was taken.

Executive Session – Attorney-Client:

- Motion made by Harrel, seconded by McFarland to recess the City Commission into an executive session for ten minutes with the City Manager, Economic Development Director, and the City Attorney for consultation regarding a matter which would be deemed privileged in the attorney-client relationship pursuant to the attorney-client privilege exception in K.S.A. 75-4319 (b) (2). Motion carried 5-0. The commission recessed at 9:05pm and reconvened at 9:17pm.

Executive Session – Non-Elected Personnel:

- Motion made by McFarland, seconded by Wollen to recess into an executive session for ten minutes with the City Manager and the City Attorney to discuss matters related to an employment position with the City pursuant to the non-elected personnel exception in K.S.A. 75-4319(b)(1). Motion carried 5-0. The commission recessed at 9:17pm and reconvened at 9:28pm.

Administrative Report: Manager Graffman reported that he is meeting with Mike Minton on the 15th to discuss health insurance renewals. He received a request for a city vehicle to be used to transport a couple to prom and wondered how the commission felt about such a request. It was reported that fire trucks and ambulances had been used in the past. The commission agreed that it was acceptable if a city employee was operating the vehicle. Clean sweep is ongoing with spring clean-up starting April 21st. An informational flyer will be distributed out to city residents soon to provide education on the sales tax election. The City has not received any bids for nuisance lawn mowing. The new Chromebooks have arrived for the Commissioners and just need to be set up.

Commissioner Comments: [HARREL] Likes the new light option for the legacy light program and thinks that they will make a nice addition to the parks. He pointed out that the City needs to review some ordinances pertaining to code 12-126 of the City’s Code. He would like to see a contract be drawn between the City and the Recreation Commission regarding the ball diamonds at Riverside Park. [WINSOR] Noticed that people are blowing grass clippings into the roadway and wondered if an ordinance exists prohibiting those actions. Chief Lux said that there is an ordinance, but it is difficult to enforce, and officers are likely to make contact and provide education. [McFARLAND] Voiced some concerns about a homeless person in town and wondered what the City could do to help the individual without enabling. [WOLLEN] No Comments. [WALLACE] Praised the clean sweep program and was glad that a service could be offered to the citizens.

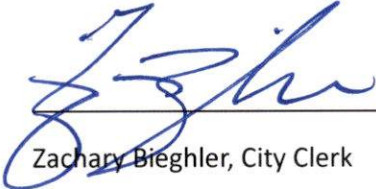
Adjourn:

- Motion made by Harrel, seconded by McFarland to adjourn the meeting. Motion carried 5-0. The meeting adjourned at 9:54pm.

BOARD OF COMMISSIONERS



Sean Wallace, Mayor



Zachary Bieghler, City Clerk