

# Condemnation Hearings/ Council Meeting

April 14<sup>th</sup> 2026

Mayor Randy Jones called the meeting to order

Pledge

Roll Call: TJ Duncan, Ken Collins, Allan Adelman, and Debra Rice were all present.

Attorney Marshall Blinzler began the condemnation hearings. First was 410 S. Military. The owner Sandra Doff-Sotta was not present but had sent her realtor Chuck Parson to represent her. He stated that it was the only property left that has not sold. He has not been all the way inside it. He did not trust the floors. He said he is not a contractor and can not say if it is salvageable or not. Chief of Police Joey Adelman says it is dangerous and a liability, there is no way to secure it. The council reviewed the photos for a second time. The council says it has sat empty since 2011 and nothing has been done. It is not salvageable. Chuck asks the attorney what if it sells before the 30 days. Marshall stated he must inform them it has been condemned.

Allan motioned to pass Resolution 2026-09, to condemn 410 S. Military, Ken 2<sup>nd</sup>, motion carried.

Next was 201 S. Elm. None of the owners on record were in attendance. Council reviewed the photos again.

Allan motioned to pass Resolution 2026-10 to condemn 201 S. Elm, Debra 2<sup>nd</sup>, motion carried.

Next was 704 S. Military. No owners on record were present. Council reviewed the photos once more.

Ken motioned to adopt Resolution 2026-11 to condemn 704 S. Military, TJ 2<sup>nd</sup>, motion carried.

Last property was 116 S. Walnut. The owner on record Keegan Donovan was present. He stated he was waiting to get it in his name before doing anything. He said he thought it was put in his name in December. He has not had the time or money to do anything yet. Keegan told the mayor he had been to speak with the council about his intent to clean it up last May. (Pat Walden was the mayor at that time) He said he had wanted to burn some of the stuff there but was told he couldn't do that. Marshall asked Keegan if he wanted the property torn down. He said he did, but he couldn't afford it. Marshall said the city can do it more quickly and make it safe for the community. Joey stated that DCF said the house is unfit for human habitation and has been empty over 6 years. Keegan said a homeless person had been in it. Ken stated that is a safety concern in itself. Keegan asked about the garage. He thought it might be salvageable. The council

looked at the pictures and determined it was not. Randy said he thinks Keegan has good intentions, but has made it clear he does not have the time or money. Randy asks for a motion to condemn it. TJ says it is a hazard. Keegan says the city can go ahead. Randy said maybe they can set up some type of payment plan. Marshall said if they put it on the taxes he can make payments on it.

TJ motions to adopt Resolution 2026-12, to condemn 116 S. Walnut, Debra 2<sup>nd</sup>, motion carried.

Agenda: Domingo Sanchez- Garcia owner of 419 W. 8<sup>th</sup> was not present. Next was Becky Walden. She stated that Homecoming will be May 22<sup>nd</sup>. They need donations and volunteers to help out. Eddie Beard said he would donate \$100 to use for whatever they needed it for. They will also need volunteers to take donations at the cemetery and to put up the flags on Memorial Day.

TJ motioned to pay the bills in the amount of \$104,737.02, Debra 2<sup>nd</sup>, motion carried.

Allan motioned to approve the minutes from the March meeting, TJ 2<sup>nd</sup>, motion carried.

Toni Duncan gave the treasurer's report

Allan motioned to approve the report, Debra 2<sup>nd</sup>, motion carried.

Liz Hart presented the monthly budget report. She says they made a payment on the excavator. They will have one more and then it will be theirs. The only indebtedness that will remain will be the sewer bond.

Everything is running about where it should be. The Police Department is the only thing running a little higher than it was this time last year.

Unfinished business: Church on Clemens clean up: No updates, still waiting to see if Kim Meeks has gotten it turned over to her from her brother Greg. They need to see if she can come give an update or plan.

City Office: Amy presented Resolution 2026-13 to set a hearing to condemn 205 E 3<sup>rd</sup>.

Allan motioned to adopt Resolution 2026-13, Ken 2<sup>nd</sup>, motion carried.

Next was Resolution 2026-14 to set a hearing to condemn 304 W. Perry.

Allan motioned to adopt Resolution 2026-14, Debra 2<sup>nd</sup>, motion carried.

Lastly, was Resolution 2026-15, to set a hearing to condemn 419 W 8<sup>th</sup>.

Allan motioned to adopt Resolution 2026-15, Debra 2<sup>nd</sup>, motion carried.

Amy stated the landscaper Bob Schooley has asked for them to give him a budget for the bushes and flowers this year. He will donate his labor to plant them. Pat Walden says they need to make sure they have volunteers to water them otherwise they are wasting the money.

Ken motions to spend \$1,000, Allan 2<sup>nd</sup>, motion carried.

Police Dept: Joey Adelman handed out his monthly report. They do not have court in April, so May's court will be a packed house. RJ started the academy this week. He will need to buy ammo for the AR and the handguns for practice. They will be doing qualifying soon. Arma donated a light bar for the Ford. He will need to get with Ernie to see about installing it. Uplink charged about \$600 if they do it.

Fire Dept: Ernie says they haven't had any calls. He needs to get new batteries for Engine 2 and the gator. The Easter egg hunt had about 60 or 70 kids. He had another person join the department, but he has not turned in his paperwork. The last one to join had to have shoulder surgery and will be out until he gets a doctor's release.

City Plant: Ernie said the water grant through the state water office was denied. He has been ordering a box of water meters each month. Any new service lines will get a new meter. Water use has been low. He talked with KRWA they have a camera they hope to bring in this summer when it is

dry and try and figure out the issues on Stateline. The electric poles he ordered came in. He has at least 3 poles that need replaced soon. He will try and get some cold patch from county for the roads. He and Randy are looking into prices on chip and seal. The sod has been stripped and rock put in. He is waiting on dry weather to pour the concrete pad for the new gazebo. They hope to start putting the play set together in sections inside during the rainy days, then they will haul it to the park. He has been cleaning ditches trying to get the water to flow and dry up the lots on Highland street.

Cemetery roads have been bladed. He found a parts supplier for the excavator out of KC.

Council: TJ says they are coming up on Homecoming. They need to make sure people get clean up done, maybe the Chief of Police can go around and talk to people.

Ken says he and Randy are going to Salina to a City Leaders Academy. He says the ballpark is looking good, so he wanted to mention it. Randy says they have worked hard.

Allan says he thinks they are moving in the right direction in making the town cleaner.

Deb had nothing else.

Mayor: Randy says the council has worked on Ordinances over the years. He has one he has looked at and drafted a

few changes he wants them to look over the draft. Randy says people who are building whether it is a home, or garage, whatever it may be will have to get a permit and submit their plans to the council for approval. It would also have to be inspected along the way. He had spoken with an individual about possibly obtaining land for a business. He met with Lisa Rhodes and CDL about the lights for the ballpark and the grant.

He bought material to make a drag for the infield of the ballpark. Joey says practice will start next week. Becky says she called GN Bank to see if they will get a scoreboard for us. They have done it other places. She has to call back. She also has been looking at the stuff to put on the top of the outfield fence, but she isn't sure how much they need.

Joey says he can get a \$650 donation.

Randy says county has put out the costs for dust control. He was thinking about the roads at the park during July 3<sup>rd</sup>, but it would cost \$6,000. They will have to try and come up with another idea to do their own dust control. He met with LPF. They will start Hallie's house this month.

Randy wants an executive session regarding Police Department personnel.

Ken motioned to go into executive session at 8:20 to discuss personnel matters of nonelected personnel of the police department, Allan 2<sup>nd</sup>, motion carried.

Ken motioned to go out of executive and back into regular session at 8:26, Allan 2<sup>nd</sup>, motion carried.

Allan motioned to go into executive session at 8:27 to discuss nonelected personnel matters of the police department, to include Joey Adelman, and exclude himself, Debra 2<sup>nd</sup>, motion carried.

At 8:38 Ken motioned to go out of executive and back into regular session, TJ 2<sup>nd</sup>, motion carried.

Randy stated that Joey has been offered an opportunity elsewhere and is turning in his resignation. Randy asks Joey to work a couple more weeks until they can figure something else out. Joey says whatever the city needs. He thanks them for recognizing his opportunity.

Ken motions to accept Joey's resignation, TJ 2<sup>nd</sup>, motion carried.

Ken motioned to adjourn. Debra 2<sup>nd</sup>, motion carried.

Meeting adjourned at 8:41PM

