

July 14th 2026

House condemnation hearing and regular meeting

Mayor Randy Jones called the meeting to order

Pledge

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

City Attorney Marshall Blinzler opened the hearing for 109 E 9th street.

The owners on record Susan and John Michael were present

Susan stated that they were in the process of selling the property, and the individual that is going to buy it told them that the city had blocked him from trying to get in it to work. Susan said he told her that the doors had been padlocked by the city. The mayor told her that was not the case. The city doesn't do that. The City Enforcement Officer Ernie Chase stated that he went in it Monday to get new pictures. Both doors were wide open, windows are broken out and there is still a big hole in the roof. Susan says she needs to get ahold of the individual. She doesn't know why he isn't at the hearing. She told him to come. Marshall told her that tonight is the hearing, if the council votes to condemn it, that gives them 30 days to get it torn down and cleaned up, or next month the city will open bids. The council looked at the pictures.

TJ motioned to condemn 109 E 9th, Ken 2nd, motion carried.

Nick and Gary Chase were present because they had bought 205 E 3rd from Jorneau Hoy and he did not tell them that it had been condemned. They wanted to try and fix it up. Marshall told them they need to try and get their money back. Randy asks them what they can do in 30 days. They stated they have the equipment to be able to tear it down themselves. Marshall says the council can give the new owner 30 days to get it torn down and if they do not, lock in one of the bids they have received tonight to get it done. The council

agrees to hold the bids and open them at the August meeting if they have not got it done.

The clerk opened the bids for 419 W 8th. Allan motioned to accept the bid for \$2,280 from Mid America, Ken 2nd, motion carried.

The clerk opened the bids for 304 W Perry. Allan motioned to accept the bid for \$2,150 from Mid America, Debra 2nd, motion carried.

The clerk opened the bids for 501 W Perry. Debra motioned to accept the bid from Mid America for \$2,575, TJ 2nd, motioned carried.

Agenda: Becky Walden was present. She says she feels sorry for the Chase boys that bought the condemned trailer. She stated that the people that sold them that trailer had moved to one by her. She said they have trash and junk everywhere. It has caused them to get mice and rats. The trash is always getting scattered into her yard. She is tired of it.

Police Dept: Randy stated that Derek could not be there. He is ill. He said he had gotten some text from Derek. He is very concerned with not being able to get out on the radio. Randy says they may need to go talk to the county commissioners. Randy said that Derek also stated there are a few issues with the police vehicles that will need to be addressed. Derek has not touched the evidence locker yet. He wants someone else to be present when they take care of the untagged evidence that was left by the previous Chief.

Allan motioned to pay the bills in the amount of \$78,143.93, TJ 2nd, motion carried.

TJ motioned to approve the minutes from the June meeting, Debra 2nd, motion carried.

Toni Duncan gave the treasurer's report

Debra motioned to approve the report, Allan, 2nd, motion carried.

Liz Hart presented the preliminary budget for 2027. She increased the budget on condemning houses by \$8,000. She also increased the police budget to

help with the maintenance of the police vehicles and wages. All other funds are staying about the same. They also need to let the county clerk know of their intent to exceed the revenue neutral rate.

Allan motioned to give the notice to the county clerk, Ken 2nd, motion carried.

Randy says they need to add the cost of the cemetery database to next year's budget.

Liz says they have the money for the security cameras for the park now, so it won't need to go into next year's budget.

Ken thinks they need to budget to get cameras and whatever is needed to livestream meetings. Randy stated that Derek had wanted to Zoom or Teams meetings.

Ken motioned to spend \$2,000 or less to get Teams/ Zoom, Debra 2nd, motion carried.

Randy says they can talk to Ryan Gath about it. Randy asks if Liz increased the budget for the ballpark, since they need to get more electric and water out there. She said she increased it by \$10,000.

Randy asks Pat Walden who is on the board of the Sr. Citizen's Association. Pat stated he was as well as Lorain Massa, Mark Lehman, Teddy Pryor, Velda Lehman, and Marilyn Cowan.

Allan thinks they should look into getting a fish feeder for the park. We can ask fish and wildlife about it.

Unfinished business: Greg Baker has transferred the Clemens property with the torn down church to his sister Kim Meeks. The pile of debris burned on the night of July 4th. Randy thinks Kim is selling it to the neighbor Duane Rogers and he is going to clean it up, but we do not know for sure. The deal James Hammers had to have the old trailer on Sycamore removed fell through. They may need to condemn it.

Allan motions to condemn 108 Sycamore, Ken 2nd, motion carried.

City Clerk: Amy read an email from the county counselor Jim Emerson about tax sales. They do not have a date set, but it appears if the city wants any of the property it has condemned they will need to go bid on it to get it.

Community Foundation of SEK had spoken to the council last month about setting up an endowment fund. They can get people to donate to it and then the foundation matches it 100%. It is a good investment. Allan stated he had met with them again and gotten the paperwork to establish the Hometown Mulberry Fund. Matthew Buck from the foundation was present, he stated that it is an annual allocation. The foundation would tell Mulberry how much they had. A percentage of the earnings are made in the stock market. The city can decide when they want to spend any of it, or just let it ride. Allan says it is a long term investment. It doesn't cost the city. The Foundation collects the donations and puts them into the fund. They can form a committee that can help decide what to use the funds for.

Allan motions to create the endowment fund and sign the agreement to receive matching funds, Ken 2nd, motion carried.

Resident Hallie Hart asks if it will be a voting committee or not. Matthew says they will make the decision of what the allocation will fund or roll it back in and let it keep growing.

Allan motioned to approve creating a "steering" committee, the council will look at the applications and choose at least 5 people to be on the committee, TJ 2nd, motion carried.

Randy asked Hallie if she would be interested in being on the committee. She said she would. The clerk gave her an application.

Randy asks Liz where the police budget is currently at. They had talked about Alex's raise at the last meeting, but did not settle on a number. TJ motions to pay Alex Lake and other future part time officers \$17 per hour, Allan 2nd, motion carried. Randy also wants them to consider having 2 full time officers. Liz says they have the money to do that. Derek is also working on getting a grant for it as well.

Amy presented Ordinance 2026-05 to adopt the new code books for the police dept. and court. Allan motioned to adopt the new code books, TJ 2nd, motion carried.

Amy stated at the last meeting they had decided on more houses to condemn. She has the Resolutions prepared.

Allan motioned to pass Resolution 2026-27 to hold a condemnation hearing for 208 N. Military, TJ 2nd, motion carried.

Allan motioned to pass Resolution 2026-28 to hold a hearing for 203 S. Clemens, Debra 2nd, motion carried.

Allan motioned to pass Resolution 2026-26 to hold a hearing for 121 S. Mulberry, Debra 2nd, motion carried.

The city received a flyer from the Morning Sun newspapers asking for sponsorships. Becky says the paper always supports their fundraisers. Liz doesn't think public funds should be used, it is more for businesses. She thinks it would be better for the city to get a subscription for a year. The council agrees.

Allan motions to get a year subscription, Debra 2nd, motioned carried.

Allan thinks the council needs to amend the building ordinance in regards to shipping/ storage containers. He has looked at Pittsburg and Joplin's. He thinks the city should have a limit on how many someone can have per lot. He also thinks they shouldn't be on an empty lot. They should be a uniform color.

Allan motioned to amend the Ordinance to limit the containers to 2 per lot and be on a lot with a dwelling, there was no 2nd, the motion died.

Fire Dept: Ernie said they had 11 calls, 4 were medical. They did have the fire on July 4th. He saw a video someone took of the July 3rd fireworks show they did. It was nice to be able to see what it looked like.

City Plant: Ernie says they had been working on some sewer issues. He asks the council if they want to have the sewer bug guy come back and give a

presentation on using them to clean the lagoons. Randy says hold off till the first of the year.

Resident Phyllis Polnack was present and said Liberal does something similar. She can get the information from her husband Glenn.

Ernie says he has been ordering electrical supplies to have for inventory. He still has some poles that need changed out.

He and Randy met with JEO and they are working on the preliminary engineering study of the water system that is being funded by the USDA grant.

He has a water leak on Alfred that needs fixed. He has a funeral Thursday. Bone Creek also has some leaks they will be fixing.

S & B that mows the cemetery had asked Ernie about spraying the roads. He was too busy to do it so he told them to go ahead. If he had known how much they were going to charge he would not have told them to do it.

Ernie says he is getting everything settled with his medicare. He will come off the citie's health insurance. It will save the city a lot of money. Once he knows what his premium will be, the city can reimburse him the 85%.

Randy says there are some lots that are overgrown with weeds and trees. They need to do better, especially the waterways and ditches. The culverts at Clemens and Perry too. Randy and Ernie had discussed buying a mower for the excavator. He can't find parts for the old sickle mower any more, there is no way to get into some of the ditches to mow. Randy says Ernie needs to go to Tulsa to look at some used ones he had found.

Ken motions to spend \$1,000 on a mower for the excavator, Debra 2nd, motion carried.

TJ motioned to go into executive session at 9:15 to 9:30 to discuss personnel matters of nonelected personnel, to include Ernie and Amy, Debra 2nd, motion carried.

Debra motioned to go out of executive and back into regular session, TJ 2nd, motion carried.

Council remarks: TJ had nothing else

Ken stated that Reverend Simpson the founder of LPF homes had passed away.

Allan asks when the city would get the property back on East Alfred. Amy said she knew Marshall had been working on it, but she has not received anything from the court yet. Allan wants the office to send a thank you to Susie Boldrini and Martin Barber for all they have done for the city.

Debra had nothing else.

Mayor: Randys says everything has been signed with UGM for the gas discount program, so they should start seeing savings on the gas.

Randy says the office will need to post for a new public works full time position.

Allan motioned to adjourn, Debra 2nd, motion carried. Adjourned 9:42PM