

## McFarland City Council Minutes June 10<sup>th</sup>, 2024

The regular monthly meeting of the McFarland City Council was called to order by Mayor Ron Nehring at 6 pm, with everyone standing for the pledge of allegiance. Council members present were Darrin Dillingham, Joel Green, Spencer Parker, Tom Dillingham and City Attorney Tim Liesmann. Council member Lori Senne attended the meeting by phone. Public attending the meeting were Ron Nolan, Jo Nehring, Dwight Tolbert, Beverly Johnson, Bob Johnson and Avery Trecek.

Mayor Ron Nehring opened the meeting with comments or concerns from the public. Beverly Johnson commented that she had heard that the fire department was not going to pay for insurance on the fire station building and didn't want to see them leave, and asked for clarification on the matter. Mayor Nehring stated that it was on the agenda later to discuss. Johnson replied that her insurance agent quoted her an approximation of two hundred dollars increase in her homeowner's insurance policy if fire district No. 7 pulls out of McFarland. Council member Tom Dillingham commented that he was sure that they were NOT leaving and proceeded to discuss public tax dollars supporting the fire district.

Per the Agenda, the Mayor noted that the next matter, Attorney News, would be postponed until the arrival of the Attorney.

City superintendent Jeff Osif gave his monthly maintenance report:

**GAS:** Have started doing locates this month. During the work session we discussed joining KMU (Kansas Municipal Utilities), the cost remaining to join this year is prorated at \$306. Council member Darrin Dillingham made a motion to join KMU for 6 months. Seconded by Spencer Parker, motion carried with all voting yes.

**WATER:** All is working well with the water plant. No update to report on well No. 5

**SEWER:** Nothing new to report about the lift station. Had KRWA (Kansas Rural Water) come out and we pulled pump No. 1, it was fairly clean, however I still cleaned it thoroughly. There was no lagoon discharge this month.

**RETENTION DAM:** I mowed the retention dam this month. I still need to clear out the trash rack and spillway.

**STREETS:** Tree trimming has been completed. Took over 40 plus loads to the forestry dump. I do want to recognize the following people that volunteered their time to accomplish this mission; Ron Nehring, Beverly Johnson, Spencer Parker, Dwight Tolbert, Josh Chamberlain, Austin DeJean, Mike Newton and Ron Nolan. We truly appreciated their time and work. Sentry Siren came out and replaced several charging ports, rewired up in the battery area where someone had bypassed an inoperable component and replaced the main box with an updated system. It went off as planned at noon today. Street and crack repair will start tomorrow. During the work session, I brought up postponing the purchase of a trailer and to re-allocate those funds to purchase a UTV to haul around the patching trailer and sprayer so we do not have to rely on private citizens personal UTVs.

**MISC.:** We are on the THIRD (3<sup>rd</sup>) roll-off dumpster for our city wide clean up. I called today to have them pick up and deliver another dumpster.

With his subsequent arrival, City Attorney Tim Liesmann discussed chapter 17 proceedings with 601 Main Street (Torneden) property and the fact that he has entered into a Medical/Hospice situation.. Liesmann commented that Medicaid/State financial assistance has put a lien against the house but it hasn't showed up on the deed yet. Instead of the City of McFarland waiting for a tax sale on the property, Attorney Liesmann has asked for no tax burden placement on the house, requesting a cap for liabilities. The city would still move forward with chapter 17 on the property. Mayor Nehring asked about the City continuing with mowing and placing those charges on the tax rolls. Attorney Liesmann commented that the city may not get a lot back out of the property in the end with a tax sale, but an empty parcel in which to build on would hopefully be beneficial to the City in the end. Council member Lori Senne commented to Attorney Liesmann that she did not know where J.T is living. Tim responded that reasonable steps will be taken to find him and/or the City can pursue with an open publication.

Attorney Liesmann also commented on another chapter 17 proceeding on 509 Main Street (Lannan) property - he and Lori had agreed to arrange another formal hearing with T.L, she had questions on the house/property and it would be discussed then. Mr. Liesmann notes that the City is no longer going back and forth on the property with her. August 16<sup>th</sup> has been tentatively set for the formal hearing on the property.

The minutes of the previous meeting held on May 13<sup>th</sup>, 2024 were read. The treasurer's report was reviewed as well as the bills submitted for payment. Council member Darrin Dillingham made a motion regarding the consent agenda to pay the bills as presented, approve the minutes as written and approve the treasurer's report. Seconded by tom Dillingham, motion carried with all voting yes.

In old business; Mayor Ron Nehring asked City Attorney Tim Liesmann for an update on the City's lease with Fire District No. 7. Should the City have any concerns regarding the lease on the fire station? Tim stated that the yearly lease runs until January/February and it's just a standard lease. Council member Lori Senne brought up the subject of maintenance and who pays for that? She feels that it should be stated more clearly in the lease. When there is a repair needed and utilizing our insurance, there is a deductible to pay. Is it reasonable to discuss/review this? Mayor Nehring interjected "if District No. 7 pulls out, the City will still have fire and first responder protection. They will not leave us without Fire protection; it will come out of Paxico". Ron noted with District No. 7 located in the City of McFarland we have the ISO rating of 6, if they leave it will go to an ISO rating of 9. Council member Tom Dillingham discussed with the city council the property tax that we pay which goes into District No. 7, and the taxes also pay for their building in Paxico which they own. Attorney Liesmann replied that District No. 7 has some of the lowest mil rates being 3<sup>rd</sup> on the list at 3.9 mils. (It was stated that this is not a current rate but one from a couple of years ago.) Council member Darrin Dillingham commented that even knowing that the citizens of McFarland are being double taxed for services at the fire station in McFarland; he still wants Fire District No. 7 to stay, and not for them to leave resulting in everyone paying more on their home owners insurance policy. Mayor Nehring reported on his discussions with the members of the Fire District "they are tired of the

insurance issue with the City of McFarland and will pull out tomorrow; they want a 20-year lease”. Council members discussed the (spalling) concrete slab in front of the fire station and a 20-year lease for a dollar. Council member Tom Dillingham asked other council members about the repairs needed. Council member Lori Senne asked about maintenance and upkeep required. City Attorney Liesmann commented that the fire department should pay for repairs. And he could write the lease differently to speak to the maintenance of the building and concrete slab. Council member Darrin Dillingham made a motion “to put this all to rest, and write up a 10 year lease and the City of McFarland will pay the insurance on the fire station building”. Seconded by Spencer Parker, motion carried with four yes votes. Council member Tom Dillingham voted no.

In new business: Mayor Nehring presented Ordinance No. 277 amending Sidewalk Ordinance No. 30 for approval. Council member Tom Dillingham made a motion to pass Ordinance No. 277, seconded by Lori Senne. Motion carried with all voting yes. Mayor Nehring asked the city council for discussion on donating funds to TEAM for the fireworks display in the park this year. Council member Lori Senne made a motion to donate \$500 to TEAM for fireworks. Seconded by Tom Dillingham, motion carried with all voting yes. City council heard discussion on security cameras (due to vandalism at the city park) for the city park/concession stand, City Hall, Water Plant, Sewer Lift Station, Forestry Dump and the maintenance building. Mayor Nehring commented that he would visit with Undersheriff Erick Kirsch about attending a Council Meeting again to visit about security cameras with the city council. There was discussion on systems from the public-many citizens have experience with their own security that was shared as options. Superintendent Jeff Osif reported that he would get some quotes on security cameras for the next meeting. The matter was tabled until next month.

Under Property Concerns, Lori Senne noted no *new* concerns this month. Council member Tom Dillingham brought up for discussion the issue with tires throughout the town that are in non-compliance with our Ordinance. Would the city want to contact a “Mobile tire shredding company” to address all these old tires in town? After some discussion Council member Darrin Dillingham will contact the tire cutters about coming to McFarland to dispose of old tires. Mayor Nehring told of the 15 loads of gravel that was put down in the alleys of our city. Other council members reported nothing for additional discussion.

At 7:27 pm, Council member Joel Green made a motion to adjourn the meeting. Seconded by Tom Dillingham, motion carried with all voting yes.

Larry Senne  
McFarland City Clerk