Minutes for April 7, 2025

Present: Mayor Semisch and Council members: Kyle Hrabe, Harley Laughlin, Kyle Combs, Hank Boucher and Cathy Schmidt. Dylan Chilcott was present for maintenance and Geri Ebersohl was present for Code. Michael Bryant was present for police. The audience consisted of Crystal Hinnen, Kim Davis, Marlyn Brown, Frank and Sharon Sandbothe, Brian Crissup, Teri Jimenez, Charles Jimenez, Regina Abbott, Doug Lentz, Stephanie Walker, Daniel Jimenez (for Hollie Jimenez) and Carla Mendenhall.

The meeting on April 7, 2025 opened @ 6:30 pm

Harley Laughlin motioned to approve the meeting minutes for March 3, $2025 - \text{Kyle Combs } 2^{\text{nd}}$. Motion passed 5-0. Kyle Hrabe motioned to approve the bills – Harley Laughlin 2^{nd} . Motion passed 5-0.

Ransom Financial

Council approved the Mayor to sign the documents required for the Splash pad and Phase 2

Agenda:

Open Forum:

Danny Jimenez – MBI will be coming back to do his driveway. He was also here to talk about cleaning up his lot, Wayman's business and Hollie's property at 402 and 410 West Street. The council asked Danny to have Wayman come to the next council meeting to discuss his pallet business and getting it off Danny's property. Hollie has requested Danny to discuss the progress with the council.

Marlyn Brown- 303 E Vine-wanted information on drainage

Unfinished Business:

Regina Abbott--525 W Mechanic. Harley Laughlin motioned to adopt Resolution 25-2025, extending Regina Abbott to make significant progress, or abatement will proceed – Kyle Hrabe 2nd. Motion carried 5-0.

Linda Easum—204 N Bluestem Rd. Kyle Combs motioned to adopt Resolution 26-2025 to abate the property— Harley Laughlin 2nd. Carried 5-0

Ellis Ehrlich—603 N Main. Harley Laughlin motioned to adopt Resolution 27-2025 to abate the property—Kyle Combs 2nd. Passed 5-0.

Jeff Elliott—605 N Olive. Kyle Hrabe motioned to adopt Resolution 28-2025 to to make significant progress or abatement will proceed—Harley Laughlin 2nd. Carried 5-0.

Jeff Elliott—204 W Charles. Kyle Hrabe motioned to adopt Resolution 29-2025 to make significant progress or abatement will proceed—Kyle Combs 2nd. Carried 5-0

Robert (Shane) Endicott—400 N Main. Kyle Combs motioned to adopt Resolution 30-2025 to make significant progress or abatement will proceed—Harley Laughlin 2nd. Carried 5-0

William Heyman—319 W Mechanic. Kyle Hrabe made a motion to adopt Resolution 31-2025 to make significant progress or abatement will proceed—Harley Laughlin 2nd. Passed 5-0

Tammy Holt—312 W South St. Kyle Combs motioned to adopt Resolution 32-2025 to abate--Harley Laughlin 2nd. Passed 5-0

Charles Jimenez—315 North St. Kyle Hrabe motioned to adopt Resolution 33-2025 to make significant progress or abatement will proceed. Council members requested a new timeline—Harley Laughlin 2nd. Passed 5-0

Hollie Jimenez—402 & 410 West St. Kyle Combs motioned to adopt Resolution 34-2025 to make significant progress or abatement will proceed. Kyle Hrabe 2nd. Passed 5-0

Nicholas Jimenez—1201 N Olive. Kyle Combs motioned to adopt Resolution 35-2025 extending Nicholas Jimenez another 30 days to comply or abatement will proceed—Harley Laughlin 2nd. Passed 5-0

Deborah A Kingsley—314 W Mechanic. Harley Laughlin motioned to adopt Resolution 36-2025 to make significant progress or abatement will proceed –Kyle Combs 2nd. Carried 5-0

Doug Lentz—425 W Mechanic & 212 Mill Rd. Kyle Combs motioned to adopt Resolution 37-2025 to extend another 30 days and to provide a new timeline for improvements—Kathy Schmidt 2nd. Passed 5-0

Carla Mendenhall—1103 N Olive. Kyle Hrabe motioned to adopt Resolution 38-2025 to make significant progress with a focus on the fence this month or abatement will proceed—Hank Boucher 2nd. Passed 5-0

Charles Jimenez—1103 N Olive. Kyle Combs motioned to adopt Resolution 39-2025 to make significant progress or abatement will proceed—Kyle Hrabe 2nd. Passed 5-0

Jeff Rivers—212 W North St. Kyle Hrabe motioned to adopt Resolution 40-2025 to extend 30 more days and Jeff Rivers needs to be at the next council meeting on May 5 or abatement will proceed—Harley Laughlin 2nd. Passed 5-0

Ryan Worrell-502 N East St. Harley Laughlin motioned to adopt Resolution 41-2025 to 30 more days and Jeff Rivers needs to be at the next council meeting on May 5 or abatement will proceed — Kathy Schmidt 2^{nd} . Carried 5-0

Public Hearing:

Brian Crissup- 302 E Vine. Kyle Combs made a motion to adopt Resolution 42-2025 to extend 30 days to get a structural engineer report. 2^{nd} Harley Laughlin Carried 5-0

Kim Davis- 318 W Sullivan Dr. Kyle Combs made a motion to adopt Resolution 43-2025 to make significant progress or abatement will proceed. 2^{nd} by Harley Laughlin. Carried 5-0

Permit Approval:

Amanda Laughlin- 216 W Vine. Kyle Hrabe motioned to approve fence permit.

Order of Violations:

Harley Laughlin motioned to approve the Notice of Order. Kyle Combs 2nd. Motion carried 5-0.

Committee and Staff Reports:

Pride Committee: An Update was given and a reminder of the June 7th Block Party.

Library Update: A library report was presented.

Clerk's Report/Court Report:

The clerk's report and the code report were presented. Hank Boucher moved to approve the revision of Boman's fence permit to remove the roof requirement. Kyle Hrabe 2nd. Motion carried 5-0. Jodie shared that Senior Housing was fully occupied.

Maintenance Report: A maintenance report was presented.

Law enforcement report: A law report was presented including reserves

Ordinance(s) and/or Resolution(s)

Kyle Combs motioned to adopt Ordinance 2025-04 Service Animals. Harley Laughlin 2nd. Carried 5-0 Kyle Combs motioned to adopt Ordinance 2025-05 Bulk Water. Harley Laughlin 2nd. Carried 5-0

Kyle Hrabe made a motion to adopt Resolution 44-2025 to abate Doug Kingsley's property. Harley Laughlin 2	nd
Carried 5-0	

	Mayor:
None.	
	Council:
None	
	Formal Action:
None	
	Executive Sessions:

Kyle Hrabe requested an executive session for 15 minutes on personnel matters- Harley Laughlin 2nd. Motion carried 3-0.

The executive session started at 9:15 pm.

The executive session ended at 9:30 pm.

No decisions were made in the executive session.

Meeting adjourned at 9:35 pm

Special Meeting Minutes for April 21, 2025

Subject: Personnel

In attendance were Mayor Kris Semisch, Councilmembers Kyle Hrabe, Kyle Combs, Harley Laughlin, Hank Boucher and Cathy Schmidt, City Clerk/Manager Jodie Laidler, and Assistant Clerk/Code Geri Ebersohl. Brandon Lindahl was also present in the audience.

Mayor Semisch opened the meeting at 6:00 p.m. Kyle Combs called for a fifteen-minute executive session to discuss non-elected personnel matters pursuant to K.S.A. 74-4319(b). Required in attendance would be the Mayor, City Council, City Manager, and Assistant City Clerk. Harley Laughlin 2nd. Motion carried 5-0.

Executive Session began at 6:01 pm.

Council resumed regular session at 6:16 pm. Brandon Lindahl was asked to please speak and tell a bit about himself. He is applying for a position with the Leon Police Department.

Kyle Hrabe called for a twenty-minute executive session to discuss non-elected personnel matters pursuant to K.S.A. 74-4319(b). Required in attendance would be the Mayor, City Council, City Manager, and Assistant City Clerk. Harley Laughlin 2nd motion. Motion carried 5-0.

Executive session began at 6:30 pm.

Council resumed regular session at 6:50 pm.

Harley Laughlin made a motion to hire Brandon Lindahl and to have him sign up to challenge his certification. Upon completion of his certification, his wages would be increased. Cathy Schmidt 2^{nd.} Motion carried 5-0.

Kyle Hrabe made a motion to adjourn, and 2^{nd} by Harley Laughlin. The meeting adjourned at 6:58 pm

Special Meeting Minutes for May 19

Subject: Resolutions

In attendance were Mayor Kris Semisch, Councilmembers Kyle Combs, Harley Laughlin, Hank Boucher and Cathy Schmidt, City Clerk/Manager Jodie Laidler, and Assistant Clerk/Code Geri Ebersohl. Audience members included Linda Easum, Charles and Teresa Jimenez, Hollie Jimenez, Danny Jimenez, Doug Lentz, Regina Abbott, Brian Crissup, Tammy Holt and Ryan Worrell.

Mayor Semisch opened the meeting at 6:00 p.m.

Special meeting began at 6:01 pm.

Resolutions:

Kyle Combs made a motion to adopt Resolution 48-2025. Harley Laughlin 2nd. Passed 4-0
Kyle Combs made a motion to adopt Resolution 49-2025. Harley Laughlin 2nd. Passed 4-0
Kyle Combs made a motion to adopt Resolution 50-2025. Harley Laughlin 2nd. Passed 4-0
Harley Laughlin made a motion to adopt Resolution 51-2025. Kyle Combs 2nd. Passed 4-0
Kyle Combs made a motion to adopt Resolution 52-2025. Harley Laughlin 2nd. Passed 4-0
Kyle Combs made a motion to adopt Resolution 53-2025. Harley Laughlin 2nd. Passed 4-0
Harley Laughlin made a motion to adopt Resolution 54-2025. Cathy Schmidt 2nd. Passed 4-0
Harley Laughlin made a motion to adopt Resolution 55-2025. Kyle Combs 2nd. Passed 4-0
Kyle Combs made a motion to adopt Resolution 57-2025. Kyle Combs 2nd. Passed 4-0
Harley Laughlin made a motion to adopt Resolution 57-2025. Kyle Combs 2nd. Passed 4-0
Kyle Combs made a motion to adopt Resolution 58-2025. Harley Laughlin 2nd. Passed 4-0

Kyle Combs made a motion to adjourn at 6:52. Cathy Schmidt 2nd. Passed 4-0

Minutes for May 5, 2025

Present: Mayor Semisch and Council members: Kyle Hrabe, Harley Laughlin, Kyle Combs, and Cathy Schmidt. City Manager, Jodie Laidler, Dylan Chilcott was present for maintenance and Geri Ebersohl was present for Code. Michael Bryant was present for police. The audience consisted of Linda Anderson, Frank Sandbothe, Brian Crissup, Regina Abbott, Doug Lentz, Daniel Jimenez, Hollie Jimenez, Carla Mendenhall, Tammy Holt, Teri and Charles Jimenez, and Ryan Worrell. Council member Hank Boucher arrived late.

The meeting on May 5, 2025 opened @ 6:30 pm

Harley Laughlin motioned to approve the meeting minutes for April 7 and special meeting minutes for April 21, $2025 - \text{Kyle Combs } 2^{\text{nd}}$. Motion passed 4-0.

Kyle Hrabe motioned to approve the bills – Harley Laughlin 2nd. Motion passed 4-0.

Ransom Financial

Council approved the Mayor to sign the documents required for the Splash pad and Phase 2. Kyle Hrabe made the motion to approve the mayor and city manager to sign and seal the Kansas Water Office grant contract. 2nd by Harley Laughlin. Motion passed 4-0

Agenda:

Open Forum:

Linda Anderson asked if she was able to bale the brome at 602 South Main. She was informed that the council would be discussing an ordinance later in the meeting. .

Unfinished Business:

Regina Abbott--525 W Mechanic. Kyle Combs motioned to adopt Resolution 45-2025 to abate the property – Harley Laughlin 2^{nd} . Motion carried 4-0.

Ryan Worrell -502 W Mechanic. Kyle Combs made a motion to adopt Resolution 46-2025 to abate the property - Harley Laughlin 2^{nd} . Motion carried 4-0.

Kyle Combs moved to adopt Resolution 47-2025 allowing the following addresses, (204 N Bluestem, 605 N Olive, 204 W Charles, 400 N Main, 315 W North ST, 402 West St, 410 West St, 1201 N Olive St, 314 W Mechanic St, 425 W Mechanic St, 212 Mill Rd, 1103 N Olive St, 318 W Sullivan, 302 E Vine St, 603 N Main, 319 W Mechanic St and 312 W South St), to be extended but each needs to make an appointment with City Manager to develop a plan and end date for the property improvements and each must attend a Public Hearing on May 19, 2025 at 6:00. Harley Laughlin 2nd.

Council Member Hank Boucher arrived.

Public Hearing:

None

Permit Approval:

Kim Davis requested approval for her fence permit. She was told it could not be approved until the survey is completed.

Order of Violations:

Kyle Hrabe motioned to approve the Notice of Order as written with the addition of 407 N Main and 312 N West St Harley Laughlin 2^{nd} . Carried 5-0.

Committee and Staff Reports:

Pride Committee: An Update was given and a reminder of the June 7th Block Party.

Library Update: A library report was presented.

Clerk's Report/Court Report:

The clerk's report and the code report were presented. Jodie shared t1259237hat Geri Ebersohl will be taking over Senior Housing beginning immediately.

Maintenance Report: A maintenance report was presented.

Law enforcement report: A law report was presented including reserves

Proposed Ordinance(s) and/or Resolution(s)

Repeal Business Enterprise: Council agreed to repeal the business enterprise. Ordinance will be available at the next meeting.

Amendment for Haying allowance: The council agreed to approve a permit for this Amendment to follow intent practices.

Bulk Water Rate/Leak Allowances was tabled until the next meeting.

None

Mayor:

None.

Council:

Hank Boucher questioned the need for the slow moving triangle on the back of forms of transportation. Jodie explained she had been in contact with the League of Municipalities and is waiting to hear an answer.

Formal Action:

None

Executive Sessions:

Kyle Hrabe requested an executive session for 20 minutes on personnel matters – Harley Laughlin 2nd. Motion carried 5-0

The executive session started at 7:08 pm.

Dylan Chilcott was requested to enter the executive session at 7:13 pm.

The executive session ended and was called back to order at 7:28 pm.

Kyle Combs made a motion to terminate maintenance #3 and place an ad to hire seasonal help.

Kyle Combs made a motion to adjourn at 7:29 pm – Harley Laughlin 2nd

Minutes for June 2, 2025

Present: Acting Mayor Kyle Combs and Council members: Kyle Hrabe, Harley Laughlin, Hank Boucher. City Manager, Jodie Laidler, Dylan Chilcott was present for maintenance and Geri Ebersohl was present for Code.

Brandon Lindahl was present for police. The audience consisted of Doug Lentz, Daniel Jimenez, Tammy Holt, Debbie Hunnell, Kim Davis, and Stephanie Walker.

The meeting on June 2, 2025 opened @ 6:30 pm

Harley Laughlin motioned to approve the Consent Agenda (May 5, 2025 meeting and May 19, 2025 special meeting minutes and bills). Hank Boucher 2^{nd} . Motion passed 4-0.

Ransom Financial

The storm siren application has been submitted.

Agenda:

New Business:

Kim Davis- Requested to be able to have more animals with her acreage.

Harley Laughlin made a motion to develop a permit for the number of Kim's animals due to acreage and a request to allow t-posts with caps. Kyle Hrabe 2nd Passed 4-0. Harley Laughlin made a motion to allow t-posts with approved caps. Kyle Hrabe 2nd. Passed 4-0.

Open Forum:

Stephanie Walker - regarding zoning

Doug Lentz- request to hay field

Danny Jimenez – concern about safety issues with maintenance

Tammy Holt- Kyle Hrabi made a motion to extend the Resolution for 30 days due to 2 weeks of rain. Harley Laughlin 2^{nd} , Passed 4-0

Unfinished Business:

Haying fields - TABLED

Business Enterprise Repeal

Bulk Water/Leak Allowances - TABLED

Slow Moving Signs

Council Member Hank Boucher left the meeting at 7:06 pm

Public Hearing:

None

Approvals:

Permits:

Lillie Shoate – Denied permit until survey was completed and land owner must sign off

Doug Lentz – Kyle Hrabi made a motion TO allow Doug Lentz to move the chain link fence to 527 W Mechanic. Harley Laughlin $2^{\rm nd}$. Passed 2-0

Order of Violations:

Harley Laughlin made a motion to approve the Notice of Order as written. Kyle Hrabi 2nd, Passed 3-0

Hank Boucher returned to the meeting at 7:15 pm

Committee Reports

Pride and library reports were provided

Clerk/Court/Code/Maintenance/Law-Jodie discussed IWorks software program for maintenance. Harley Laughlin approved the purchase of the program. No 2nd. TABLED to next meeting.

Harley Laughlin made a motion to approve Lovesee's Fireworks Permit. Kyle Hrabi 2nd. Passed 3-0

	Ordinance(s) and/or Resolution(s)		
None			
	Mayor		
None			
	Council Items		
None			
	Formal Actions		
None			

Harley Laughlin called to adjourn the meeting. Hank Boucher 2nd. Adjourned at 7:38

Public Hearing/Special Meeting Minutes for June 16

Subject: Storm Siren CDBG

In attendance were Mayor Kris Semisch, Councilmembers Kyle Combs, Harley Laughlin and Kyle Hrabe. Absent were Hank Boucher and Cathy Schmidt. City Clerk/Manager Jodie Laidler, and Assistant Clerk/Code Geri Ebersohl. Audience members included Frank Sanderbouthe, Jim Brewer, and Wayman McCorkle.

Mayor Semisch opened the meeting at 6:00 p.m.

Public Hearing began at 6:00 pm.

Crystal from Ranson presented information regarding the application for the CDBG grant regarding the storm siren. We would be requesting \$45,000 and would have to pay \$5,000 since the cost of the project is \$50,000. This would be placed at the City office and would allow us to have only 1 siren that would reach the whole city limits.

No one from the audience had any questions.

Public hearing closed at 6:04 pm.

Special Meeting opened at 6:04 pm with the same above in attendance.

Harley Laughlin made a motion to sign and send the application. Kyle Combs 2nd. Motion carried 3-0.

Kyle Combs made a motion to approve Resolution 60-2025 for the Dept. of Commerce application. Harley Laughlin 2^{nd} . Motion carried 3.0.

Harley Laughlin made a motion to approve Resolution 61-2025 to provide, operate, and maintain funds during the project. Kyle Combs 2nd. Motion passed 3-0.

Kyle Combs made a motion to adjourn at 6:06. Harley Laughlin 2nd. Passed 3-0

Minutes for July 7, 2025

Present: Mayor Kris Semisch and Council members: Kyle Hrabe, Harley Laughlin, Kyle Combs, and Hank Boucher. City Manager, Jodie Laidler, Dylan Chilcott was present for maintenance and Geri Ebersohl was present for Code. Brandon Lindahl was present for police. The audience consisted of Doug Lentz, Regina Abbott, Sharon and Frank Sandbooth, Jim Brewer and Tammy Holt.

The meeting on July 7, 2025 opened @ 6:30 pm

Harley Laughlin motioned to approve the minutes and special meeting minutes. Kyle Hrabe 2nd. Passed 4-0. Kyle Hrabe made a motion to approve the bill with the exception of the addition of Harder and Fleming, along with the Fleet Fuel correction. Seconded by Harley Laughlin. Passed 4-0.

Ransom	Financial	

None

Agenda:

New Business:

Kyle Combs made a motion to extend Doug Lentz's resolution for 60 days. 2nd by Harley Laughlin. Passed 4-0. Kyle Combs made a motion to extend Tammy Holt resolution to the August 4 meeting. Passed 4-0.

Unfinished Business:

Haying fields 2025-05— Kyle Hrabe made a motion to approve the amended Ordinance 2025-05 for haying. Harley Laughlin 2nd. Passed 4-0

Business Enterprise 2025-06- Harley Laughlin made a motion to approve Ordinance 2025-06 which repealed the business enterprise. Kyle Hrabe 2nd. Passed 4-0.

Public Hearing:

None

Approvals:

Permits: None

Order of Violations:

Kyle Hrabe made a motion to approve the Order of Violations with the addition of 702 N Olive under 8-408 Designation of Unfit Dwelling. Harley Laughlin made a 2nd. Passed 4-0.

Committee Reports

Pride Report - Jodie discussed the change in Kansas State procedures with Pride and Harley Laughlin made a motion to dissolve the Pride Committee. Kyle Combs 2nd. Passed 4-0.

Library - School Board Meeting is July 21st.

Department Reports:

Manager's Report- Kyle Combs made a motion to approve the comprehensive department plans Jodie discussed; Harley Laughlin 2nd. Passed 4-0.

When reviewing the water report it was noted that Rebekah's Lodge was not being charged for sewer and trash. Council decided they would charge them because that address was the only one in town that paid only water.

Code presented.

Maintenance- Harley Laughlin made a motion to approve environmental services to rework the floats at the Lift Station.

Motion for iWorq - Tabled to allow time to do Zoom meeting with iWorq on 8/6/25 at 6:30.

Law - Presented report and discussed options for a second police vehicle. Kyle Combs requested a special meeting to give time to discuss other options. Scheduled for July 21st at 6:30. (This meeting was changed to July 14 at 6:30 pm due to a time conflict and to include the Zoom meeting for a presentation on iWorq.)

Ordinance(s) and/or Resolution(s):

Kyle Combs made a motion to approve resolution 62-2025 - 400 N Main. Harley Laughlin 2nd. Passed 4-0.

Open Forum:

Doug Lentz- discussed drainage being blocked and his area floods because of it.

Mayor:

None

Council Items

Radar Calibration - Brandon Lindahl stated the radar is calibrated regularly.

Carlisle Contract - Discussion about the air conditioners not being serviced this summer.

Formal Actions:

Kyle Combs made a motion to approve the Plan of Action to improve the properties at 318 W High and 302 West High. Kyle Hrabe 2nd. Passed 4-0.

Executive Session:

None

Harley Laughlin called to adjourn the meeting. Kyle Combs 2nd. Passed 4-0. Adjourned at 7:38

Special Meeting Minutes for July 14, 2025

Subject: Zoom Meeting for explanation of iWorq software and discussion of new Police vehicle

In attendance was Mayor Kris Semisch, Councilmembers Kyle Combs, Harley Laughlin, Kyle Hrabe, City Clerk/Manager Jodie Laidler, Assistant Clerk/Code Geri Ebersohl, Maintenance Dylan Chilcott and Police Brandon Lindahl. No community members were in attendance

Mayor Semisch opened the meeting at 6:30 p.m.

Special meeting began at 6:31 pm.

Zoom Meeting with Connor

Harley Laughlin made a motion to purchase the software; Kyle Hrabe made a 2nd. Passed 3-0.

Police Vehicle

Kyle Combs made a motion to approve the purchase and financing of a new police vehicle (60 month 6.25%); Harley Laughlin made a 2nd. Passed 2-1

Kyle Combs made a motion to approve the resolution to purchase the vehicle; Harley Laughlin 2nd. Passed 3-0.

Harley Laughlin made a motion to adjourn at 7:25 pm. Kyle Combs 2nd. Passed 3-0.