

City of Natoma
City Council Minutes
June 11, 2026
Regular Council Meeting 7:00 PM

Mayor: Rick Dunlap

Council Members Present: Dale Eickhoff, Roger Hobrock, Jesse Lyle, Chris Broeckelman and Kyle Koelling **(7:06 PM)**

City Employees Present: Ryan Cook, Adam Kocinski and Amanda Baxley

Others Present: Terry Hays Sr., Terry Hays Jr., Sheena Hays, Kylie Engling and Kyle Somers

7:00 PM: Mayor called the meeting to order.

Approval Of Agenda: Approved as presented.

Approval Of Minutes: The council minutes from 5/14/2026 were approved as presented.

Treasurer's Report: The treasurer's report had an ending balance of \$269,015.18.

A motion was made and seconded to approve the treasurer's report. Motion carried. 4/0

7:06 PM: Kyle joined the meeting.

Old Business:

- **Building Demolitions**

- **Terry Hays-** Following the expiration of the 60-day period granted to Mr. Terry Hays to demolish the structure located at 0 Main Street, the demolition had not been completed. After discussion, the City Council offered to purchase the property for \$500. Mr. Hays accepted the offer.
Terry informed the Council that he has arranged for a contractor to inspect the roof on the property located at 701 N. 3rd Street and provide an estimate for the necessary repairs.

A motion was made and seconded to purchase the property located at 0 Main Street from Terry Hays for \$500 and to give him 30 days to remove any remaining items from the property. Motion Carried. 5/0

- **416 N. 1st Demolition-** Kyle and Kylie expressed interest in acquiring a lot currently owned by the city. The Council advised that, before the property could be considered for sale, a resolution must be adopted and published in the official newspaper for three consecutive weeks to provide an opportunity for any interested parties to submit proposals. Kyle and Kylie may submit their proposal for consideration during the designated proposal period.

A motion was made and seconded to approve and adopt Resolution No. 2026-02, authorizing the city to develop a process for the sale and redevelopment of a vacant City-owned residential lot and for it to be published in the newspaper for 3 weeks. The motion carried. 5/0

- **Micah Pobanz Estimate-** The estimate submitted by Micah Pobanz for the demolition of the structure located at 416 N. 1st Street was reviewed and discussed by the Council.

After consideration, the Council decided to postpone demolition of the property due to resident interest in acquiring and rehabilitating the lot.

- **512 4th Street- Payton House**

- **Estate Status-** The Clerk reported that she contacted the County Attorney to determine whether an estate had been opened for the late Patrick Payton. The property that had previously been agreed to be conveyed to the City remains pending transfer through the estate process. The County Attorney advised that no estate has been opened for Patrick Payton by any party.

The Clerk asked the Council how they wished to proceed, noting that approximately nine months had passed since the property agreement was signed. Following discussion, Adam stated that he would contact Alex Payton to determine the status of the matter. The Council agreed that, if an estate is not opened in a reasonable timeframe, the Clerk should proceed with the condemnation and dangerous structure process in accordance with City procedures.

New Business:

- **City Railroad Property Sections-** The Clerk informed the Council that she had identified two properties within the city limits, one located on the east side of town and one on the west side, where former railroad tracks were once situated. The Clerk contacted the County to inquire about the ownership status of the property. County officials advised that the properties are owned by the City, are currently classified as tax-exempt, and remain unplatted. The Council discussed potential future uses for the properties; however, no action was taken and no decisions were made at this time.

Other Business: Councilman Broeckelman asked whether the city would be willing to assist the Codell Community Church by allowing the use of City equipment to apply a topcoat of chip seal to the church parking lot. Following discussion, the Council agreed to permit the use of the equipment for the project.

Mayor's Report: No Report.

City's Superintendent Report: Adam reported that he contacted Kit Harp to inspect and repair the street sweeper. Kit was able to diagnose and resolve eight fault codes; however, he will need to return to further inspect and diagnose an issue with the rear motor. Adam also stated that he plans to ask Kit to assist with repairs to the backhoe's hydraulic system, as the specialized tools required for the repair are not available to the city.

Adam advised the Council that he will be removing trees throughout the city that are dead or have been dropping branches, as they pose a potential safety concern. He also reported that the City's oil supply is adequate; however, the supply of chat is limited.

The Council discussed street maintenance needs and identified areas that may require the most attention for future repair and improvement projects.

Clerk's Report: The Clerk informed the Council that weed violation notices had been sent by certified mail to four property owners. At the time of the meeting, one certified mail receipt had been returned confirming delivery, while responses from the remaining three notices were still pending.

The owners of the property located at 905 N. 1st Street were notified via hand-delivered certified letter that the structure would be subject to condemnation proceedings within 30 days. The property owners informed Adam that they intend to have the dangerous structure demolished within that timeframe.

The Clerk also informed the Council that confirmation had been received that the duplicate employee theft insurance coverage had been canceled.

Executive Session:

8:15 PM: It was moved and seconded to enter into executive session to discuss personal matters of nonelected personnel, pursuant to K.S.A. 75-4319(b)(1). Motion carried. 5/0

8:30 PM: Regular Meeting Resumed.

A motion was made and seconded to approve a \$1.25 per hour wage increase for the City Clerk and City Superintendent, effective with the July pay period. The motion carried. 5/0

Pay Bills and Adjourn:

8:32 PM: Motion to pay bills and adjourn was moved and seconded. Motion carried. 5/0