

MINUTES
AMERICUS CITY COUNCIL
BUDGET HEARING
TUESDAY, AUGUST 11, 2026

CALL TO ORDER / ROLL CALL: The hearing was called to order at 7:00 pm by Mayor WRIGHT. Council members present were NUESSEN, GERLEMAN, BURTON, HARMON, and HINRICHS. Also present, Attorney Steve Atherton, Clerk Dodie Doudna, Deputy Clerk Denisha Seiter, Code Enforcement Justin Arb

VISITORS/PUBLIC COMMENT PERIOD: Cheryl Henry, Rebecca Wells, Dana Lupkes, Aaron Carndall, Tim Burton, Katie Givens

ADOPT THE AGENDA: Moved by HINRICHS to adopt the agenda. Motion seconded by BURTON 5-0 vote

1. **2027 BUDGET:** *Proposed Budget for Adoption.* Moved by HARMON to approve and publication of the 2027 Budget. Motion seconded by HINRICHS. 5-0 vote.

Moved by BURTON to adjourn at 7:02 pm. Motion seconded by HARMON 5-0 vote

MINUTES
AMERICUS CITY COUNCIL
BUSINESS MEETING
TUESDAY, AUGUST 11, 2026

CALL TO ORDER / ROLL CALL: The meeting was called to order at 7:03 pm by Mayor WRIGHT. Council members present were NUESSEN, GERLEMAN, BURTON, HARMON, and HINRICHS. Also present, Attorney Steve Atherton, Clerk Dodie Doudna, Deputy Clerk Denisha Seiter, Code Enforcement Justin Arb

VISITORS/PUBLIC COMMENT PERIOD: Cheryl Henry, Rebecca Wells, Dana Lupkes, Aaron Carndall, Tim Burton, Katie Givens.

Cheryl Henry inquired if mowing orders included corners as well, noted that several corners in town are overgrown. ARB stated with heavy rains he had been more lenient; however, they are being addressed now. Cheryl asked if the city would remove a sidewalk from her yard. Atherton stated that sidewalks are to be maintained by the property owner and not the city.

APPROVAL OF MINUTES: *July 14, 2026, Business Meeting, July 21, 2026, Special Meeting* Moved by NUESSEN to approve July 14, 2026, business meeting minutes. Motion seconded by GERLEMAN. 5-0 vote. Moved by NUESSEN to approve July 21, 2026, special meeting minutes. Motion seconded by BURTON. 4-0 vote

BILLS TO PAY: Moved by BURTON to approve the August bills in the amount of \$85,448.23. Motion seconded by NUESSEN. 5-0 vote.

REPORTS OF STANDING COMMITTEES:

PROJECT PLAYSCAPE- Match Day is Nov 16, selecting advocates for that. Annual banquet again being planned, next month will disclose the timeline for construction for splash pad signage and basketball court.

MAINTENANCE: Streets are going pretty good, chip spreader starter finally fixed. Community center fixed up and looks good. Looking at ways to take some work off of the guys, changing some processes, making things easier. Mower attachment had some issues with battery so have not ordered it. Will add different options to the next meeting.

CLERK: Clerk reported that the community center sign is outdated and needs to have phone number updated, WRIGHT would like to look at covering the phone number with the new number instead of replacing. Clerk asked to replace one of the office chairs, approved to do so.

CODE ENFORCEMENT: 89 notices have been sent, mowed 26 properties, also a couple other citations have been issued.

ADOPT THE AGENDA: Moved by HINRICHS to adopt the agenda. Motion seconded by GERLEMAN. 5-0 vote.

1. **REBECCA WELLS:** *Unsanitary urine smell from property 410 Cherry-* Rebecca complained about cat urine and feces from the cats living on the property. Kids can't play outside, can't sit outside. Stated the house has no running water, no electricity, cats inside, has to be warm in there. Her cameras have picked up raccoons living in back yard. She feels trapped inside of her house because of the issues. HARMON stated that when maintenance mowed the back yard, the door is propped open. ATHERTON stated this violates many health violations. Katie Givens is concerned that the house is bowing, structurally not sound. Her 2 dogs have gotten hurt from the feral cats on this property. City will move to revoke kennel license, and cats will have to be removed from inside. The city will work on moving toward a solution for this issue.
2. **VARIANCE USE PERMIT:** *Americus Improvements, LLC 1300 Block of Main.* No public objection to the letters that were sent to the neighbors. Clerk will move forward by contacting the county to allow the variance use permit.
3. **PROPERTY CLASS CHANGE:** *Tim Burton- Industrial use at 620 Main.* Tim Burton stated he had let the county know that the intended use of the building had changed, and the change is already reflected by the county as industrial. Clerk will do necessary paperwork for the county.
4. **ORDINANCE 634:** *Annexation of Property located at 2443 Rd E5 Americus, KS.* Moved by NUESSEN to approve Ordinance 634. Motion seconded by BURTON. 5-0 vote.
5. **EVERGY FRANCHISE AGREEMENT:** *Ordinance 635.* Moved by BURTON to approve Ordinance 635. Motion seconded by HINRICHS. 5-0 vote.
6. **RV/CAMPER ORDINANCE:** *update from Planning & Zoning-* RV/Camper parking must be 25 feet from where grass starts on the road- all street sides, this will be for any enclosed trailers. No parking in easements or right of way will be permitted. Planning and Zoning will start working on ordinances, once completed will be supplied to the clerk who will send to legal for checking.
7. **TREE TRIM BIDS:** *3 bids are presented.* Moved by HARMON to approve the bid from Oak Grove Tree Service not to exceed \$10,000. Motion seconded by GERLEMAN. 5-0 vote.
8. **ARO:** *Further discussion regarding Article 8 in Code of Ordinances.* Would like to schedule a work session to discuss with ARO board how the city and ARO can work together. Council agrees that having a city employee take some administrative duties over for ARO would help eliminate some burden on their part. Mayor WRIGHT appointed BURTON and NUESSEN to reach out to ARO to start these conversations. BURTON would like to

increase deputy clerk hours by 10 hours a week to do the administrative duties for ARO. This helps take load off ARO. Council has agreed to increase deputy clerk hours to 30 hours per week.

9. **EXECUTIVE SESSION:** *Non-elected personnel matters* Moved by NUESSEN to go into executive session for 5 minutes, inviting council, legal, and mayor at 7:49 pm. Motion seconded by BURTON. 5-0 vote Out of executive session at 7:52 pm.
10. **PERSONNEL POLICIES & GUIDELINES** – *Review and updates to handbook-* Moved by BURTON implement the following changes to the handbook: section: C-1 a) of the handbook to read “Full-time Employee is one employed to work a normal work week of at least thirty (30) hours on a regular and continuing basis. E-1 a) to read “General Employees with the exception of the City Clerk and Deputy Clerk”. E-4 a) change from per pay period to per hour worked. E-6 a) change from (40 hours) to (equivalent to average work week). O-2 to read “This position is full-time with an expected workload of 30 hours per week. Adding ARO under Essential Duties. Motion seconded by NUESSEN. 5-0 vote.
11. **EMPLOYEE EVALUTIONS:** *Discussion on creation of 3month, 6 month and yearly evaluations.* HARMON inquired about probationary evaluations. BURTON and NUESSEN will work with him on getting a general form together.
12. **CONDEMNATION LIST:** 410 Cherry- send Joe to look at structural issues. Arb stated multiple violations have been sent to property owner, will look at others mentioned. 311 Elm- in foreclosure- we must wait to do anything currently. 507 Elm- ARB will move to collecting bids to clean up property.

Moved by NUESSEN to adjourn at 8:15 pm. Motion seconded by HINRICHS. 5-0 vote.

Dustin R. Wright, Mayor

Nicky Nuessen, Council President

Danny Gerleman

Britney Hinrichs

Kayla Burton

Bill Harmon

