

MINUTES  
AMERICUS CITY COUNCIL  
TUESDAY, JANUARY 14, 2025  
CITY HALL  
PUBLIC HEARING  
7:00 PM

**CALL TO ORDER / ROLL CALL:** The meeting was called to order at 7:02 p.m. by Mayor Dustin Wright. Council members present were HINRICHS, HARMON, and NUESSEN. HAMLIN and BURTON were absent. Also present were City Clerk Lesley Harbaugh, City Treasurer Dodie Doudna, Attorney Steve Atherton, and maintenance Nick Gadino.

**VISITORS/PUBLIC COMMENT PERIOD:** Ronald Huffington, Sharon Huffington, Lillie Kleemeyer and Bobby Thompson

**ADOPT THE AGENDA:** Moved by NUESSEN to adopt the agenda. Motion seconded by HINRICHS, 3-0 vote.

**1) PUBLIC HEARING: Condemnation**

- a) 507 Elm: Welsh.** The following conditions were found to exist by the city: 1) Trees and weeds/brush are extremely overgrown. 2) 1 vehicle (in front) has not moved in months. 3) Siding is off in multiple areas. 4) Front porch has trash knee-high with a path leading to front door. 5) Backyard shed is in very bad condition and is barely visible due to the trees/weeds/brush. 6) A path has only been mowed from street to house. 7) Building inspector was almost certain that the property was vacant until he heard a window AC running. 8) Roof gutters are full and falling down. 9) The entire property is in extremely poor condition. 10) Condition of property will definitely attract pests and vermin. The property owner is not present at this hearing. Moved by HINRICHS to give the property owner 6 months, no later than July 14, 2025, to correct and/or repair the findings or demolish. An inspection is to be performed by the city at the end of the 6 months. Motion seconded by NUESSEN, 3-0 vote.

Moved by NUESSEN to adjourn the public hearing at 7:14 p.m. Motion seconded by HARMON. 3-0 vote.

MINUTES  
AMERICUS CITY COUNCIL  
TUESDAY, JANUARY 14, 2025  
CITY HALL  
BUSINESS MEETING  
FOLLOWING PUBLIC HEARING

**CALL TO ORDER / ROLL CALL:** The meeting was called to order at 7:14 p.m. by Mayor Dustin Wright. Council members present were HINRICHS, HARMON, and NUESSEN. HAMLIN and BURTON were absent. Also present were City Clerk Lesley Harbaugh, City Treasurer Dodie Doudna, Attorney Steve Atherton, and maintenance Nick Gadino.

**VISITORS/PUBLIC COMMENT PERIOD:** Ronald Huffington, Sharon Huffington, Lillie Kleemeyer and Bobby Thompson

**APPROVAL OF MINUTES:** *December 10<sup>th</sup>, 2024 business meeting, December 19<sup>th</sup>, 2024 special meeting.* Moved by HARMON to approve the minutes of the December 10<sup>th</sup>, 2024 business meeting. Motion seconded by NUESSEN. 3-0 vote. December 19<sup>th</sup>, 2024 special meeting minutes were tabled until the next meeting.

**BILLS TO PAY:** Moved by HARMON to approve the accounts payable for January 2025 in the amount of \$17,589.37. Motion seconded by HINRICHS. 3-0 vote.

**REPORTS OF STANDING COMMITTEES:**

**PROJECT PLAYSCAPE:** Fundraisers and grant writing are still ongoing. There was a great turnout for Match Day. There will be a partial payment made to Athco for the splash pad to schedule installation.

**MAINTENANCE:** Snow removal and restocking supplies have been the main focus so far this month.

**CLERK:** Working on getting the two new vehicles registered. Maintenance employee Domanic McCoy is expected to be released to come back to work in March. There will be a fundraiser on January 25<sup>th</sup> that includes a side-by-side fun ride as well as an auction and 50/50 raffle at Harry and Lloyd's. All proceeds will help cover home, medical, and vehicle expenses that have accrued for Domanic since being hit by a drunk driver in November.

**ADOPT THE AGENDA:** Moved by NUESSEN to adopt the agenda. Motion seconded by HINRICHS. 3-0 vote.

1. **BOBBY THOMPSON:** Flint Hills Gravel Ride Bobby is here to discuss his list of requests for the upcoming event on April 12th, 2025. Moved by HINRICHS to approve the list from the FHGR. Motion seconded by HARMON. 3-0 vote.

Bobby Thompson left at 7:33

2. **RONALD HUFFINGTON:** Senior Center Mr. Huffington is here to discuss the use of the community center for senior citizen gatherings. The consensus of the council is to agree to the use as long as Mr. Huffington goes through the appropriate steps to reserve the building.

3. **2024 AUDIT:** *GAAP Waiver Resolution* Moved by NUESSEN to adopt Resolution 304. Motion seconded by HINRICHS. 3-0 vote.

4. **PERSONNEL POLICIES AND GUIDELINES:** *Update* The council discussed various topics that need to be updated in the handbook. They will continue to discuss and revisit at the next meeting.

Moved by NUESSEN to add item 4a to the agenda. Motion seconded by HARMON. 3-0 vote.

a. **LILLIE KLEEMEYER:** *Late fee on sewer bill* Ms. Kleemeyer is upset about being charged the late fee after her payment was received by the city after the cutoff date and time. The consensus of the council is to waive the fee due to extenuating circumstances.

Ronald Huffington, Sharon Huffington, and Lillie Kleemeyer left at 8: 11

5. **CCMFOA SPRING CONFERENCE:** *Request to attend* City Clerk is requesting to attend the CCMFOA conference in Manhattan from March 19-21, 2025. She is requesting the council pay for a room for 2 nights and the conference registration fee totaling \$622.56 as well as reimbursement for fuel and meals not provided during the conference. It is the consensus of the council to approve the request.

6. **CONDEMNATION:** *7 Fourth* The owner has failed to correct the conditions within the time stated in Resolution No. 300. It is the consensus of the council for the city to move forward to cause the conditions to be corrected and the cost charged to the owner of the property.

7. **EXECUTIVE SESSION:** *Non-elected personnel matters* Moved by NUESSEN to delete agenda item 7. Motioned seconded by HINRICHS. 3-0 vote.

Moved by NUESSEN to adjourn at 8:26 p.m. Motion seconded by HINRICHS. 3-0 vote.

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Dustin R. Wright, Mayor

absent  

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Lea Hamlin, Council President

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Nicky Nuessen

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Britney Hinrichs

absent  
Kayla Burton

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Bill Harmon