

MINUTES  
AMERICUS CITY COUNCIL  
TUESDAY, MAY 13<sup>TH</sup>, 2025  
CITY HALL  
BUSINESS MEETING

**CALL TO ORDER / ROLL CALL:** The meeting was called to order at 7:00 p.m. by Mayor Dustin Wright. Council members present were HARMON, HAMLIN, NUESSEN, and HINRICHS. Council member BURTON was absent. Also present were City Clerk Lesley Harbaugh, City Treasurer Dodie Doudna, Attorney Steve Atherton, Police Chief Jody Meyers, and Maintenance Nick Gadino.

**VISITORS/PUBLIC COMMENT PERIOD:** Laverne Soetebier, Devin Holloway, Paul Pinick, Jonathan Seimears.

**APPROVAL OF MINUTES:** *April 8<sup>th</sup>, 2025, business meeting, April 21<sup>st</sup>, 2025, special meeting.* Moved by Harmon to approve the April 8th, 2025, business meeting minutes. Motion seconded by Nuessen. 4-0 vote. April 21st, 2025, special meeting minutes tabled until next meeting.

**BILLS TO PAY:** Moved by HARMON to approve the accounts payable for May 2025 in the amount of \$24,403.63. Motion seconded by HINRICHS. 4-0 vote.

**REPORTS OF STANDING COMMITTEES:**

**PROJECT PLAYSCAPE:** HINRICHS reported that the splashpad installation is going well. The concrete is curing until May 19th, and then the rest of the installation will resume. The contractors have told her that it should be complete by the first or second week of June. Shale has been delivered to the ballfields and is being applied to the fields. Mulch was delivered to the parks and has been put down under the playground equipment. Project Playscape has been picked to be a Match Day recipient for 2025. Match Day is November 17th this year.

**MAINTENANCE:** Nick Gadino reported that the maintenance crew has been busy with mowing and building maintenance. They have also been repairing potholes. Flushable wipes continue to be a problem with creating backups in the sewer system.

**CLERK:** Lesley Harbaugh reported that the city has been busy with various licensing and permits. Water usage rates have been updated, and all customers have been notified of the change in their sewer rates if applicable, and all customers have been notified of the trash rate increase going into effect next month. After completing some research on comparable city processes, it was reported that the City of Americus follows building inspection, permitting, and contractor licensing requirements in accordance with other cities of the same size.

**POLICE:** Police Chief Jody Meyers has reported that the police department has been working on code enforcement. There have been 18 violation notices served for various code offenses.

**ADOPT THE AGENDA:** Moved by HAMLIN to adopt the agenda with amendments to the order of items and the addition of item 13. Ballfield Maintenance and item 14. Executive Session for non-elected personnel matters. Motion seconded by HARMON. 4-0 vote.

1. **BFP REMODELING LLC:** *Purchase of lots on College Block* Paul Pinick, owner of BFP Remodeling LLC, is here to request to purchase the remaining two lots on College Block. He would like to build one 2-bedroom 2-bath home and one 3- or 4-bedroom home with 2 bathrooms. They would be different from each other but similar to other houses being constructed. Moved by Harmon to approve the purchase of 203 Sycamore and 207 Sycamore to BFP Remodeling LLC, with Paul providing layouts of each proposed structure at the next meeting. Motion seconded by NUESSEN. 4-0 vote.  
Devin Holloway and Paul Pinick left at 7:26
2. **PROJECT PLAYSCAPE:** *Sewer/water lines & meter* HINRICHS has reported that there has been an issue with the water line at the park and connecting the water line to the splashpad. There are currently only 1" lines at the park, and the splashpad will require a 2" line, and the meter will need to be upgraded to accommodate the difference. There are 2 options- one is to bore under Locust Street to connect to a meter near Locust and 5th Street. The other option would be to vacate the line and cap it at Locust and 5th, and update the existing meter and move it to the northwest corner of the park. This would not only hook the splashpad up, but it would also give the option to move the bathrooms to the upgraded meter. Jonathan Seimears is here to explain his bid for the work and what each option could entail for changes in pricing for installation and products. He recommends moving and upgrading the meter. Jonathan Seimears left at 7:32. HINRICHS reported that she tried to get other quotes from different companies, and they did not show up to the appointments. MOTIONED by NEUESSEN to approve the estimate from Seimears Construction for the water meter and line relocation not to exceed \$19,000.00. Motion seconded by HARMON. 3-0-1 vote.
3. **2025 BUDGET REQUESTS:** Laverne Soetebier is here to discuss upcoming budget requests for the 2026 budget. NUESSEN has requested that upgrades to City Hall be put into the budget. The City Clerk will work on getting estimates for various repairs and upgrades. Mayor Wright has requested that a jetting system be added to the budget for maintenance to be able to flush sewer lines without having to outsource the work when there are

problems. HARMON has requested that the City Clerk look into the salaries of other third-class cities to be able to budget increases for employee retention if needed. HINRICHS has requested that ballfield maintenance be added to the budget and will get some estimates for different companies that provide multiple services for upkeep and maintenance. HAMLIN is requesting that \$15,000.00 be set aside to start a new fund for a skid steer and \$2,000.00 for a new salt and sand spreader. HAMLIN is also requesting that the budget be built for 2 full-time maintenance employees and one part-time maintenance employee.

Laverne left at 8:08

4. **PEST CONTROL:** *Review estimates* the council reviewed pest control estimates for City Hall and the Community Center from Rainbow Pest Control, Inc., Plunkett's Pest Control, and Flint Hills Termite and Pest Control, Inc. Moved by NUESSEN to approve the quote for quarterly service from Flint Hill's Termite and Pest Control, Inc. for City Hall and the Community Center. Motion seconded by HARMON. 4-0 vote.
5. **INTERNET:** *Provider options* Treasurer Dodie Doudna has informed the council of the issues that city staff is facing with our current internet provider, Consolidated Communications. Service goes down frequently, and it is not fast enough for the police to download the camera footage from the police car. Dodie has provided the council with rates from Highline to change and upgrade our internet option at City Hall and retain the service from Consolidated Communications, and move it to the Community Center. She has also informed the council about the ability to update our Microsoft account and update the email addresses used by the city. Motioned by HINRICHS to approve the change to Highline for internet service for City Hall. Motion seconded by NUESSEN. 4-0.
6. **NEWSLETTER PUBLISHING:** Treasurer Dodie Doudna has presented the council with a cost breakdown of printing the newsletter monthly. Rising costs for color printing, paper, and postage have driven the cost to produce and mail the newsletter up. Dodie has given the council different options- to print the newsletter in black in white only, or the first 2 pages in color and then the rest in black and white, raising the color ad pricing and limiting free ad options, publishing the newsletter quarterly instead of monthly, and publishing online only. It is the consensus of the council to begin printing the newsletter in color on the first 2 pages and black and white on the rest.
7. **YEARLY APPOINTMENTS:** : Council President: Lea Hamlin, Department head of parks and recreation: Lea Hamlin, Department head of maintenance: Kayla Burton, Head of special projects and grants: Britney Hinrichs, Department head of police: Nicky Nuessen, Head of Human Resources: Kayla Burton, City Clerk: Lesley Harbaugh, City Treasurer: Dodie Doudna, Assistant City Clerk: (per city code) Dodie Doudna, Freedom of Information Officer: Lesley Harbaugh, City Attorney: Steve Atherton, Municipal Judge: Clark Allemang, Police Chief / Public Official: Jody Meyers, Code Enforcement Officer: All city police officers, Building Inspector / Deputy Public Official: Joe Carl, Police Officer: Brandon Early, Dylan Jacobs, and Thomas Hardin, Council Representative on Board of Zoning Appeals: Dustin Wright, Board of Zoning Appeals: Seat 1- Open, Seat 2 – Dustin Wright, Seat 3 – Erick Dean, Seat 4 – Open, Seat 5 - Open, Zoning Administrator: David Goldsmith, Planning & Zoning Board: 3 year terms ; Seat 1 - Erick Dean (2027), Seat 2 – Angela Hadden (2026), Seat 3 - David Goldsmith (2027) Outside city limits, Seat 4 – Open (2026) Outside city limits, Seat 5 – Kayla Burton (2027), Seat 6 - Nicky Nuessen (2025), Seat 7 - Open (2025), Official Bank: Equity Bank, Official News Paper: Emporia Gazette. Mayor Wright approves all appointments as stated. Moved by HINIRHCS to name Lea Hamlin as Council President. Motion seconded by NUESSEN. 3-0-1 vote.
8. **RESOLUTION 307:** *Fireworks* Moved by NUESSEN to approve Resolution 307 stating fireworks shall be permitted for the July 4th Holiday. The discharge of consumer (1.4G) fireworks shall be permitted from July 2, 2025, through July 5, 2025. The discharge of the designated fireworks on these specified days shall be limited to the hours between 10:00 A.M. and 12:00 A.M. (Midnight). New Year Holiday. The discharge of consumer (1.4G) fireworks shall be permitted on December 31, 2025, and January 1, 2026. The discharge of the designated fireworks on these specified days shall be limited to the hours between 9:00 P.M. and 12:30 A.M. Motion seconded by HAMLIN. 4-0 vote
9. **MOWING RELEASE FORMS:** *Yearly applications to hay ground* Council have reviewed 5 Mowing Release Forms. Moved by NUESSEN to approve all the Mowing Release forms that meet the requirements and to deny one that does not meet the requirements. Motion seconded by HINRICHS. 4-0.
10. **ORDINANCE NO. 423:** *Swimming pools* tabled until next meeting.
11. **MAIN STREET PARKING:** tabled until next meeting.
12. **EMPLOYEE HANDBOOK:** tabled until next meeting.
13. **BALLFIELDS MAINTENANCE:** Council discussed what ARO's responsibilities will be in maintaining the fields, bathrooms, concession areas, and trash receptacles. The City Clerk will relay the information to ARO and provide a checklist of tasks that need to be completed before and after practices and games.
14. **EXECUTIVE SESSION:** *non-elected personnel* matters Moved by NUESSEN to go into executive session for 10 minutes at 8:46 p.m. with council, mayor, legal, and Nick Gadino present. Motion seconded by HAMLIN. 4-0 vote. Back in open session at 8:46 p.m. Consensus of the council to advertise for a full-time maintenance position

on the city's Facebook page, Indeed, and the Emporia Gazette. Moved by HINRICHS to adjourn at 8:57 p.m.  
Motion seconded by HARMON. 4-0 vote.

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Dustin R. Wright, Mayor

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Lea Hamlin, Council President

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Nicky Nuessen

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Britney Hinrichs

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absent  
Kayla Burton

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Bill Harmon