

CITY OF SEVERY
REGULAR BUSINESS MEETING

JULY 6, 2026

7:00 P.M. AT CITY HALL, SEVERY KS

Present: Mayor Donna Wiss, Council members Marc Warren, Lyle Riggs, Ron Robert, Bryan Hampton, Clerk Tessa Riggs, City Attorney William McClendon & Treasurer Madelyn McClendon

Guests: Helen Taliaferro, Emily Franks and Karen Wunderlich

Absent: Water Superintendent Paul Schmidt and Councilman Rodger Kraft

Mayor Wiss called the meeting to order at 7:02 p.m. The pledge of Allegiance was cited and roll called.

Robert moved to approve the June 2026 minutes. Warren 2nd. Motion passed 4-0.

Warren moved to approve the June 2026 bills. Riggs 2nd. Motion passed 4-0.

Robert moved to approve the June 2026 treasurer's report. Riggs 2nd. Motion passed 4-0.

Guest Helen Taliaferro with Junction Insurance informed the council that she has sold her business to Schenck Insurance of Independence Kansas. Mrs. Taliaferro stated the business name, phone, employees and daily operations will remain the same along with providing municipal insurance to the city.

Emily Franks, CPA for Jarred, Gilmore and Phillips, PA presented the City's 2025 audit and the proposed 2027 budget. Clerk Riggs had Franks make note that the City received a 90% grant for the Pollution Control Loan from 2007 and that loan has been paid off. Questions were raised regarding the 2027 budget and increasing the Revenue Neutral Rate. If the City wants to levy the same tax dollars that was levied in 2026, the \$228.334 mils would need to be levied. For Severy one mil equals \$930.04 which would be an increase of \$12,000 to go from \$228 mils to \$240 mils. Franks suggested that if the council didn't want to raise taxes, then maybe utility rates needs to be reviewed. Councilman Riggs stated at the end of the day, the bills must be paid. Franks believes the grant will help alleviate some of the stress because if you take a \$10,000 debt payment off for the next three years, that will help. City Attorney McClendon reported that the goal will be to do an percentage increase on each utility every year. Clerk Riggs stated that in our current Waste Connections contract that they would do an increase of 4% every July and at this time the council has not passed that charge onto the customer until the City receives information back from the Midwest Assistance Program. Franks noted that if the City increased the utility funds then the City would likely not have to increase the mil levy every year. By doing that you

could transfer money to the reserve, transfer money to the general fund to help supplement and there are less restrictions and every utility fund should be able to hold its own. Councilman Riggs stated that some of the rates have not been increased since 2023 and there has been a massive amount of inflation.

Guest Karen Wunderlich entered the meeting at 7:35 p.m.

Councilman Riggs moved to notify Greenwood County clerk to levy 240.45 mills, as recommended by the City's accountants. Hampton 2nd. Motion passed 4-0.

Council President Warren moved to go into executive for 5 minutes at 7:45 p.m. to consult with attorney for the city on matters subject to the attorney-client privilege and include city clerk.

Regular meeting reconvened at 7:50 p.m. No action was taken.

Guest Karen Wunderlich addressed the council regarding the condition of her former salon building. She explained that the building is uninhabitable due to mold and a collapsing ceiling. Mrs. Wunderlich stated she did not believe she should have to pay the monthly utility service charge of \$60.50. She also stated she plans to stop paying property taxes and allow the property to go to tax sale. After discussion, council stated that if she does not pay her monthly utility service charges then the city will add it to her property taxes as a special assessment according to the ordinance. Clerk Riggs informed Wunderlich that billing will continue monthly until the property has changed ownership. Wunderlich is aware of the process.

City Clerk Tessa Riggs presented the water superintendent's report in Mr. Schmidt's absence. The report included:

- *New tires were installed on the city truck.

- *New rear tires were installed on the 2012 Bad Mower.

- *A control board was replaced at the water treatment plant.

- *The street roller has been repaired.

- *Repairs were almost completed on the Mahindra side by side, just waiting on a rocker arm pivot.

- *A cemetery monument requires minor repairs to prevent animals from entering. This monument belongs to a family that all deceased.

- *A misunderstanding occurred regarding Memorial Day flowers that were removed from the cemetery.

Clerk Riggs also reported that the City currently has eight properties that get mowed every 10 days and five personal properties that are being assessed to owners' property taxes.

Mayor Wiss reported that valves at the water plant need to be numbered to assist the contracted water operators for testing.

Old Business.

Clerk Riggs presented an updated quote from Ramsey Concrete regarding the roundabout and the generator pad at the water plant. The proposed roundabout was reduced in size, resulting in a lower project cost. Since the roundabout has already been voted on in a previous meeting, Riggs moved to allow Ramsey Concrete to also install a pad for the generator at the water plant for \$2,500.00, since the company will already have a concrete truck on site. Warren 2nd. Motion passed 4-0.

Clerk Riggs also noted that additional payment on the road grader that was approved in June's regular monthly meeting was not made because Caterpillar Financial requires a payment of at least three times larger to apply toward interest. The council agreed to continue making only the annual payment and noted that sufficient funds should be budgeted for the balloon payment due in April of 2028.

Clerk Riggs stated the survey for 99 S Road had been completed and copies were presented to council for review. After review, Robert moved to accept the survey to annex 99 S Road into the city limits for Jackie and Linda Wilson and allow City Attorney McClendon to prepare the annexation ordinance and related documents. Riggs 2nd. Motion passed 4-0.

Clerk Riggs mentioned that she did verify with Greenwood County Register of Deeds regarding an alley where a sewer line hole has been exposed for over a year. According to the deeds office, the alley belongs to the city. Council agreed that the City should fill in the exposed sewer hole that is on city property.

New Business.

Clerk Riggs reported that the one of the breaker boxes at the old bank building has moisture in it and significant corrosion. She reminded the Council that electrical service remains active in the building. The Council directed her to have the electrical equipment inspected.

Clerk Riggs also noted that she had been to the courthouse to verify whether West Water Street had been recorded with the Greenwood County Register of Deeds after the county transferred ownership of the roadway to the City in September 2025. Riggs discovered the roadway had never been recorded. Prior to the meeting, it was confirmed that the roadway description was incorrect and Greenwood County will complete the necessary revisions.

Warren moved to go into executive session for 20 minutes to discuss non-elected personnel regarding employee performance and include city clerk at 9:45 p.m. Hampton 2nd. Motion passed 4-0.

Regular meeting reconvened at 10:05 p.m. No action was taken.

Clerk Riggs informed the council that the survey for Brody's Park and the city alley from East Main Street and North to the alley to was completed. Council reviewed the survey. After discussion, Robert moved to authorize the City Attorney to draft a letter to property owner Joanna Wilson

directing her to remove the fence encroaching on City property within sixty (60) days. Hampton 2nd. Motion passed 4-0.

Riggs moved to approve Ordinance 443. Warren 2nd. Motion passed 4-0.

Warren moved to adjourn the meeting at 10:30 p.m. Riggs 2nd. Motion passed 4-0.

/s/ Marc V. Warren, Council President

Attest:

/s/ Tessa C. Riggs, City Clerk