

The City of Towanda

City Council Special Meeting Agenda

Wednesday, July 15, 2026, 7:00 PM, City Hall, 110 S 3rd, Towanda, KS

Special Council Meeting

1. CALL TO ORDER

At 7 p.m., Mayor Mike Hayes called the meeting to order.

2. ROLL CALL

Governing Body

Present Not Present

☒	☐	Mayor – Mike Hayes
☒	☐	Council President – Jennifer Watkins
☒	☐	Council Member – Kit Williams
☒	☐	Council Member – Drew Shaults
☒	☐	Council Member – Chris Hunt
☒	☐	Council Member – Angel Ramsey (online)

Staff

Present Not Present

☒	☐	City Administrator – Sarah Gooding
☒	☐	City Attorney – Rob Lane (online)
☐	☒	Planning/Zoning Administrator -Lisa Long
☐	☒	Deputy City Clerk – Cami Jones
☐	☐	

3. **CONSENT AGENDA** - *Consent agenda items will be acted on by one motion unless a majority of the City Council votes to remove an item for discussion and separate action.*

A. **JUNE 2026 REPORTS**

i. **STAFF/DEPARTMENT INFORMATION REPORTS**

1. Code Compliance Report

Jennifer Watkins made a motion to approve the consent agenda, seconded by Drew Shaults. Motion carried 5-0.

4. **OLD BUSINESS**

A. 309 Main – Demo Quote Alternatives

City Administrator Sarah Gooding said Council had requested demolition quotes for the building at 309 Main. Staff are evaluating both demolition and grant-funded rehabilitation options for this structure. At Council's request, staff requested quotes from JEO Consultants for a structural review and for demolition specs.

Brad Shores with JEO Consultants, shared service options.

He advised that JEO could do a structural review to confirm that construction was performed in alignment with engineered plans, with a not-to-exceed cost of \$1,000.

Shores also discussed a series of options for creating demo plans for the building, ranging from reviewing low bidder's plans and providing guidance, up to coordinating demo plans. However, Shores indicated that in his experience it may be challenging to find an engineer interested in taking on a project like this.

CITY COUNCIL MEETING AGENDA, GENERAL ORDER OF BUSINESS AND PUBLIC PARTICIPATION POLICY

Shores said the major reason for this is legalities and liability. He said so much of this project is contractor competency and risk of litigation even if engineering is solid. He said he would be happy to help look for an engineer to put together a demo plan, but in his experience this may not be easy.

City Attorney Rob Lane also owns a construction company and said he has been somewhat involved in about 30 demos and has never done one without a demo plan.

Lane and Shores discussed options and order, and Council expressed a desire to talk with other cities about process and options. They directed staff to work with Shores and Lane to iron out a solution and path forward.

5. BUDGET WORKSHOP

A. 2027 Proposed Budget

Sarah Gooding introduced John Regier, with Loyd Group, who has assisted with prepping the City's budget. She said the City has a sales tax election on August 4 for a 1.5% sales tax for streets and public safety, but the City needs to be prepared to make up revenue if the sales tax doesn't pass. As a result, she proposed a 20-mill potential increase to Council, noting that if the sales tax passes this could be revised back down.

The maximum mill levy must be certified to the County Clerk by July 20, and this budget conversation is more about setting the overall framework in which the City could achieve its priorities.

Once election results are in, Gooding plans to have additional conversation with Council, finalize the budget, publish the notice of hearing, and proceed with refined numbers.

B. Budget – Intent to Exceed Revenue Neutral Rate

Chris Hunt made a motion to levy a property tax exceeding the Revenue Neutral Rate and set a Hearing to Exceed the Revenue Neutral Rate for 7 p.m.

Wednesday, September 9, 2026 at City Hall. Motion was seconded by Kit Williams.

Mayor Mike Hayes	Does not vote
Jennifer Watkins	Yes
Christopher Hunt	Yes
Kit Williams	Yes
Drew Shaults	Yes
Angel Ramsey	Yes

6. EXECUTIVE SESSION

A. Non-Elected Personnel

Council Member Jennifer Watkins moved that the Council recess into executive session for 20 minutes to discuss matters of non-elected personnel, pursuant to the justification listed in KSA 75-4319(b)1 with attendance to include the Mayor, City Council, City Attorney, and City Administrator, with the open meeting set to resume in the Towanda

**CITY COUNCIL MEETING AGENDA, GENERAL ORDER OF BUSINESS AND
PUBLIC PARTICIPATION POLICY**

City Hall Council Room at 8:45 p.m. The motion was seconded by Kit Williams and carried 5-0.

At 8:45 p.m. Jennifer Watkins moved to come out of executive session, seconded by Drew Shaults. Motion carried 5-0.

Drew Shaults made a motion to conduct a special meeting to address non-elected personnel at 7 p.m. Friday, July 24, 2026, seconded by Kit Williams. Motion carried 5-0.

7. ADJOURN

Drew Shaults made a motion to adjourn at 8:46 p.m., seconded by Kit Williams. Motion carried 5-0.

Respectfully Submitted



Sarah Gooding
City Administrator/Clerk

Approved on the 12th day of August, 2026 by the City Council, City of Towanda, Kansas