

## CITY OF FORT SCOTT CITY COMMISSION MEETING

Minutes of January 20, 2026

Regular Meeting

A meeting of the Fort Scott City Commission was held in the City Commission Meeting Room at City Hall, 123 S. Main Street, Fort Scott, Kansas. *The meeting was streamed live on YouTube.*

The meeting was called to order at 6:00PM. Roll call was taken. Commissioners Matthew Wells, Tracy Dancer, Tim Van Hoecke, Julie Buchta and Mayor Kathryn Salsbury were present.

**In Attendance** - Brad Matkin/*City Manager*, Bob Farmer/*City Attorney*, Lisa Lewis/*City Clerk*, Lisa Dillon/*Housing & Neighborhood Revitalization Coordinator*, Jason Dickman/*Earles Engineering & Inspections LLC*, Ben Hart/*BakerTilly*, Dave Bruner/*FSFD Chief*, Lindsay Madison/*Chamber of Commerce*, Amanda Lancaster/*DBB, Inc.*, and Gregg Motley/*4th District Bourbon County Commissioner*.

SALSURY led the Pledge of Allegiance and BUCHTA said a prayer asking God for guidance for the City, the Citizens, our Government and City officials.

### Approval of Agenda

**MOTION:** DANCER moved to approve the agenda as presented. WELLS seconded.

**MOTION CARRIED 5-0.**

### Consent Agenda – Amendment with addition of Item D

- A. Approval of Appropriation Ordinance 1400-A – Expense Approval Report – Payment Dates of January 1, 2026 – January 13, 2026 - \$440,300.54
- B. Approval of 2026 Cereal Malt Beverage (CMB) License For Consumption on the Premises: Fifth Wheel Tavern – 206 N. Humbolt St., Fort Scott, KS 66701
- C. Approval of 2026 Occupation License – Precious Metals Dealer – Hulberts Jewelry LLC/Bartelsmeyer Jewelry – 22 N. Main St., Fort Scott, KS 66701
- D. Approval of 2026 Occupation License – Precious Metals Dealer – Fort Scott Gun & Pawn – 1402 E. Wall St., Fort Scott, KS 66701
- E. Request to Pay – Earles Engineering & Inspection LLC – Invoice 18373 – EEI Project No. 25-12 East National Phase I – Design – 60% Complete - \$15,525.00
- F. Approval of Minutes: Regular Meeting of January 6, 2026
- G. December Financials

**MOTION:** VAN HOECKE moved to approve the amended Consent Agenda. SALSURY seconded. SALSURY, BUCHTA, VAN HOECKE and DANCER voted yes. WELLS voted no.

**MOTION CARRIED 4-1.**

**Public Comment** – No public comment.

**Appearances**

**Amanda Lancaster** - 2024 Audit and Consideration to Approve Invoice 176143 - Certified Audit of Records and Preparation of Audit Report for the Year Ended December 21, 2024 - **\$20,200.00**

LANCASTER was delayed.

**MOTION:** DANCER moved to push item (7) down until Ms. Lancaster can make an appearance before the Commission. SALSBURY seconded.

**MOTION CARRIED 5-0.**

**Unfinished Business**

Consideration of RESOLUTION NO. 8-2026 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT SCOTT, KANSAS, ENDORSING PARTICIPATION IN THE KANSAS MAIN STREET PROGRAM AND DESIGNATING THE LOCAL MAIN STREET ORGANIZATION - *Lindsay Madison*

**MOTION:** WELLS motioned to move forward with the City's version of the resolution, No. 8-2026 with the inclusion of the City's historic preservation committee as a signature on the form. DANCER seconded.

**MOTION CARRIED 5-0.**

Consideration of RESOLUTION NO. 5-2026 A RESOLUTION FOR EXEMPTION FROM GENERALLY ACCEPTED ACCOUNTING PRACTICES (GAAP) UNDER K.S.A. 1120A - *Ben Hart*

Discussion was had about the differences between GAAP and Regulatory Cash Basis (KMAAG) Audits and accounting procedures, fixed asset inventory and depreciation schedule. Greg Motley contributed to the discussion.

VAN HOECKE requested a Point of Order and that Amanda Lancaster be allowed to make her appearance before a vote is taken on the matter.

LANCASTER presented her results from the 2024 audit for the City of Fort Scott.

**MOTION:** VAN HOECKE moved to pay the invoice for DBB for \$20,200.00 for our audit report from year ended December 31, 2024. DANCER seconded.

**MOTION CARRIED 5-0.**

Further discussion was had regarding the possibility of doing a GAAP audit.

SALSBURY called the question.

**MOTION:** VAN HOECKE moved to approve Resolution No. 5-2026 A RESOLUTION FOR EXEMPTION FROM GENERALLY ACCEPTED ACCOUNTING PRACTICES OR GAAP UNDER K.S.A. 1120A. SALSBURY seconded. DANCER, SALSBURY, BUCHTA, and VAN HOECKE voted yes. WELLS voted no.

**MOTION CARRIED 4-1.**

**ACTION:** HART will prepare a proposal for providing a depreciation schedule and the other things that would meet the needs of the concerns expressed.

Consideration setting a date for a Budget Workshop with BakerTilly

Work Session set for April 21, 2026, at 5:00PM at City Hall before the Regular Commission Meeting.

Consideration of RESOLUTION NO. 6-2026 RESOLUTION DIRECTING THE REPAIR OR REMOVAL OF AN ALLEGED UNSAFE AND DANGEROUS STRUCTURE AT 1403 E. OAK -

*Tabled November 18, 2025, for (30) days – Previously presented as Resolution No. 37-2025*

KRUGER reported that the owner is currently working on the house, but may have stopped for the winter. The house is still open, but the foundation (footing and a concrete retaining wall) has been laid. Work has been done, but it is still in a state of disrepair. He has faith that it will eventually be completed.

**MOTION:** WELLS moved to table this again until such a time as Officer Kruger has an opportunity to bring more information and leave it up to his discretion. DANCER seconded.

**MOTION PASSED 5-0.**

**ACTION:** KRUGER will reach out to the owner about closing up the structure and report back to the Commission.

Status Reports on Pending Demolition Proceedings

1626 E. Pine - KRUGER stated the owner has completely cleaned up the property, painted the house and are doing everything that he has asked them to do so far. He believes the progress justifies removing the placard from the house.

1815 E. Oak - KRUGER stated that it was requested by a person of interest at the public hearing, that he be given time to get the house in probate. However, he has been in and out of jail since the time was granted. This person does not have any legal authority for the house but had agreed to board up windows and doors but nothing has transpired. The neighbor expressed interest in purchasing the property when it goes to the Land Bank. The owner is in arrears on taxes.

KRUGER requested that the Commission reconsider the hold they put on the house and that it be brought back up for demolition.

**MOTION:** VAN HOECKE motioned to move forward with resolving the unsafe home that was up for repair or removal at 1815 E. Oak. DANCER seconded.

**MOTION CARRIED 5-0.**

**New Business**

**Action Items:**

Consideration of RESOLUTION NO. 7-2026 RESOLUTION AND NOTICE OF HEARING WITH REFERENCE TO ALLEGED UNSAFE AND DANGEROUS STRUCTURE(S) AT 406 S.

HORTON, FORT SCOTT, KS 66701

*FARMER left the meeting 6:58PM*

KRUGER reported that no taxes have been paid since 2021. He has been trying for over (1) year to get the owner who lives in California to do maintenance on this house. It has been vacant and currently the roof has started to cave in on the house and it needs to come down. He gave further description of the condition of the house.

**MOTION:** VAN HOECKE moved to approve Resolution No. 7-2026 A RESOLUTION AND NOTICE OF HEARING WITH REFERENCE TO ALLEGED UNSAFE AND DANGEROUS STRUCTURE AT 406 S. HORTON. SALSBURY seconded.

**MOTION CARRIED 5-0.**

Consideration to purchase Water Truck

MATKIN requested the purchase of a water truck for asphalting. It is on the CIP. He presented the comparables and recommended the model from Niece Products - 2022 demo model, 17,200 miles, \$65,850.00 plus \$1,000.00 credit toward a trade in for a piece of iron in the back of the barn. A warranty is included.

*FARMER returned to the meeting 7:01PM*

**MOTION:** BUCHTA moved to approve the purchase of the water truck from Niece Products with a thank you to Al Niece. VAN HOECKE seconded.

**MOTION CARRIED 5-0.**

Discussion to adopt International Building Code (IBC) 2018 - L. Dillon

DILLON requested that the City upgrade from 2012 to 2018 to increase their chances for grant awards. Discussion was had regarding the differences between the (2) codes. The fire code would be the biggest impact but the advantages or increasing our ISO has benefits such as homeowners receiving better insurance rates. BRUNER explained the ISO rating. The next evaluation for ISO will be in 2027. By upgrading the code, the hope is to bring the City's ISO down from the current (3). Grandfathering under 2018 applies if renovation is under 50%. FARMER added that it is

important to remain current. BRUNER explained that the state fire marshal is headed toward adopting IBC 2024 in the near future, but legislation will take longer.

### **Reports and Comments**

#### **City Manager:**

- GO Bond being discussed with GilmoreBell
- IT will be at the next meeting for an update
- Moody Building - for sale, still monitoring
- 118 E. Wall - for sale, no updates, time to consider moving forward
- February meetings - discuss Contractor Licenses and City Lake Properties.

#### **City Engineer:**

- E. National update - working on preliminary plans
- Wall Street traffic control plan in works
- Consider sludge removal this year
- Water/Sewer Rate analysis needed before budget season
- Pre-construction meeting for Davis Lift Station project - start date February 16, 2026

#### **Commissioner Wells:**

- KDOT agreement for HWY54
- Fitness park timetable
- County moratorium for industrial and commercial business status
- 

#### **Commissioner Van Hoecke:**

- City Clerk to put December 2, 2025 minutes on website
- 118 E. Wall - ready to move forward for resolution
- Cold weather awareness

#### **Commissioner Dancer:**

- Comments on accounting and demands for GAAP audit
- 911 outage question
- Hay bale obstacle course

#### **Commissioner Buchta:**

- Timken and Valu buildings update - appreciate City's persistence
- Comments on GAAP audit

#### **Commissioner Salsbury:**

- Working on Ordinance 3793 - put on next agenda
- Cold weather awareness

### **Adjourn**

**MOTION:** VAN HOECKE moved to adjourn the meeting at 7:33PM. DANCER seconded.

**JANUARY 20, 2026, MEETING ADJOURNED AT 7:33PM.**

*Submitted by Lisa A. Lewis/City Clerk*