

LINDSBORG CITY COUNCIL
September 3, 2019 – 6:30 p.m.
Meeting Minutes

MEMBERS PRESENT:

Rick Martin, Corey Peterson, Blaine Heble, Becky Anderson, Mark Friesen, Betty Nelson

ABSENT: Ed Radatz, Jodi Duncan, David Higbee

OTHERS PRESENT:

Lucas Neece, Gary Shogren, Holly Lofton, Beth Ferguson, Larry Lindgren, Chris Lindholm, Roxie Sjogren, Bill Gusenius, Scott Wolf

The meeting was called to order at 6:30 p.m. by Mayor Anderson followed by the Pledge of Allegiance.

PUBLIC INPUT: None

AMENDMENTS TO THE AGENDA: None

MAYOR'S REPORT:

It will be another busy month in Lindsborg. Makers Street is this Friday, Saturday is the community childcare conversation at 8:30am at the J.O. Sundstrom building. Next Monday, September 9, Steve Elliott will have a public forum @ 6:30pm at the J.O. Sundstrom building. There will be a city-wide cleanup on Saturday, September 21.

CONSENT AGENDA: Rick Martin moved to approve the minutes of the August 19, 2019 regular council meeting, Payroll Ordinance 5189 and Purchase Order Ordinance 5190. Motion seconded by Blaine Heble and passed unanimously by roll call vote.

APPOINTMENTS: None at this time.

PLANNING & ZONING:

There is no action to be taken. There is one open position that is extra territorial.

OLD BUSINESS: None

NEW BUSINESS

Preliminary Lease Agreement with Sprout House Learning Center

In order to see high-quality, center-based childcare made more widely available, staff is asking City Council to consider offering a portion of the "Tree Station" on a \$1, 99-year lease to Sprout House Learning Center and its successor entities, under the following terms:

- If Sprout House Learning Center and/or its successor entities cease to continue providing childcare as a 501©3 entity, the City Council may terminate the lease.
- In case of such a termination, any built improvements will continue with the property in the City's possession.
- Approximately 1.6 acres (area 1 on the attached map) will be made available at signing but will be automatically terminated if construction has not begun within 5 years.
- Approximately 1.6 acres (area 2 on the attached map) will be made available within 10 years of signing, contingent on construction having begun. • The City will not build permanent structures or make similar investments on area 2.
- Sprout House Learning Center and its successor entities would have a right of first refusal should the city ever choose to sell the portion of the parcel marked area 3 on the attached map.

There are several actions that will need to take place for the project to move forward as envisioned.

- The project as presented assumes that First Baptist would grant an easement to share parking and an entrance. Initial conversations with First Baptist have been positive.
- The parcel would need to be rezoned.
- The parcel would need to be subdivided.

Staff does not believe that these steps are obstacles, but merely steps that will need to be taken to achieve the stated goal. He is asking the City Council for direction or for preliminary agreement in order to move forward with the drafting of a formal lease agreement to include a written legal description of the parcels and areas.

Rick Martin moved to have staff move forward with the drafting of a formal lease agreement. Seconded by Mark Friesen.

After further discussion, Rick Martin moved to table the discussion. Seconded by Mark Friesen and passed by a unanimous roll call vote.

Alma Swensson Memorial Garden Planning

Current progress on the Alma Swensson Memorial Garden was presented to Council at the August 19 study session. The project is predominately crowd-funded, with construction planned for summer 2020, completion and dedication in the fall. Part of the fundraising effort is to develop outreach materials which will provide a well-defined plan for construction, and a supporting estimate of project cost. Plans and specifications will be based on the design created by Lindy Nelson, also presented at the study session. Two firms agreed to submit proposals for the work, and they will also provide bid-ready documents should the committee raise the necessary funds to do the project.

Proposals are included for review. Engineering Consultants, Hutchinson, submitted a Scope of Services best described in their narrative, "basic." Based on Lindy's sketches, they will create a set of bid documents for use in the future, as well as opinion of probable cost. Site visits and inspections, as well as additional time to resolve construction issues, will be billed as additional services. HDR provides a more comprehensive approach to the project, including two site visits, quality assurance/control phases, and a 60% draft plan submittal in order to adjust the final product based on client review and comment. Staff believes that this approach makes a better fit for the needs of the committee. Staff also has high regard for HDR's work on the Salina Streetscape project and Smoky Hill River Channel project.

Rick Martin moved to accept proposal of HDR to prepare bid documents and an estimate of cost for the Alma Swensson Memorial Garden Project in the amount of \$9,762. Seconded by Blaine Heble and passed unanimously by roll call vote.

Executive Session: No executive session.

OTHER:

Is there an update on the Brunswick?

Is there an update on the South 2nd Street address? From Sergeant Wolf: The owner has not been served; they have not made contact. They will be taping the notice to his door on Tuesday.

ADJOURNMENT – Moved by Corey Peterson, seconded by Rick Martin and passed. Adjourned at 7:36pm.

Respectfully Submitted,
Roxie Sjogren
City Clerk

