

**LINDSBORG CITY COUNCIL**  
**Lindsborg City Hall**  
**November 6, 2023–6:30 p.m.**  
**Meeting Minutes**

**COUNCILMEMBERS PRESENT:** Mayor Clark Shultz, Corey Peterson, Andrew Smith, Rebecca Van Der Wege, Emile Gallant, John Presley, Kirsten Bruce, Blaine Heble, Tanner Corwin

**COUNCILMEMBERS ABSENT:** There were no council members absent.

**OTHERS PRESENT:** Kristi Northcutt, Roxie Sjogren, Zach Strella, Chris Lindholm, Chief Davis, David Hay, Milton Collins, Holly Lofton, Noah Flores, Lauren Doak, Scott Sellers (Paxton/Gateway), Sherri Smith (Pure Workplace Solutions), Derek Lee (Stockholm Estates)

The meeting was called to order at 6:30 p.m. by Mayor Clark Shultz, followed by the pledge of allegiance.

**PUBLIC INPUT:**

There was no public input.

**AMENDMENTS TO THE AGENDA:**

There were no amendments to the agenda.

**MAYOR'S REPORT:**

Mayor Shultz announced that today was Councilmember John Presley's birthday and thanked him for his service on Council.

Tomorrow is election day; polls are open from 7 a.m.-7 p.m.

Mayor Shultz expressed his thanks to the Public Works staff for their work on the infrastructure upgrades made the previous week and for a shorter-than-expected power outage, and thanked Council for being forward thinking in their approval of the project.

Councilmembers were provided with a copy of the *Kansas Government Journal* produced by the League of Kansas Municipalities. In it was a three-page feature article about Lindsborg.

A ribbon-cutting was held at Swensson Park/Viking Valley for the new artwork that was installed. Mayor Shultz thanked Parks Director Noah Flores for his and the park staff for their work.

**CONSENT AGENDA**

**Councilmember Kirsten Bruce moved to approve the minutes from the October 16, 2023, regular Council meeting, Payroll Ordinance 5455, and Purchase Order Ordinance 5456. Motion seconded by Councilmember Emile Gallant and passed 8-0 by roll call vote.**

**APPOINTMENTS:**

There were no appointments.

**COMMITTEE REPORTS:**

Community Development and Neighborhood Services Milton Collins provided Council with final numbers for 2023 for the *Lift Up Lindsborg!* program. There were 13 applicants for the program and 10 were chosen with two

participating in the Classic Program and eight for the Matching Program. The budget was \$30,000 and the total spent was \$26,948.04.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

**Stockholm Estates Kansas Housing Investor Tax Credit Application-Resolution 05-2023**

The Kansas Housing Resources Corporation (KHRC) administers the Moderate-Income Housing program through the State Housing Trust Fund, which provides loans or grants to cities or counties for infrastructure of housing development in rural areas.

On April 23, 2020, KHRC allocated \$400,000 for the Stockholm Estates Development, and on March 29, 2023, an additional \$120,000 was allocated for the project, to reduce the sale price of the homes, thus achieving the moderate-income level. Construction continues on the latest 16 units (10 single family homes & six townhome units), and six of these properties have been completed and sales closed; of the 10 still under construction, four are receiving interior finish work, six have finished exterior work and have begun interior construction, and one is under contract.

The Stockholm Estates Developers are preparing another application to build 10 additional single-family homes in Lindsborg. House Bill 2237 established the Kansas Housing Investor Tax Credit Act to bring housing investment dollars to communities that lack adequate housing. \$13 million/year in credits are set aside, with a specific amount allocated to smaller counties and communities; there is \$30,000 Housing Investor Tax Credit per unit, which equates to about \$27,000 that comes off the price of the home.

With approval of the resolution, City Council acknowledges that sections 1-3 of the resolution have been found to be true for the City. These findings are the result of housing studies done as part of the development, to establish the RHID, and based on the current market.

Resolution 05-2023 demonstrates the governing body's support for Stockholm Homebuilders LLC to apply for Kansas Housing Investor Tax Credits for 10 new units within the development.

**Councilmember John Presley moved to approve Resolution 05-2023 to support Stockholm Homebuilders LLC's application for Kansas Housing Investor Tax Credits as presented. Seconded by Councilmember Rebecca Van Der Wege and passed 8-0 by roll call vote.**

**Health Insurance Plan**

Current insurance coverage provided by the City to all full-time eligible employees includes health, dental, vision, and prescription, along with an Employee Assistance Program (EAP). When put out to bid for the 2024 plan year, the following options were presented:

- 1) Renewal through BCBS (level-funded plan) at an 84.75% increase over 2023 rates
- 2) Fully insured option through BCBS at a 47.53% increase over 2023 rates
- 3) United Healthcare at a 94.52% increase over 2023 rates
- 4) Aetna at a 11.11% increase from 2023 rates
- 5) KMIT at a 45.30% increase over 2023 rates

Option 1, 3, 4, and 5 were eliminated—option 1 & 3 due to rates and option 4 & 5 due to risk. While only one option remained viable, the City does receive excellent coverage and services through Blue Cross Blue Shield of Kansas and desires to remain on their plan.

Because the quote included a large increase in rates that exceeded the budget (which assumed a 15% increase) administration met several times to weigh options. Ultimately, executive staff have determined that employee contributions will need to increase over 2023 to help offset the costs; the City will absorb the remainder of the increase. Changes include:

- Employee Only \$95/month; will stay the same.
- Employee-Spouse \$200/month increases to \$220/month.
- Employee-Child(ren) \$175/month increases to \$192.50/month.
- Family \$250/month increases to \$275/month.

Keeping the premiums level without passing along any increase in cost to the employees would result in a substantial decrease in reserve funding, with a projection of a decrease from 98% to 70% funded. The changes proposed allow the funding to remain stable at 98%.

City employees will be offered a Flexible Spending Account (FSA), allowing them to contribute up to \$3,050 pre-tax to cover medical expenses (excluding premiums). This replaces the EAP on the plan, has been used only a few times in total over 2022-23. Additionally, staff are offered optional supplemental insurance policies through Blue Cross and AFLAC at their cost.

**Councilmember Andrew Smith moved to approve umbrella health insurance and dental coverage with Blue Cross Blue Shield of Kansas, using Freedom Claims serving as third-party administrator with changes as presented. Seconded by Councilmember Tanner Corwin and passed 8-0 by roll call vote.**

#### **Rural Fire District #8 Agreement**

The agreement between the City of Lindsborg and Rural Fire District No. 8 is reviewed and updated annually. This agreement states that the City provides services and vehicle storage for the rural fire district, as well as the payment to volunteer firefighters for rural fire runs. In return, the rural fire district pays a fee to the City for these services plus a set amount for the fire runs.

Proposed in the 2024 agreement is a three percent (3%) increase in the fee for City-provided services and vehicle storage.

This agreement has already been approved by Rural Fire District No. 8.

**Councilmember Blaine Heble moved to approve the 2024 agreement between the City of Lindsborg and Rural Fire District No. 8. Seconded by Councilmember Kirsten Bruce and passed 7-0 with Councilmember Tanner Corwin abstaining.**

#### **Public Safety Center Renovation**

##### **Furniture**

As part of the Public Safety renovation project, the Police Department will need to outfit the renovated building with new furniture. The Police Department was previously furnished with a mixture of old desks, tables, and chairs from various makers that had been built up over time. Additionally, new spaces including a waiting room, training room, interview room, and "soft" interview room have been added, so new furniture is needed to equip these rooms. Current furniture in the center is run down and very worn. Outfitting the building with new furniture will improve the professional image with the community, can improve ergonomics, increase productivity, enhance aesthetics, and support collaboration.

Furniture was not included in the renovation project budget that City Council approved at the September 18, 2023, meeting, which was noted at the time. Staff planned to budget this line item separately since the onset of the project planning. Public Safety staff was asked to put together a conservative but professional budget to

furnish the newly renovated center and to keep the budget as close to \$50,000 as possible. Funds would come from remaining ARPA funds in the amount of \$36,000 and the rest would come out of Equipment Reserve.

Three bids were received for the project:

- PURE Workplace Solutions in the amount of \$45,835.42
- John A. Marshall Company in the amount of \$49,579.60
- Design Central in the amount of \$60,000.00-\$65,000.00
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Some of the old furniture in the building has been sold on Purple Wave, while other pieces of furniture such as electronics, televisions, and two desks are still in good condition and will be re-used in the renovated station or in other staff offices in City Hall and Public Works.

Remaining items that will need to be purchased to complete this line items include new appliances for the break/training room (refrigerator and microwave) and any additional A/V or technology that will be needed for the interview and training rooms.

**Councilmember John Presley moved to approve the purchase of furniture as outlined in the quote by Pure Workplace Solutions in the amount of \$45,835.42. Seconded by Councilmember Andrew Smith and passed 8-0 by roll call vote.**

#### **Access Control**

As part of the Public Safety Center renovation project, the Police Department will outfit the renovated building doors using existing access control equipment along with new access control devices. The Police Department was previously furnished with seven net2 controllers with proximity readers and two Paxton Paxlocks.

To reduce the overall cost of this portion of the project, the contractor will remove and relocate the existing proximity readers and Paxton Paxlocks to new doors and install five new Paxton Paxlocks and required hardware to other doors, connect new door hardware, and add an additional Paxton air bridge to increase overall coverage for wireless communication.

Gateway Wireless & Network Services installed access control devices currently being used in all City buildings. They installed the current access control systems, so using them to reinstall existing access control devices and adding a few new devices is the best way to keep costs down on this portion of the project and ensure a seamless connection between the renovated building control systems and the current access control software used by the City.

Gateway Wireless & Network Services provided the city with two options for this project:

**Option 1:** Install 5 Paxton Paxlocks (123A, 103B, 104, 107A, 119), remove existing Paxton Paxlock, reinstall on door 120c, remove existing Paxton equipment from 3 doors and reinstall at new locations (101B, 102, and 108). Connect new door hardware and relocate readers as necessary at 4 existing doors (101,120A, 120B, 121D). Provide and install an additional Paxton air bridge to increase coverage for wireless communication.

**Quote: \$10,951.00**

**Option 2:** Install 7 Paxton net2 controllers with proximity readers (123A, 103B, 104, 107A, 119, 107B, 120C). Remove existing Paxton equipment from 3 doors and reinstall at new locations (101B, 102, 108). Connect new door hardware and relocate readers as necessary at 4 existing doors (101, 120A, 120B, 121D). This quote does not include any electrified locking hardware or PoE equipment to power the Paxton controllers.

**Quote: \$20,645.00**

**Councilmember Andrew Smith moved to approve Option 1 from Gateway Wireless & Network Services for access control equipment at the Public Safety Center in the amount of \$10,951.00. Seconded by Councilmember Rebecca Van Der Wege and passed 8-0 by roll call vote.**

**EXECUTIVE SESSION:**

There was no executive session.

**ADJOURNMENT:**

**Councilmember Kirsten Bruce moved for adjournment, seconded by Councilmember Andrew Smith, and passed 8-0 by voice vote. The meeting was adjourned at 7:19 p.m.**

Respectfully Submitted,  
Roxie Sjogren, CMC  
City Clerk