

**LINDSBORG CITY COUNCIL**  
**Lindsborg City Hall**  
**March 4, 2024–6:30 p.m.**  
**Meeting Minutes**

**COUNCILMEMBERS PRESENT:** Mayor Clark Shultz, Corey Peterson, Rebecca Van Der Wege, Kirsten Bruce, Joshua Swanson, John Presley, Andrew Smith

**MEMBERS ABSENT:** Blaine Heble, Tanner Corwin

**OTHERS PRESENT:** Kristi Northcutt, Roxie Sjogren, Zach Strella, Chris Lindholm, Milton Collins, Noah Flores, Lauren Doak, Chief Davis, Marcus Petty, Holly Lofton, David Hay, Joseph Hulse, Doug Wisby, Scott Bontz

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

**PUBLIC INPUT:**

Doug Wisby from Multi Community Diversified Services (MCDS) shared that MCSD is celebrating their 50<sup>th</sup> anniversary providing support services for those with intellectual and developmental disabilities in McPherson County. They have been in Lindsborg since the early 1980s. If their application is approved by the state, they will be building a new structure on McPherson Street. He shared that he appreciated the work and support from the City of Lindsborg.

Resident Joseph Hulse addressed Council sharing that he had a water leak at his mobile home park that led to a very high water and sewer bill. Mr. Hulse said he is concerned that the City is billing people for something that they do not use. Mr. Hulse claims that he can prove that the water did not go through the sewer and stated that he would like to have the City reconsider the billing structure.

Scott Bontz introduced himself as the new editor and reporter for the Lindsborg News Record.

**AMENDMENTS TO THE AGENDA:**

There were no amendments to the agenda.

**MAYOR'S REPORT:**

Mayor Shultz shared the Lindsborg Ad Hoc group convened last Monday evening for a planning session that was moderated by Larry Van Der Wege.

The mayor also thanked Noah Flores and the Parks Department for all that has been done in the parks.

Mayor Shultz welcomed Rylea Fox, the new aquatics manager. Rylea and Recreation Director Lauren Doak will be attending StarGuard certification soon so that they are able to certify the lifeguards for the summer season.

**CONSENT AGENDA**

**Councilmember Kirsten Bruce moved to approve the minutes from the February 19, 2024, regular Council meeting, Payroll Ordinance 5472, and Purchase Order Ordinance 5473. Motion seconded by Councilmember Andrew Smith and passed 6-0 by roll call vote.**

Seeing the Fleet Lease payment as part of the consent agenda, Council President Peterson shared that he would like to request a more in-depth update on the Fleet lease program at a future meeting.

**APPOINTMENTS:**

**Mayor Shultz recommended the appointment of Corey Griffiths to the Planning Commission and Judy Pilewski and Ryon Carey to the Cemetery Board. With no objections from Council, the appointments were made.**

**COMMITTEE REPORTS:**

The Parks Department and Tree Board will be re-implementing the Tree Cost Share program. Trees selected must be from the recommended tree list and the planting location must be approved by either the Tree Board or Noah Flores, Park Director. Property owners are eligible for two trees per year and the city will reimburse property owners for ½ of the cost up to \$50 per tree. The program is limited to available funds on a first come, first served basis. Last year, five people took advantage of the program.

Parks Director Noah Flores shared information on the CTAP (Community Threat Assessment Protocol) inventory that will be updated this year. The tech team will be associated with the Kansas Forest Service who will be here this summer to take inventory of publicly owned trees and street trees. This program is provided by the Kansas Forest service at no cost. The information collected will provide the species, location and condition of the trees. The last inventory was in 2011.

**FIRST READING:**

**Parks Curfew**

There is currently no curfew ordinance in city code that limits the time that one can be in any park. By creating a curfew ordinance and having it posted in the park, police officers can enforce a curfew hour. This would potentially deter people from entering the park late at night or early in the morning to solicit, prowl, or loiter.

Having an enforceable curfew in city parks would benefit the community by promoting and maintaining peace and safety. Other benefits include reduced tax costs on vandalism repair and reduced cost for added security measures.

The proposed curfew hours are 11 p.m. to 6 a.m. The current penalty for minors violating curfew in the city is a \$50 fine plus court costs. Staff would recommend a similar penalty for violating the parks curfew.

If approved by City Council, new parks signs, including hours and rules, would be posted in all parks and the new ordinance would be communicated to the community.

**No action was taken, this was the first reading of a proposed ordinance.**

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

**MCDS Resolution 02-2024**

Multi Community Diversified Services (MCDS) is a provider of support services to persons with Intellectual and Developmental Disabilities (I/DD) in McPherson County. MCDS began residential services in Lindsborg in 1982 and currently has three residential locations. They are in the process of submitting a proposal for tax credit financing to the Kansas Housing Resource Corporation (KHRC) for the construction of a new duplex to be built on McPherson Street in Lindsborg in 2024. The purpose of this proposal is to provide affordable housing to persons with intellectual and developmental disabilities who reside in Lindsborg. This project would be known as Lindsborg Place II.

As part of the application to the Kansas Housing Resources Corporation (KHRC), MCDS is requesting a resolution from the City stating that the governing body supports the project moving forward, and that it acknowledges that part of the project would be eligible for a sales tax exemption.

Per KHRC:

- “Sales Tax Exemption” = Applicable purchases made in connection with the construction of the proposed project will be exempt from taxes imposed by the Kansas Retailers’ Sales Tax Act (K.S.A. 79-3601 et seq.) with proof of a passed resolution from the local government stating that the local government has determined that at least a portion of the tangible personal property and services purchased in connection with the construction of the project will be entitled to exemption from the tax imposed by the Sales Tax Act.”

**Councilmember Kirsten Bruce moved to approve Resolution 02-2024, supporting safe, affordable housing for persons with intellectual and developmental disabilities through Lindsborg Place II, a project of MCDS. Seconded by Councilmember Andrew Smith and passed 6-0 by roll call vote.**

### **Bike Share Amendment**

Late last spring, the City of Lindsborg entered into an agreement with Kansas Mobility Management, Tandem, and Movatic to become participants in the KanCycle Bike Share program. This is a program funded largely in part by Blue Cross Blue Shield of Kansas.

By all measures, the Bike Share program has been a success in Lindsborg, with ridership exceeding all projections and surpassing all other cities in the program. In fact, since coming onto the program, the City has routinely doubled ridership over the City of Salina, which is the largest city that participates. Community partners Lindsborg Community Hospital and Bethany College have voiced their support for the program and due to their positive experience, have agreed to come alongside the City for another year, if approved by City Council.

Due to the timing mid-year of signing onto the program in 2023, Kansas Mobility Management would like to realign the City’s agreement with the other cities, with an annual renewal date and billing schedule in September. This requires an amendment/extension to the current agreement, presented here.

The City has received a David J. Nutt Grant in the amount of \$7,200.00 for the City to continue its participation in the Bike Share program. This amount supplements funding by Blue Cross Blue Shield, the City of Lindsborg, Bethany College, and Lindsborg Community Hospital. For the amendment being considered at this City Council meeting, the amount due to Kansas Mobility Management is \$1,482.72. While this is under the threshold that usually comes before City Council, staff felt it prudent to seek Council’s approval, because approval also indicates Council’s acceptance of the David J. Nutt Grant for continuation of this program.

In July, City Council will have the opportunity to consider another full year of program participation, with an annual contract start date of Sept. 15, 2024.

**Councilmember John Presley moved to approve the amendment to the Bike Share agreement as presented. Seconded by Councilmember Joshua Swanson and passed 6-0 by roll call vote.**

### **Fire Control Panels**

The City of Lindsborg has two Simplex 4008 fire control panels that are monitored and maintained by Johnson Controls Fire Protection—one is in City Hall, and the other in the J.O Sundstrom Conference Center. These panels are linked to the different smoke alarm devices throughout these two buildings; the control panels, if they receive a message from any of the devices that detects fire or smoke, sends communication to the off-site monitoring service and the Lindsborg Fire Department.

The Simplex 4008 model was placed in end-of-life status in 2014 & has not been manufactured since that time. Currently, service parts are in very limited supply. As a result, Johnson Controls Fire Protection recommends replacing the existing Simplex 4008 Fire Alarm Control Panels.

Johnson Control Fire Protection has provided a quote that includes the materials and labor needed to update the control panels to Simplex 7007ES fire alarm control panels. Each panel was quoted at \$6,582 for a total of \$13,164; these line items are budgeted at \$10,000 each, for a total budget of \$20,000 total in the Capital Improvement Plan (CIP) for 2024.

Since Johnson Controls has been the city's fire protection company for many years, in both installation and service, and there have been no issues with their service or products, additional quotes were not requested for this project from other vendors.

**Councilmember Rebecca Van Der Wege moved to approve the purchase of two Simplex 7007ES fire alarm control panels from Johnson Control Fire Protection in the amount of \$13,164.00. Seconded by Councilmember Kirsten Bruce and passed 6-0 by roll call vote.**

#### **Sundstrom HVAC repair**

December 2023 repairs to the Sundstrom Conference Center HVAC system revealed additional work that needs to be done to the first floor HVAC system.

Considering continued repairs and added pressure to the budget, and to evaluate the larger picture of HVAC issues, CVB staff obtained an engineering review of plans of the current HVAC system installation and a cost estimate of replacing the first-floor system that has been so problematic. An engineer with Basis Consulting Engineers walked through the Sundstrom and reviewed floor and system plans in 2022, at which time it was decided to not proceed further. The same engineer was recently contacted to prepare a full report, and advises that VRF systems, such as the one utilized on the first floor of the Sundstrom have been consistently problematic and that the SCC's system would have been one of the first to be installed, due to its age and the year that VRF systems were first utilized. Currently, these systems are no longer installed in new builds due to the consistent problems with compressor failure, largely due to the way VRF system requires their pressure system piping to be just about perfect to run without problems. The report recommends two alternative ways that this system can be replaced.

Council members were provided with a copy of the engineering report for review. This is just one engineering report; if desired by City Council, staff would seek out additional engineering studies for comparison.

While staff and City Council continue to evaluate the overall scope of the HVAC issues at the Sundstrom, it is recommended to repair the current system to support the events and offices in the building.

**Councilmember Andrew Smith moved to contract BCS for repairs to the Sundstrom HVAC system in the amount of \$6,834.28. Seconded by Councilmember Rebecca Van Der Wege and passed 6-0 by roll call vote.**

#### **CCLIPS Application:**

The City Connecting Link Improvement Program (CCLIP) is a KDOT program that provides funds for cities to address road deficiencies and improve a City Connecting Link on the State Highway System within communities. A City Connecting Link is defined as any routing of a State Highway System that is located within the corporate limits of a city. Harrison and Cole Street are part of that system within the city limits of Lindsborg. Harrison and Cole were restructured in 1993; that year saw major rainfalls causing numerous delays and later, settling issues. Also, during that time, there were poor quality aggregates used in the concrete which to this day continue to cause problems with the paving.

While the project was done at the same time, the Cole Street portion of the project has not seen the failures that the Harrison Street portion has. In 2008, KDOT funds were used to make some repairs to both Harrison and Cole Streets. While overall, Cole has held up well, Harrison continues to have numerous problems. City staff continue to make repairs by replacing problem areas and patching the concrete every year.

Discussions have taken place with the city's engineers to try and figure out what the best approach would be to solve this continuing problem. After discussing many different options, in the end, what it comes down to is the concrete continues to fail because of the bad aggregate and the only way to eliminate that problem is to remove and replace the concrete.

Funding through CCLIP is limited to \$1.5 million per year with a city match of 5%. Because of the \$1.5M per year limit, the project will require two separate applications to cover the cost of the project. Wilson & Co. is finishing updating the cost estimate for the project and does not anticipate a significant change. In last year's application, the City's matching share of the project was estimated at \$160,000 total.

**Councilmember Kirsten Bruce moved to approve the submission of an application to KDOT for the repaving of Harrison Street from Lincoln Street to Olsson Street, with a commitment of a 5% match to the project, if awarded. Seconded by Councilmember John Presley and passed 6-0 by roll call vote.**

**OTHER:**

City Administrator Kristi Northcutt addressed Council correcting a comment made by Mr. Hulse during public input. Ms. Northcutt stated that while she did have a water leak at her home last summer, she did not receive an exemption as Mr. Hulse stated, and that she paid her water and sewer bills in their entirety.

**ADJOURNMENT:**

**Councilmember Kirsten Bruce moved for adjournment, seconded by Councilmember Joshua Swanson, and passed 6-0 by voice vote. The meeting was adjourned at 7:40 p.m.**

Respectfully Submitted,  
Roxie Sjogren, CMC  
City Clerk