

LINDSBORG CITY COUNCIL
September 16, 2019 – 6:30 p.m.
Meeting Minutes

MEMBERS PRESENT:

Rick Martin, Corey Peterson, Blaine Heble, Becky Anderson, Mark Friesen, Betty Nelson, Ed Radatz, David Higbee

ABSENT: Jodi Duncan

OTHERS PRESENT:

Lucas Neece, Gary Shogren, Holly Lofton, Beth Ferguson, Larry Lindgren, Chris Lindholm, Roxie Sjogren, Bill Gusenius, Chief Berggren, Greg DuMars, Kathy Richardson. Scott and Susan Achenbach, Derek Lee, Larissa and Nelle Neece, Lesa Larson, Kaci Scriven, Susanne Sandbo, Preston Gilson, Mike Dreier, Dan Penner, Marc Anderson

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:

Saturday is the community wide cleanup from 8am-12pm. Cannot accept large appliances, hazardous materials, or tires. When mowing, please do not shoot grass into the streets as it clogs the sewer system. We are one month away from Hyllningsfest and the community will be on display. The Kansas Court of Appeals will be hearing three cases on Tuesday at Lindquist Hall on the Bethany College campus.

CONSENT AGENDA: Blaine Heble moved to approve the minutes of the September 3, 2019 regular council meeting, Payroll Ordinance 5191 and Purchase Order Ordinance 5192. Motion seconded by Rick Martin and passed unanimously by roll call vote.

APPOINTMENTS: None at this time.

PLANNING & ZONING:

No report.

OLD 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.

Staff 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.

This item was tabled at the September 3rd Council Meeting.

Blaine Heble moved to remove this item from the table, seconded by David Higbee. The vote was 6-1 with Rick Martin, Corey Peterson, Blaine Heble, Ed Radatz, David Higbee and Mark Friesen voting yes and Betty Nelson voting no.

The voice vote was unanimous for staff to move forward with the drafting of a formal lease agreement.

NEW BUSINESS

Resolution 06-19 Moderate Income Housing Application Support

The City has been approached by a local investor expressing serious interest in developing new housing on land adjacent to the city limits. The 40-acre parcel will be developed in stages and provide a range of housing opportunities and choices to meet the needs of moderate income to higher income working families. There are also plans to construct slab-on-grade housing designed to offer accessibility for those who need it.

The Kansas Housing Resource Corporation offers a loan/grant program for developers of Moderate-Income Housing (MIH), set up to serve the needs of moderate-income households. These are workforce housing families that cannot afford market-rate housing, but don't qualify for federal housing assistance. Cities and counties with a population fewer than 60,000 are eligible for MIH funding. Applicants can partner or contract with outside entities or individuals, including but not limited to public housing authorities, non-profits, community housing development organizations, developers and local employers.

Funds awarded can be used to defray infrastructure costs, or to support actual housing development. In this case, the developer wants to apply for funds that would offer down-payment and closing-cost assistance to homebuyers. The grant deadline is September 30, 2019 and requires a Resolution of Support (ROS) adopted by the governing body. The ROS authorizes the City to submit the grant, and then oversee and administer grant funds.

David Higbee moved to adopt Resolution 06-19 authorizing the City to submit a 2019 Kansas Moderate Income Housing Grant Application. Second by Ed Radatz and passed unanimously by voice vote.

Recreation/Wellness Center Feasibility Study Presentation

A survey and feasibility study was performed by the FHSU Docking Institute of Public Policy regarding a recreation/wellness facility for the community of Lindsborg. The survey and feasibility study were funded through a grant from the David J. Nutt Fund of the McPherson County Community Foundation. Preston Gilson, Ph.D. and Senior Fellow at the Docking Institute was on hand to present the feasibility study and answer questions.

A recreation/wellness center has been one of the top priorities identified in the community surveys of 2014 and 2017. No action at this time. Presentation was for information purposes only.

Water Meter Quote

Council was provided with a quote from Core & Main for 144 water meters and a quote from Salina Supply for 144 ERT's to connect to the water meters. The ERT is the receiver/transmitter used to transmit the data from the meter to the mobile collector during meter reading. The quote from Core & Main is for \$23,455.68 and the quote from Salina Supply

is for \$12,600.00. The quote totals come to \$36055.68. There is \$75,000.00 in the budget for the replacement of water meters this year.

Rick Martin moved to approve the quote for \$23,455.68 from Core & Main for radio read water meters. In addition, we recommend a motion to approve \$12,600.00 from Salina Supply for the purchase of 144 ERT's. Second by David Higbee and passed unanimously by roll call vote.

Brunswick Property- 202 South Main Street

At the September 3, 2019 City Council meeting, Council talked about the status of the code compliance on 202 S. Main Street or more commonly known as the Brunswick property. The original resolution ordering the repairs was 03-18 and was adopted July 16, 2018. Since the adoption of the resolution, the building has been in the possession of two different owners. The current owner filed a plan to comply on June 5, 2019. Staff was informed that the current resolution cannot be enforced because the legal description of the property was inaccurate. This means the process will have to be restarted. A certified letter has been sent to the property owner. If directed by City Council, there will a new resolution for consideration at the October 7, 2019.

Rick Martin moved to direct staff to draft a condemnation resolution to be presented at the October 7, 2019, City Council meeting. Seconded by David Higbee and passed unanimously by voice vote.

Executive Session: No executive session.

OTHER:

There are a few other properties with code violations, addresses will be provided to Chief Berggren. Clarifying about earlier comments regarding grass clippings, there is a City Ordinance regarding this issue. There will be a work session on Monday, September 30 at 6:30pm. From Greg DuMars, thank you for the discussion, it is not always easy to have to make hard decisions.

ADJOURNMENT – Moved by Blaine Heble, seconded by David Higbee and passed. Adjourned at 7:57pm.

Respectfully Submitted,
Roxie Sjogren
City Clerk