

**CITY OF LOUISBURG, KANSAS
MINUTES OF REGULAR MEETING
MAY 1, 2017**

The Council of the City of Louisburg, Kansas met at 6:30 p.m. in regular session in the City Hall Council Chambers. Mayor Marty Southard presiding.

Council Members Steve Town, Kalee Smith, Dave Maddax, Carol Aust, Bill Smith

City Administrator Nathan Law

City Clerk Traci Storey

City Attorney Kelly Stohs

Police Chief

Planning & Zoning Assistant Jean Carder

Press John VanPelt

Visitors: Fred Brucker, Angie Corcoran, Leroy Johnson, Bob Bazin

PLEDGE OF ALLEGIANCE

Councilmember Dave Maddax led the pledge of allegiance.

APPROVAL OF CONSENT AGENDA

Councilmember Dave Maddax moved and Councilmember Steve Town seconded to approve the consent agenda to include adoption of the agenda and approval of the April 17, 2017, minutes and bills list. Motion passed 5-0.

VISITORS

Angie Corcoran (benefit for Colby Reed) and Leroy Johnson (Car Show) both asked the Council if they would be able to receive a family pool pass for benefits they are having. City Clerk Traci Storey said Donna Cook (benefit for Kelly McGuirk) was unable to attend the meeting, but is also asking for a pool pass for a benefit. Councilmember Steve Town moved, seconded by Councilmember Bill Smith and carried 5-0, to approve each a family pool pass.

Bob Bazin gave an update on the Downtown Project. A decision needs to be made regarding handicap accessibility on South 1st and South 2nd Streets. Councilmembers agreed it was very important to make necessary modifications to the project. Councilmember Bill Smith moved, seconded by Councilmember

Dave Maddax. Councilmember Steve Town asked if there was a way to make it handicap accessible without changing the street. Bazin said the street would have to be modified. Motion carried 4-1 (Aust voting no) to approve the handicap accessibility on South 1st and South 2nd Streets.

Bazin said Kevin Stoops of KRS Corporation, LLC talked to him regarding the recent street changes. Stoops has a business behind First Option Bank that uses a 54-foot semi for deliveries. With all the changes to the street he doesn't believe a semi can make the pickup/drop off which could potentially put him out of business. Councilmembers had discussion and they do not wish to make any changes to that area. City Administrator said he would talk to Stoops.

Bazin asked the Council if they have thought about what they would like on the Broadway entrance sign. Councilmember Town said he would get together some samples and bring to the next meeting for the sides of the sign. It was previously decided that "Downtown Louisburg" would be on the arch.

PUBLIC COMMENTS

Fred Brucker of 601 Broadmoor Cove addressed the Council apologizing for his answer regarding his HOA at the last meeting.

DEPARTMENT REPORTS

None

CITY ATTORNEY'S REPORT

None

COUNCIL REPORTS

Councilmember Dave Maddax: Councilmember Dave Maddax asked if it is legal to have 3 food trucks in town. He asked if they pay the City anything. City Administrator Nathan Law said yes they do pay for a license through the City and they pay the taxes to the State, which are reimbursed to the City. Maddax asked if

those who rent Fox Hall pay taxes when they have garage sales. The City does not get sales tax on garage sales or events. People rent Fox Hall for \$50 a day.

Maddax asked about the stop sign on Aquatic and the resurfacing of 9th and 15th on North Broadway.

Councilmember Carol Aust: Councilmember Carol Aust would like to see the huge dip by the old coffee shop on Broadway fixed. There is a sewer drain with no bars across it. City Administrator Nathan Law said he has talked to the State since it is a State Hwy, but they said the drain is the responsibility of the City. Public Works will be working to fix the bars on it.

Councilmember Kalee Smith: Councilmember Kalee Smith asked how many streets in town were not paved. City Administrator Nathan Law said the ones that were not paved were private. Smith asked if the nuisance codes also apply to businesses. Yes, all codes are enforced for both businesses and residents.

MAYOR'S REPORT

Sidewalk Update: Mayor Marty Southard asked for an update on the sidewalks on North Metcalf. Administrator Law said the county is working on engineering information for North Metcalf and other county maintained roads.

ADMINISTRATOR'S REPORT

Ordinance 1081: City Administrator Nathan Law said the Marais Des Cygnes Public Utility Authority (MDCPUA) has the opportunity to refund a portion of their existing debt. With rates closer to the previously historic low levels, the timing is the best it has been since last year to capitalize this opportunity. Refunding will reduce annual debt service payments in years 2017-2038, resulting in a cumulative estimated savings that as of today equals \$850,000. This will provide some relief on the continued upward pressure on water rates and contribute to rate stability in the short term. Councilmember Bill Smith moved, seconded by Councilmember Steve Town and carried 5-0, to authorize Mayor Southard sign Ordinance 1081 as presented.

Trash RFP: Administrator Law presented information for the release of the RFP for trash services. Staff recommends that the bid be awarded on which proposal is most advantageous regarding pricing, quality of service, the Contractor's qualifications and capabilities to provide the specified service, and

other factors the City may consider. Councilmembers agreed the RFP looked good.

City Beautification Program Options: Administrator Law stated as part of the nuisance code enforcement discussion at the last meeting, Council directed staff to put together options for voluntary efforts to address nuisance code issues and ways to assist those with limitations once in the nuisance code process. Councilmembers had discussion. If this is something the Council would like to add to this program to the budget, please let the City Administrator know.

Planning Director Job: Discussed as part of the Comprehensive Plan update was moving Planning Assistant to full-time Planning Director upon 50% process completion. Lakota Group has hit that mark for the update process. Now, as approved in January, it is time to transition this position. Staff recommends accepting the job description as presented. Councilmember Town asked if other duties would be involved. Councilmember Aust stated the City used to have a full time Planning Director and a full time Engineer. Aust feels that education and experience should be required for this position and that the City also needs an inspector that is available during the day. Councilmembers had discussion on the pay scale. Councilmember Aust would like the title to be Communication Director instead of Planning Director. City Administrator Nathan Law said back in January the Council voted on moving the Planning Assistant to full time once 50% of the Comprehensive Plan was completed. Councilmember Steve Town moved to accept the job description as presented. Motion failed due to lack of second. Councilmember Town asked to change the title to Communication Director and bring back the duties. Councilmember Aust made a motion to revise the Planning Director position to include more experience and education. Motion failed due to lack of second. Councilmember Aust made a motion to make the job title Communication Director and amend the vote from the January meeting. Motion died from lack of second. Councilmembers had discussion. This item will be tabled until next meeting.

Market Feasibility Study: In January, staff initiated a hotel study with GSG Hospitality Group, LLC to pursue the concept of a hotel in Louisburg. The project was initiated following a number of hotel brands expressing interest in Louisburg as a potential location. The first step for pursuing hotels is completing a hotel feasibility study and having that show positive metrics for the location(s) reviewed. The report is positive for the primary location identified by staff at the time of initiating the report. Two other locations were identified at the beginning of the process, but were left out of the final report to make the report easier to

navigate. While the other sites had similar benefits of size, the locations were less ideal for a hotel as they were not as close to the highway interchange, had varying utilities onsite or close by, and had additional benefits and detriments for proximity to housing, businesses and highway access. Staff recommends Council approve coordination and sponsoring of an event to present this report to interested hotel brands, investors and contractors for the intent of advancing the concept of a hotel in Louisburg. Councilmember Steve Town moved, seconded by Councilmember Bill Smith and carried 5-0, to accept the Market Feasibility Study Report.

ADJOURNMENT

At 8:16 p.m. Councilmember Kalee Smith moved, seconded by Councilmember Carol Aust to adjourn the meeting. Motion carried 5-0.

Approved:

Marty Southard, Mayor

Attest:

Traci Storey, City Clerk