

**CITY OF LOUISBURG, KANSAS  
MINUTES OF REGULAR MEETING  
May 21, 2018**

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 Thorvald McKiernan, Dave Maddax, Kalee Smith, Bill Smith and Steve Town  
City Administrator Nathan Law  
City Clerk  
City Attorney  
Police Chief Tim Bauer  
Fire Department Representative Brad Seeley  
Communications Coordinator Jean Carder  
Public Works Supervisor Craig Hufferd  
Press  
Visitors: Shay Wilson

**PLEDGE OF ALLEGIANCE**

Councilmember Dave Maddax led the pledge of allegiance.

**APPROVAL OF CONSENT AGENDA**

Councilmember Thorvald McKiernan moved, seconded by Councilmember Bill Smith to approve the consent agenda to include adoption of the agenda, approval of the May 7, 2018, minutes and bills list. Motion passed 5-0.

**PUBLIC COMMENTS**

Shay Wilson with GoBrolly asked the Council if an internet connection was needed at Lewis-Young Park. Mayor Southard asked if the connection would be for a permanent basis. Administrator Law said this connection would fulfill Council's desire to have internet available at the observatory. Mr. Wilson said this would be a permanent set-up. Council agreed to have GoBrolly install WiFi at the park.

## **DEPARTMENT REPORTS**

Police Chief Tim Bauer reported the police department started the Click It or Ticket campaign that day. He introduced the newest Louisburg police officer, Robert Lake. Mr. Lake is a graduate of Pittsburg State University and has previously worked in the jail in Fort Scott. He is currently a para professional at the high school. He will start May 29 under pay schedule 2-4D. Councilmember Town asked who will be taking the SRO position. Chief Bauer said Nathan Bell will work as the SRO and has already spent some time at the schools this spring. Chief Bauer continued that Mr. Lake will be taking training at the Academy later this summer and will complete in-house training now. Councilmember Bill Smith moved and seconded by Councilmember McKiernan to hire Robert Lake. Motion passed 5-0.

Fire Department Representative Brad Seeley updated the Council on the number of calls in the past few weeks. He also presented the Council with information to replace the Explorer unit with a Ford F250. He said a truck offers more flexibility to the department as it can serve as a back-up vehicle, transport firefighters on mutual aid calls and be used to attend schools/training. This is a budgeted item. Councilmember Bill Smith moved, seconded by Councilmember Kalee Smith to approve the purchase from Louisburg Ford at a price of \$38,653.30. Motion passed 5-0.

Public Works Supervisor Craig Hufferd had nothing to report.

## **COUNCIL REPORTS**

**Councilmember McKiernan:** Councilmember McKiernan asked where the City is at in getting building codes updated. Administrator Law said that the County and neighboring municipalities are currently comfortable with where the codes are at. Mr. McKiernan said he thought Kansas City builders wanted us to update the codes. Administrator Law said the Codes Enforcement officials' preference is to get the codes closer to 2012, the City currently uses 2003 codes, but the City honors anything that is designed to a higher code. Administrator Law said he would be happy to discuss with the County and neighboring communities and report back.

Councilmember McKiernan said he had heard the stormwater detention pond in the northwest corner of Summerfield Farm has a blocked inlet. Mr. Law said this is

a privately owned storm ditch. Councilmember McKiernan asked if someone could be contacted about the matter.

**Councilmember Dave Maddax:** Councilmember Dave Maddax asked about Fox Hall and if any repairs had been made to the building. Administrator Law reported the Council will be acting on a roof bid for the building later in the agenda. He also said the front door latch had been repaired, all four ceiling fans are in good working order and all the lights are working. After the roof is repaired, Administrator Law said he expects the Fox Hall board will move to other improvement projects. Councilmember Maddax asked about a back porch light. Administrator Law said there should be enough street lights to cast light on the back of the building but would check to see if any additional lighting is warranted.

**Councilmember Bill Smith:** Councilmember Bill Smith asked Chief Bauer about an ID maker so professional IDs can be made for police officers. Administrator Law said he would pull the information previously discussed on this and review again.

**Councilmember Kalee Smith:** No reports

**Councilmember Steve Town:** No reports

## **MAYOR'S REPORT**

Mayor Southard asked about the pool passes. Administrator Law said sales are going well and updated the Council on the new pool pass program. Mayor Southard also asked when the pool opens. Administrator Law said opening day is Saturday (May 26).

## **ADMINISTRATOR'S REPORT**

**Council Projects for 2019 and Future Years - Continued:** Administrator Law said the list of projects has been pared back as some projects are already in the works for this summer. He added that large ticket items have been moved to the back burner. The current list is attainable in 2019. He has provided dollar amounts where possible. Councilmember Dave Maddax asked about the pool updates, and thinks a lazy river would be great. Administrator Law said money for planning any updates to the pool is included on this budget list. A pool survey will be conducted and information from that, coupled with costs, will help determine what direction to go for budget 2020 or beyond.

Councilmember Steve Town would like to discuss the S. Elm Street paving project again. Administrator Law said now is a good time for such discussion. Councilmember Town said the past two administrators have researched the S. Elm Street and cannot find any information that it is a city-owned street. Councilmember Kalee Smith asked about the reference that Councilmember McKiernan made about Jason Vohs in the previous week's budget workshop. Administrator Law said S. Elm was a shared access easement which allowed the Vohs lot to become a buildable lot of record. Councilmember McKiernan said all that is needed is access. He said the city took the land from the property owner to build a road and now refuses to build a road. Councilmember McKiernan said the City owns it, and the City took it, and the City needs to take care of it. Mayor Southard asked if Councilmember McKiernan wanted it to stay on the budget list at the estimated cost of \$65,000. Administrator Law explained the breakdown of the paving cost. Councilmember Maddax asked about the can of worms that Administrator Law mentioned during the budget workshop and asked if there are other places that this could impact. Administrator Law explained that to build a house there had to be a recorded easement to drive across someone else's land to get in and out of any new lot. Without an easement, the lot would then become a self-imposed hardship, in which case the Planning Commission would have denied either a variance or an application to build a house on a lot. There would have to be a dedicated easement for travel, he said. Administrator Law compared it to the Merrill Properties that has private access to the storefronts in the back of the property. Councilmember McKiernan maintains the land was taken from the property owners. He indicated he has a copy of communication that could shed light on this subject. A question arose asking if the easement could be dedicated back to the property owner(s). Administrator Law said if the land was "given back" then a utility easement would still be required. Councilmember Town asked if any street would have to be built with curb and gutter. Mayor Southard asked what direction the Council would like to take. Administrator Law said there a couple options, which are, 1) continue to discuss or 2) separate this one item from the others on the list. Councilmember Town moved to temporarily remove this from the project list for further discussion and until additional or new paperwork can be produced. Councilmember Maddax seconded. The motion failed 2-3 with Councilmembers McKiernan, Bill Smith and Kalee Smith voting no. Councilmember Kalee Smith moved to approve the list, with a second by Councilmember McKiernan. The motion passed 3-2 with Councilmembers Town and Maddax voting no.

**Fox Hall Roof - continued:** Administrator Law said additional information was sought out from the three previous bidding companies after previous Council

actions on the Fox Hall roof. The assumption is the current foam on the roof has some R value, Administrator Law said, and a tear-down to deck requires additional insulation to be added. Bids were presented from Hensley Coating, Midwest Coating and Blackburn Roofing. Hensley Coating is the lowest responsible bidder at \$33,413 to remove the current roof to the decking, replace decking if deteriorated and replace the current roof system with R-25 insulation and TPO membrane system. Councilmember Bill Smith moved, and seconded by Councilmember Dave Maddax. Councilmember McKiernan asked if the attic could be insulated instead. Councilmember Bill Smith asked if the attic could be insulated for \$9,000, which is the cost of the added insulation to get to R-25. Councilmember McKiernan said probably not. Motion passed 5-0.

**Fire Department Staffing Recommendation:** Administrator Law said the fire station would be staffed 20 hours per week with a schedule posted on the front door of the station. Administrator Law recommended moving Brad Seeley into the Fire Chief position with the three current captains becoming Assistant Fire Chiefs. He said there could be future considerations for additional part-time positions. Administrator Law outlined salaries for the above-mentioned employees, which is based on monthly stipends. All individuals will also receive payment per call. Councilmember McKiernan moved, seconded by Councilmember Town to accept the recommendation. Motion passed 5-0.

## **ADJOURNMENT**

At 7:11 p.m. Councilmember McKiernan moved, seconded by Councilmember Kalee Smith to adjourn the meeting. Motion carried 5-0.

Approved:

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Marty Southard, Mayor

Attest:

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Jean Carder, Recording Secretary