

**CITY OF LOUISBURG, KANSAS
MINUTES OF REGULAR MEETING
SEPTEMBER 16, 2019**

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 Lee Baer, Steve Town, Sandy Harris, Thorvald McKiearnan, Kalee Smith
City Administrator Nathan Law
City Clerk Traci Storey
City Attorney Kelly Stohs
Police Chief Tim Bauer
Fire Chief Gerald Rittinghouse
Communications Coordinator Jean Carder
Public Works Supervisor Craig Hufferd
Press

Visitors Kami Geiman, Erin Lemke, Robert Howard, Ron Wood, Sam Cook, Diana Moore and Fred Fendorf

PLEDGE OF ALLEGIANCE

Councilmember Steve Town led the pledge of allegiance.

APPROVAL OF CONSENT AGENDA

Councilmember Steve Town moved, seconded by Councilmember Thorvald McKiearnan and carried 5-0, to approve the consent agenda to include adoption of the agenda, approval of the September 3, 2019, minutes and bills list.

VISITORS

LHS Student Council members Kami Geiman and Erin Lemke asked permission to close Wildcat Drive to Broadmoor School entrance for Homecoming. This year's homecoming will include a pep rally and float presentations at the stadium from 1:15 – 1:45 on October 4th. Mayor Southard asked if Chief Bauer had any concerns. Bauer said they would be happy to help with the police escort as well. Councilmember Lee Baer moved, seconded by Councilmember Sandy Harris and carried 5-0, to allow the street closure for the LHS Homecoming.

Ron Wood attorney representing Robert Howard and Rhonda Kerr spoke to the Council regarding inherited property on N. Mulberry and 4th Street. They would like to sell the lots or build on the property, but without an improved street it will cost an extra \$25,000 to \$30,000. Mr. Wood said this was once a chip and seal street back in the 1990s but the City just stopped taking care of it. The Howard family would like the same consideration as others have had regarding paving. Councilmember Smith said a lot of people use this and we should take care of it. Councilmember Town asked if N. 5th and N. 6th were chip and seal. Administrator Law said all currently maintained streets are minimum 4” asphalt and maintained with mill and overlay process. Councilmember McKiernan agreed we need to take care of it. Councilmember McKiernan moved, seconded by Councilmember Kalee Smith. Councilmembers had discussion. Motion carried 5-0, to pave N. 4th and Mulberry.

Sam Cook said since the new sidewalk was put in on Metcalf to N. 3rd he can no longer mow the area south of the culvert on Metcalf. The slope is way too steep and is full of weeds. He would like the City to restore the bank so he can maintain it again. The City tried in July to put dirt and seed, but that just doesn't work in the middle of summer.

Cook said traffic drives so fast past there he is scared one day someone is going to be struck by a car. People honk their horns while driving by kids that may be walking. Councilmember Town asked if a larger “reduced speed ahead” sign could be installed further north on Metcalf or if a pedestrian crosswalk light can be installed. Administrator Law said yes they could put up more signs, and the City will reseed the area. Cook said he is asking for the slope to be fixed and put down new seed. Administrator Law said he will check on the plans to verify the slope was rebuilt as designed. Cook wants it restored to how it was before the sidewalk was put in. Law said he will take a look to see what it would take to restore.

Diana Moore with LRC is asking Council permission to host a Haunted Hayride and Bonfire on October 12th. The event will take place at Lewis – Young Park by the smaller shelter houses. Moore said she has spoken with Chief Rittinghouse and fire personnel will be in attendance. Councilmembers said what a great new idea this was. Councilmember Kalee Smith moved, seconded by Councilmember Thorvald McKiernan and carried 5-0, to approve the LRC Haunted Hayride.

PUBLIC COMMENTS

Fred Fendorf of 301 Shoreline Drive has concerns over the algae in the lake. The copper sulfate is obviously not working and asked about dredging. Administrator Law said it would cost between \$200,000 and \$300,000 to actually dredge the lake alcoves where most of the problem is occurring. Law said it is an item that could be budgeted for in 2021. Law explained the City received a grant to install an aerator in the lake that will help with algae growth. The compressor for this system will be placed on the west side of the lake near one of two locations with existing electricity. Fendorf asked if the compressor will be loud. Law replied that it is the City's understanding that it will not be but if needed plants or other buffering can be added around the compressor to lessen any noise.

Fendorf asked when the resurfacing of Shoreline would happen. Administrator Law said they would review that street for next year. Fendorf said he would like to see speedbumps on Shoreline to get cars to slow down.

DEPARTMENT REPORTS

Public Works: Public Works Supervisor Craig Hufferd said the stoplight at K68 and Metcalf has been fixed.

CITY ATTORNEY'S REPORT

None

COUNCIL REPORTS

Councilmember Town: Councilmember Steve Town asked if we could place a reduced speed ahead sign on Metcalf where the speed drops from 45 mph to 35 mph. Administrator Law said that should not be a problem.

Councilmember Smith: Councilmember Kalee Smith asked what is happening with the McIntire property. Administrator Law said this is on tonight's agenda.

Councilmember Baer: Councilmember Lee Baer asked if there was any new information on the Luke Bryan concert. Will the City be able to present him with a key to the city? City Clerk Traci Storey said she has reached out, but no response yet.

Councilmember McKiernan: Councilmember Thorvald McKiernan said the new leaf dump looks great. He would like to make sure there are plenty of signs for illegal dumping along with cameras. The people that dump illegally should be fined.

McKiernan asked if there was an update from the State regarding speed limit signs from Amity to the Middle School. Administrator Law said they have reached out, but no word back yet.

MAYOR'S REPORT

None

ADMINISTRATOR'S REPORT

Fox Hall Renovation Cost Estimate: Discussed at a Council meeting in August was the donation of \$225,000 through First Option Bank Trusteed Foundation, and was noted at that time that selection of a contractor would include the need to finalize a not-to-exceed construction estimate through a design/build arrangement. Since that time, the selected contractor has demolished exterior and interior cladding to better establish options and costs to renovate the existing facility to address the list of recommendations previously presented by the Fox Hall Board, and the direction discussed recently by a combined effort of Fox Hall Board and Council liaisons to the same. The scope of services has changed to include inability to restore existing glazed block on the exterior sides of the building and to add façade block and brick to the exterior, and a new option to add publicly accessible restrooms onto the rear (east side) of the facility. The restrooms would accommodate a potential future pavilion use across the alley to the east as well as general use by the public during the day.

Financial: The architect's estimate for the original scope of work was \$290,473. The updated cost estimates having the contractor review existing conditions, and resulting in the exterior cladding as shown in the attached rendering, is \$288,693. The option to build additional restrooms onto the east side of the building with similar exterior cladding and a covered entry is approximately \$97,100. In discussing the restrooms for the pavilion, a general estimate for standalone structure of similar size is \$68,000 and includes consideration for utility connection, which requires demo/repair of the alley for sewer access. However, the addition to Fox Hall accommodates both a covered area and minimal heat/air that the pavilion restrooms concept does not. The net increase of the

recommendation from the Fox Hall Board is \$95,320, or can be considered a net increase of \$27,320 over the estimated cost for pavilion restrooms. Councilmember Steve Town moved, seconded by Councilmember Thorvald McKiernan and carried 5-0, to approve recommendation of Fox Hall Board regarding exterior cladding of the building to include block/brick combination and increase the scope of the project to include additional public restrooms on the east side of the building and not to exceed \$385,793.00. Direct staff to enter into and sign all necessary contract and funding documents.

Metcalf Ridge Golf Course – City Options: City Administrator Nathan Law said the driving range has been sold. Councilmember Lee Baer asked if there had been any interest in public or private groups to buy the course. Law reminded Council members if the City were to purchase or participate in the purchase of the course, it would direct funds from other Parks to the golf course. Law had said the owner plans to fence the property and put cattle on it. Councilmember Town asked how soon could they put cattle on the property. Law said they could do it fairly quickly. Councilmember McKiernan thinks the asking price of the course is too much money. He said we have a new wastewater plant to build. Councilmember Harris agreed. Law said another option could be make it a 9-hole course. Councilmember Town asked how much money is it to manage. Administrator Law said another company could manage the course and the capital outlay would stay the same. USD 416 has also committed to provide funding as the school golf team uses the course. Public and private groups have also inquired into purchasing or assisting with the purchase. Administrator Law would like to bring this back to the next meeting after he has more time to review the options. Councilmembers agreed to have Law do more research and bring back.

Stormwater Priority Projects: Administrator Law said at the last Council meeting public comments regarding priority stormwater projects were voiced. Staff made comment on legal options at the last meeting that merit clarification and update at this meeting. There appear to be three options:

1. Continue with the current process to purchase easements and proceed to City funding of currently designed stormwater improvements.
2. Allow the projects to revert to a civil matter
3. Proceed to an eminent domain process

The second listed option is not recommend by staff. The third option may be utilized at any time. Councilmember Thorvald McKiernan would like to proceed to an eminent domain process. Council had discussion. Councilmember Sandy

Harris moved, seconded by Councilmember Thorvald McKiernan and carried 5-0, to proceed with the eminent domain process. Administrator Law said he has a resolution ready if the Council would like to adopt it. Councilmember Lee Baer moved, seconded by Councilmember Sandy Harris and carried 5-0, to authorize Mayor Southard sign Resolution 9-16-19.

Fire Department: Chief Rittinghouse told the Council the Kansas Forestry had donated extraction tools. The Department was very appreciative of the tools.

ADJOURNMENT

At 7:58 p.m. Thorvald McKiernan moved, seconded by Councilmember Kalee Smith and carried 5-0, to adjourn the meeting.

Approved:

Marty Southard, Mayor

Attest:

Traci Storey, City Clerk