

**CITY OF LOUISBURG, KANSAS  
MINUTES OF REGULAR MEETING  
NOVEMBER 1, 2021**

Livestream link: <https://boxcast.tv/view/city-council-11-1-21-994023>

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, Donna Cook, Sandy Harris, Scott Margrave, TJ Williams  
City Administrator Nathan Law  
City Clerk Traci Storey  
City Attorney Jared Anderson  
Police Chief Tim Bauer  
Fire Chief Gerald Rittinghouse  
Communications Coordinator Jean Carder  
Public Works Supervisor Craig Hufferd  
Visitors Rocky Rhodes, Bill Fields, Tiffany Ellison, Scott Hipp

**PLEDGE OF ALLEGIANCE**

Councilmember Scott Margrave led the pledge of allegiance.

**APPROVAL OF CONSENT AGENDA**

Councilmembers Donna Cook asked questions regarding the bills list. Administrator Law explained. Councilmember Sandy Harris moved, seconded by Councilmember Steve Town and carried 4-0, to approve the consent agenda to include adoption of the agenda and approval of the regular meeting minutes October 18, 2021 and the bills list.

**VISITORS**

Rocky Rhodes, a home builder, and Bill Fields, a land developer, addressed the Council regarding property at the southwest corner of S. 16<sup>th</sup> and Metcalf recently purchased by Mr. Fields. They would like to build single family homes on 96 lots. They provided a information sheet on the style of house to be constructed. Mr. Rhodes is interested in building 96 homes on the property and would like for

Council to consider a residential housing incentive district to offer a better sales price for homebuyers by pushing some costs into the future. He said a starter home in southern Johnson County is in the \$400s and is really unattainable for young families. He would like to build a mix of 2-story, story and a half and ranch style homes. He said in order to achieve the appropriate price point that an incentive is needed to give homebuyers a reason to travel that extra 15-20 minutes. Councilmember Town asked about the current pond in the development. Mr. Fields said when he purchased the property in May the pond transferred to him. If this project proceeds the pond would become a community pond. Councilmember Town asked what kind of incentives they would like to see. Mr. Rhodes said lot prices vary depending on location and \$80-\$90,000 lots are the reality of today's market. Lots need to be offered less than what is found at 179<sup>th</sup> & US 69. Any incentive would help and a drop in price of \$20-\$25,000 makes a difference. City Attorney Anderson asked what specific incentives they are requesting. Mr. Rhodes said an incentive district makes the lots cheaper and allows the developer to make their profit later rather than on the price of the lot. Many prospective homeowners are getting priced out of the market, he said and this would allow them to offer homes at a better rate than what can be purchased in southern Johnson County. Councilmember Cook asked if this was like the former RHID that was presented. Administrator Law said yes, but it is over a number of years. Councilmembers had discussion. Mr. Rhodes said their target is home ownership not rentals. Councilmember Town said he is interested in hearing more about it. Mayor Southard asked the Council if they would be open to the idea. Councilmembers agreed they would like more information. Mr. Rhodes said he thinks this is a win-win-win for the city, developers, and homebuyers. He said the existing neighborhood is Prairie Crossings and the new development would be the Hill of Prairie Crossings with slightly more expensive homes so thinks neighbors will be pleased. Mr. Fields said he has talked with many of the neighbors and they are receptive to the project. Rhodes and Fields will return to a future meeting with more information.

Tiffany Ellison voiced her concerns over the proposed ballot regarding the LRC mill increase and provided councilmembers a handout. Ellison thanked the Council for listening to her views.

## **PUBLIC COMMENTS**

Scott Hipp said he is a former LRC member who helped Ms. Ellison craft the flyer she just handed out. He refuted information on the LRC bond promotional materials.

## **DEPARTMENT REPORTS**

**Police Department:** Police Chief Tim Bauer said the DEA Drug Take-Back program on Oct. 23, brought in 21 pounds of prescription drugs. It is a great program and residents appreciate it.

Chief Bauer said participating law enforcement officers are collecting nutritional drinks for the Miami County Cancer Foundation. This will run through the month of November. Community members can drop off drinks at the Police Station or City Hall during regular business hours.

No-Shave November has participating officers excited to grow a beard, while also helping with a charity. The months of November, December, January and February they will be able to keep a trimmed beard. The money given from the donation will be given to a charity or local foundation.

**Public Works Department:** Public Works Supervisor Craig Hufferd said he would like to hire Timothy Eaks for the PUA position at pay scale 2-1C. Mr. Eaks has passed his background and reference checks. Councilmember Cook asked where he lives. Hufferd said Garnett, which is within reasonable drive time of the water plant. Councilmember Harris moved, seconded by Councilmember Town. Councilmember Cook asked how many applicants there were. Hufferd said they were four. Motion carried 4-0 to accept the recommendation to hire Timothy Eaks with pay scale 2-1C.

Hufferd said the cemetery mowing contract will be up for bid soon and there is an option in the current contract to extend it for two years. This would lock in our rate for another two years, which is \$580 per mow. Councilmember Town if this were put out for bid would this price be honored. Hufferd said he did not think so. Town also asked if there had been any problems. Hufferd said just the few in the first year but that has been straightened out and the contractor is doing fine now. Councilmember Town moved, seconded by Councilmember Scott Margrave and carried 4-0, to extend the current contract with Scarecrow Mowing for two years.

**Fire Station:** Fire Chief Gerald Rittinghouse told the Council the aerial truck is back in service. We are hoping the repairs fall under the warranty. Rittinghouse reminded everyone that daylight savings time is this weekend. It is a good reminder to change your clocks back and change your batteries in your smoke detector. This month has been busy with fire prevention at the schools.

**Administration Office:** City Administrator Nathan Law said Finance Director Richard Mikesic needs signature authority for all bank accounts. Councilmember Cook moved, seconded by Councilmember Harris and carried 4-0, to approve Richard Mikesic to be added to all bank accounts for the City of Louisburg.

### **CITY ATTORNEY'S REPORT**

None

### **MAYOR'S REPORT**

Mayor Marty Southard would like to appoint TJ Williams for the Ward 4 seat and said he received good, solid candidates for the open seat. Councilmember Cook asked Mr. Williams if he has served on any boards. Williams said no, but he wants to be involved with the growth of the community. Councilmember Town moved, seconded by Councilmember Margrave and carried 4-0, to accept the appointment to TJ Williams for Ward 4.

### **OATH OF OFFICE**

The oath of office was administered by City Clerk Traci Storey to TJ Williams. He is replacing Kevin Vohs on Ward 4.

### **ADMINISTRATOR'S REPORT**

**Master Planning Review Continued:** Mr. Law reviewed the Master Park Plan for Lewis-Young Park. He said some of the items on the list had been completed or are in the works, like the trail and paved parking areas, due to the grant from the Kansas Department of Wildlife, Parks & Tourism.

Councilmember Cook asked if the Powell Observatory was still moving. Administrator Law said they are looking at funding for moving to near Cedar Cove. Cook asked if this list can be rearranged. Mr. Law said yes and said a lower priority item can be completed ahead of a higher priority item if funding for a smaller project is available. Cook asked if the Park Board reviews this as well. Mr. Law said it is reviewed annually by that board.

**Cemetery Fees update:** Administrator Law said on average there are about 20 burials at the cemetery each year and said at the last meeting Councilmember

Harris asked for fees for infant burial plots be removed. Mr. Law said the Council could really do what it wanted for a fee structure but asked Council to define the age limit for an infant. Councilmembers had discussion regarding age and accepted Councilmember Harris' suggestion that includes infant up to 3 years old. Councilmembers had discussion. Council asked Mr. Law to check on the price for an infant plot and return that information to council for a final decision.

**City Owned Property:** Mr. Law reviewed the options as presented in the Staff memo. Mayor Southard said in his opinion selling property by property is the best option. Councilmember Cook likes sealed bids and the starting bid would have to be appraised value. City Attorney Jared Anderson said he has an obligation to present both sides. He said there is currently an interested buyer who has an interested tenant and will be operational within a year but if sealed bids are accepted that, while the property might sell, it might not develop or if developed, not have a tenant and sit empty. Councilmember Cook said the Council wouldn't have to accept the highest bid but could accept any bid. Mr. Law said it could be advertised the expectation is to purchase the land, build and have a viable business within a year. Mayor Southard asked if we are taking a risk of losing a potential business. City Attorney Anderson said there could be a downfall if Council doesn't consider all sides. Cook said she is concerned that people don't know there is property for sale and wants to be transparent. Mr. Law said it has been publicly discussed for years that the city-owned property at Amity/Metcalf and the Farmers Market block may be considered for sale, and was the reason for having those properties appraised in 2017. Councilmember Harris asked how a sealed bid could be transparent. Cook said before making a decision she would like Mr. Williams be brought up-to-date on the matter before the vote. Mr. Law said he agrees and can meet with Williams regarding this. Councilmember Town asked what the deadline is for the corner property. Mr. Law said soon and said he would bring back the same information to the next meeting. Mr. Williams said he would meet with Mr. Law before the next meeting.

## **COUNCIL REPORTS**

**Councilmember Town:** Councilmember Town asked how we proceed to get a traffic light by the new Casey's. Administrator Law said he has requested from KDOT a traffic study of Sutherland Drive/Amity intersections. He said there is already approval for a light at the off-ramp of northbound US 69. Councilmember Town asked what does KDOT look for and what is the timeframe for a completed study. He said he isn't sure the exact warrants but reported vehicular and pedestrian accidents, wait time for turns and traffic volume are some of the considerations.

**Councilmember Margrave:** None

**Councilmember Cook:** Councilmember Cook said she heard a business is looking for potential spot for industrial park. She asked if the south lagoon area would be a possible spot for an industrial park. Mr. Law said it is a relatively small acreage and there is floodplain consideration. The lagoons will be offline, but it may take about a decade for them to dry out. It is also quite a distance from a junction to US 69, the biggest drawback in his opinion.

Cook asked about the N. 3<sup>rd</sup> and Broadway mowing. Mr. Law said the homeowners are aware of the City's requirement to maintain that right-of-way.

Cook asked about garage sale signs and verified signs must be on the property owner's location. Mr. Law said yes but there is a moratorium twice a year in which signs can be placed anywhere.

Cook asked about the stormwater project. Mr. Law is working on financial considerations and should have something for the next meeting. Cook asked about the \$4 surcharge for stormwater on the utility bill and how much is in that fund since it's been collected now for a number of years. Mr. Law said some of that fund was spent on the Broadmoor Cove project and engineering costs for that project, the N. Third and the other current projects. He said about \$88,000 is collected annually. Cook asked to be updated via email the amount in that fund.

**Councilmember Harris:** Councilmember Harris asked to receive the same information on the stormwater fund as Councilmember Cook requested. Mr. Law said he always sends that type of requested information to all councilmembers even if only a single councilmember has made the request. Mr. Harris also encouraged everyone to get out and vote tomorrow.

**Councilmember Williams:** Councilmember Williams said he looks forward to working with Mr. Law to be well versed on topics of interest by the next meeting.

**ADJOURNMENT**

At 8:15p.m. Councilmember Cook moved, seconded by Councilmember Harris and carried 5-0, to adjourn the meeting.

Approved:

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Marty Southard, Mayor

Attest:

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Traci Storey, City Clerk