

LINDSBORG CITY COUNCIL

June 1, 2015 – 6:30 p.m.

Meeting Minutes

Members Present – Rick Martin, David Higbee, Becky Anderson, Emile Gallant, Blaine Heble, Betty Nelson, Kelley Menke, Corey Peterson & Mayor Bill Taylor

Absent –

Others Present – Greg DuMars, Tim Berggren, Holly Lofton, Larry Lindgren, Dan Carr, Kate Elliott, Gary Shogren, Tim Dunn, Amy Habiger, Cassie Johnson, Kathy George, Bill Gusenius, Bill & Kathy Daggett, Chris Lohrey & Phyllis Newson.

The meeting was called to order at 6:30 p.m. and the Pledge of Allegiance was said.

Public Input – Chris Lohrey presented a document outlining his intent for the proposed rezone of 234 S. Washington and requested that council approve the ordinance to change the zoning on the property. (His remarks are attached at the end of the minutes)

Phyllis Newson expressed concern for the neighborhood in that she would not like to see more than one-story unit built of to be a duplex.

Amendments to the Agenda – None

Minutes – Rick Martin moved to approve the minutes of the May 4, 2015 regular council meeting and the May 27, 2015 special meeting. Motion seconded by David Higbee and passed.

Mayor's Report –

Planning & Zoning – ORDINANCE 4923 – REZONE 234 S WASHINGTON – Rick Martin moved to adopt Ordinance 4923, rezoning 234 S Washington to R-3 Multiple Family Dwelling District. Motion seconded by David Higbee and passed by roll call vote of seven in favor and one against.

Administration & Finance – ORDINANCE 4920 – SIDEWALK CAFÉ LICENSING – Becky Anderson moved to adopt Ordinance 4920. Motion seconded by David Higbee and passed unanimously by roll call vote.

WAGE & SALARY STUDY – Becky Anderson moved to adopt the Step Pay Plan System effective January 1 2016; that an employee receiving an “Outstanding” performance evaluation receive a two (2) step increase, an receiving an “Above Average” performance evaluation receive a one (1) step increase; an employee that receives a “Meets Expectations” or “Needs Improvement performance evaluation receive no step increase; and, that the annual cost of living allowances granted by City Council be applied to each of the 20 steps in the 12 Pay Range Levels. Motion seconded by Rick Martin and passed unanimously by roll call vote.

ORDINANCE 4921 – CITY COUNCIL MEETINGS – Becky Anderson moved to adopt Ordinance 4921 setting council meeting on the 1st & 3rd Mondays of each month effective July 1, 2015. Motion seconded by David Higbee and passed unanimously by roll call vote.

Utilities – UTILITY SHUT OFF HEARING – Residents of 534 W Grant have requested a hearing before the Council regarding a delinquent utility account. After reviewing the utility history of the residents at 534 W. Grant, David Higbee moved to give the residents until June 4 to bring the account to current. If not paid, city will disconnect. Motion seconded by Rick Martin and passed unanimously by roll call vote.

UTILITY LINE LOCATOR – David Higbee moved to approve the purchase of the RD8000 PDL line locator from Subsurface Solutions in the amount of \$6,001.00. Motion seconded by Rick Martin and passed unanimously by roll call vote.

FLOOD GATE ENGINEERING PROPOSAL – David Higbee moved to approve \$15,036.00 (to be taken from Art Purchases: \$1,500.00; 1st Floor Conference Room Chairs \$3,000.00; Sunshade Replacement \$4,000.00; Galley Catering Kitchen \$6,000.00; Surveillance Equipment \$536.00 to proceed with the contract between the City of Lindsborg and Wilson & Company for the flood gate engineering. Motion seconded by Betty Nelson and passed unanimously by roll call vote.

WESTAR POLE ATTACHMENT AGREEMENT – David Higbee moved to approve the pole attachment agreement with Westar. Motion seconded by Emile Gallant and passed.

Streets & Parks – GOLF CART LEASE – -----Rick Martin moved to approve the golf cart lease with Kansas Golf & Turf in the amount of \$7,500.00. Motion seconded by Kelley Menke and passed unanimously by roll call vote.

HOSPITAL SIGNAGE – Betty Nelson moved to place 2 international hospital signs on Lincoln. Motion seconded by Rick Martin and passed.

Public Safety – SCOOP STRETCHERS FOR EMS – Betty Nelson moved to approve the purchase of two scoop stretchers from BoundTree in the amount of \$1,719.98. Motion seconded by Rick Martin and passed unanimously by roll call vote.

Executive Session – MATTERS RELATED TO ACQUISITION OF REAL ESTATE –

Rick Martin moved to enter into executive session for 20 minutes to discuss the acquisition of real estate to include the city administrator and city attorney. Motion seconded by David Higbee and passed. Executive session began at 7:45 p.m. and returned at 8:05 p.m. No action taken.

Purchase Order – Betty Nelson moved to approve payment of Purchase Order Ordinance 4922. Motion seconded by Kelley Menke and passed unanimously by roll call vote.

Payroll – Betty Nelson moved to approve payment of Payroll Ordinances 4918 & 4919. Motion seconded by Rick Nelson and passed unanimously by roll call vote.

Other –

Adjournment – David Higbee moved to adjourn the meeting. Motion seconded by Rick Martin and passed. Meeting adjourned at 8:08 p.m.

Respectfully Submitted,

Jerry Lovett-Sperling, MMC

City Clerk

Hi, I am Chris Lohrey, property owner of 234 S Washington. My wife and I with our 3 children have lived in Lindsborg for 7 1/2 years.

I am here today to ask you to vote in favor of rezoning property 234 S Washington to Residential 3.

I attended May's Zoning and Planning Committee Meeting at which the request to rezone the property lost majority vote. I attended that meeting and at that time I felt that the concerns brought forward by the public were not legitimate concerns in regards to the rezoning.

I'd like to address some of those concerns:

1. The property owners finances and cash flow

a. The Zoning and Planning committee was formed not to discuss bank accounts and personal finances, but instead to study land use issues. I felt that using this meeting for the neighbors' own personal soapbox was not only disruptive to the meeting agenda but irrelevant to the topic of discussion.

2. The property owner's ability to maintain and mow the lawn.

a. Since purchasing the property back in March, I have not given the public any reason to believe I am unable to maintain the lawn. I also feel that I should not be compared to any other landlords in the area that neglect to maintain and keep up their properties.

3. The chance the property owner would rent to "short term" tenants also known as college students.

a. I will not discriminate against any tenant, but do hope to attract young families with children or individuals looking to retire to this community.

4. That the neighborhood already has too many rentals

a. The perception that there are already too many rentals in the area is not reason enough to deny request to rezone. Again, this is just someone's perception.

5. And concerns about the type of structure that would be built there a. The structures I hope to build are two 2 bedroom/1 bath, 1688sq ft duplexes. Each unit will provide 844 sq. Ft. of living space. Off street parking will be available as well as lawn care and snow removal services.

At this time, I would like to bring up a couple of articles published in the Lindsborg Quarterly Newsletter that are relevant to the situation.

In August 2014, an article appeared in the newsletter regarding the Council's consideration for Vacant Property registration. In the article, focus was directed at the problems vacant properties bring to a neighborhood and community. Some of these problems include safety, vandalism, and devaluation of neighborhoods. Due to the fact that the existing structure has declined and has become unlivable, it would cost greater than \$9,000 to repair the existing structure. This amount is greater than 50% of the property's appraisal value. I would be unable to make appropriate and needed improvements to the existing structure as a 4-plex without needing to be rezoned. By rezoning to R3 and building new construction units, I will be promoting growth and improving the atmosphere and aesthetics of the neighborhood and community.

Another article which was published in February 2015, highlighted a new Multi Family Incentive that council approved. This incentive is to attract investors to build multi-family housing. The requirements state that the project should include 10 or more units. If the investor qualifies for the incentive he/she will receive an incremental rebate of about \$50,000 or 10% of the original investment in property tax. This article tells me that the City of Lindsborg with the support of the Council wants to grow and expand Lindsborg. They are willing to give investors a rebate incentive of \$50,000 to build multi-family housing. I am requesting to rezone my property to R3 in order to build multi-family housing and am not requesting any kind of rebate or incentive. I would be building 2 duplexes that would allow 4 housing units for a newly married couple, a small young family, or retired individuals.

Again, please vote in favor of my request to rezone parcel 234 S Washington to R3.