

LYNDON CITY COUNCIL
REGULAR MEETING MINUTES OF
July 24, 2017

The Lyndon City Council met in special session on Monday, July 24, 2017, 7:00 p.m., at City Hall.

1. CALL TO ORDER: Council President Schmitt called the meeting to order.

- a) ROLL CALL: City Clerk called roll of the City Council. Council President Schmitt and members Ryan Kuhn, Darrel Finch and Katie Shepard (7:08) present. Mayor Morrison and Patterson absent with notification.

City Staff present: Pat Walsh, City Attorney; Julie Stutzman, City Clerk; and Darrel Manning Chief of Police/Zoning Administrator.

Others Present: Bill Caton, Windy Ridge Developments; Stephanie Watson, Osage County Economic Development, and Tammy Schlingmann, Herald Chronicle.

- b) OATH OF OFFICE FOR NEW COUNCIL MEMBER: The City Clerk swore in Mayor-appointed councilmember Katie Shepard and oath was signed.

2. ADOPTION OF MINUTES OF PREVIOUS MEETINGS:

- a) Schmitt made the motion to approve the meeting minutes of June 19, 2017, July 3, 2017, July 5, 2017 and July 17, 2017 as written. Kuhn seconded, motion carried.

3. CONSENT AGENDA:

- a) Approval of Bills: Kuhn made the motion to approve the bills as set forth. Schmitt seconded, motion carried.

4. PUBLIC COMMENTS: None.

5. CORRESPONDENCE TO COUNCIL:

- Copy of the Notice of Approval for Release of Funds from CDBG.
- Copy of Quarterly progress report to Kansas Department of Commerce prepared by G.A.S.
- Pledge of securities from Lyndon State Bank as of July 3, 2017.
- Copy of PWWSD#12 meeting minutes for June 21, 2017.
- Kansas Government Journal July - August 2017 edition.

6. UNFINISHED BUSINESS:

- a) SENIOR HOUSING - BILL CATON WITH WINDY RIDGE DEVELOPMENTS: Bill Caton with Windy Ridge Developments and Stephanie Watson with Osage County Economic Development presented to Council for the proposed senior housing development at the northeast corner of 14th and Adams Street behind the Osage County Sheriff's office. Mr. Caton stated they received the tax credits and are moving forward with the project. He stated the landowner, Brian Spencer, was

unable to attend due to other commitments, however, has been in contact with the City Attorney to notify the City that he is in negotiations with Windy Ridge Developments for this project.

Mr. Caton stated he has spoken with the Planning and Zoning Administrator in regards to annexing the property into the City who stated the property would need to be annexed in as a R-2, multi-family dwelling. He stated they would like to begin the annexation process and to get the property appropriately zoned.

The City Attorney asked when the survey would be completed and Mr. Caton stated it is, however, he has not received it in written form. Mr. Caton stated he is waiting for the surveyor to provide information to Peimann Title so that easements can be shown. Mr. Caton stated he is hopeful to get this information by next week and they plan to break ground by early October.

The City Attorney stated they would need petition to annex and legal description to submit to Council and then an ordinance would be passed to annex the property and possibly rezoned to R-2 as a stipulation of the annexation, however, would like to review the process. The City Attorney stated he would like to receive the legal description as soon as it is available so that he can begin to prepare the ordinance for annexation. Ms. Watson stated they would have the paperwork needed to annex the property in by the mid-September meeting.

After a lengthy discussion, Schmitt made the motion to waive all utility taps and building permit fees for Windy Ridge Development in support of senior housing in Lyndon. Kuhn seconded, motion carried.

It was noted by Ms. Watson and Mr. Caton that the senior housing units in Lyndon have already been filled.

7. NEW BUSINESS:

- a) MCCOY FAMILY FUND RAISER AT JONES PARK: The City Clerk stated she received an email from Stephanie and Eric Ramey who would like to hold a co-ed softball tournament at Jones Park on Saturday, August 19, 2017 from 8 a.m. to possibly 2 a.m. This event is a fundraiser for the McCoy family and all proceeds will be given to the family. She stated they are asking for access to the fields, equipment, scoreboard, lighting, concession stands and bathroom facilities. The City Clerk stated Ms. Ramey has already contacted the Rec Director, Mr. Massey and he has approved use of their press boxes, etc. After a brief discussion, it was consensus of the Council to allow use of city facilities for the event. Council wanted it noted that alcohol is not allowed on City property and that is to be passed along to the event facilitators.

8. STAFF REPORTS:

- a) POLICE: Council received a copy of the Officer Activity report and briefly discussed.

- b) PLANNING AND ZONING: The next meeting for Planning and Zoning is scheduled for Monday, August 14, 2017 to hold the hearing on a special use permit.
 - c) PUBLIC WORKS: Council received a copy of the Maintenance Activity report.
 - d) CITY CLERK: Council received a copy of the City Clerk's report and discussed the progress with the installation of internet and phone service through Kwikom.
 - e) POOL MANAGER: Council received the July 2017 pool update that included average admission, concessions, and pool events for the month.
9. COUNCIL/MAYOR COMMENTS AND REPORTS: The Governing body welcomed Katie as a new Council member and introductions were made.
10. EXECUTIVE SESSION: Finch made the motion to recess to executive session for 15-minutes for Attorney-Client privilege with the City Attorney attending. Schmitt seconded, motion carried. Council reconvened with no binding action taken.
11. ADJOURNMENT: Shepard made the motion to adjourn to Monday, August 7, 2017, at 7:00 p.m. for regular meeting. Kuhn seconded, motion carried.



City Clerk