

City Council Meeting Minutes
March 4, 2025

WELCOME AND CALL TO ORDER

Mayor Debi Schwertfeger called the regular City Council Meeting to order. Council members present were Jason Booker, Mark Berner, Denise Hartman, Sean Honer, Nathan Adams and Sharon Haun also present were the City Administrator Nick Jones, City Attorney Brian Henderson, Assistant City Attorney Molly Priest. Others attending were Jan Sciacca, Karen Exon, Ryan McDonald, Pastor Billy Kryger, Marty Wright, Deidre Knight, Jesse Knight, Stan Bartley, Ron Jantz, Zoey Wadick, Taylor Adams, Nathan McDiffett, Ryan Moss, Daniel Winter, Steven Crichton, Vern Hay, Cody Catlin.

PLEDGE OF ALLEGIANCE:

INVOCATION: Pastor Christy Alexander

PUBLIC COMMENT:

Karen Exon addressed the Council regarding the deadline to respond to the city regarding annexation and listed items that needed to be addressed before leaseholders could decide. Exon expressed concern with the upcoming due date of March 17 and recommended the Council move the date between July and September 2025 to allow time for the details to be worked out.

CONSENT AGENDA:

Councilperson Sean Honer made a motion to approve the Consent Agenda as presented in the packet. Councilperson Jason Booker seconded the motion. Motion Carried 6 – 0. The consent agenda consisted of:

- February 4, 2025, Minutes
- February 4, 2025, to Current Appropriations.

OLD BUSINESS

- **Economic Impact Study Presentation: Micheal Scanlon**
Micheal Scanlon with Our City Planning LLC. presented the City Lake Economic Impact Study to the City Council. Scanlon went through statutory requirements for annexation of noncontiguous land and said that under the statute the Economic Impact Study is a critical requirement to ensure that all financial and practical consequences are thoroughly analyzed. Scanlon went through the Executive summary which consisted of unification of governance, opportunity to unify governance between city and lake area, enhanced public services (septic concern), Consistent municipal services for all residents, economic sustainability – strengthen community cohesion, secure long-term economic sustainability, diverse residential community, mix of modest homes and high-value properties, equitable tax distribution and tax impacts, lease payment concern, fair distribution of tax responsibilities, long-term growth strategies, implement strategies benefiting both city and lake residents. Scanlon said that a 2018 BOTA ruling set annual lease value at \$4,500 per parcel and that there is a misalignment in lease payments and that the lease payments cover maintenance costs and do not reflect actual land values for use of the land. Scanlon went through the Pre-Annexation Rate with the Council Grove City Lake current mill rate at 141.415 and City of Council Grove 212.330 and Post Annexation Mill Rates for the Council Grove City Lake of 184.53 and City of Council Grove 185.408. Scanlon also went through the pros and cons for both the City Residents and City Lake Leaseholder.
- **Street and Parks/Selection Committee Recommendation: Downtown Streetscape**
City Administrator Nick Jones presented the Streets and Parks/Selection Committee recommendation for the Downtown Streetscape. The Street and Parks/Selection Committee reviewed the request for qualification (RFQ) from three engineering firms: BG Consultants, Kaw Valley Engineering, and Swab Eaton. The committee completed a selection committee report scoring the firms on 7 different criteria with a 100-point max and ranked by final score total. BG Consultants rank as #1, Swab Eaton as #2, and Kaw Valley Engineering as #3. The Streets and Parks Committee/Selection Committee recommends the Council approve negotiations with the highest ranked firm BG Consultants. After discussion Councilperson Mark Berner. The motion was seconded by Councilperson Sharon Haun. Motion carried 6 – 0

NEW BUSINESS

- **Riverwalk Amphitheater Contract – Backroads Concepts LLC.**
The council discussed the potential contract with Backroads Concepts LLC. for booking and production services for Washunga Days and 3 other events. Much of the discussion focused on the 60 days before and the 60 days after clause in the contract as some on Council were worried

about other events not being able to rent or use the facility. The Council also discussed the Hold Harmless clause with City Attorney Brian Henderson advising the Council that he would not recommend the agreement with the Hold Harmless Clause. The Council decided to remove the Hold Harmless Clause. Councilperson Denise Hartman made a motion to approve the agreement with the Hold Harmless Clause removed. The motion was seconded by Councilperson Jason Booker. Motion carried 6 – 0

- **Boat Dock Discussion: 124 Prairie Bluff Loop – F3**

The Council discussed a boat dock extension for Bill Schrader 124 Prairie Bluff Loop – F3 at the City Lake. Schrader wants to extend his new dock out to 72’ off the shoreline for better water depth. After discussion and concerns expressed over the length Councilperson Mark Berner made a motion to approve the boat dock for 124 Prairie Bluff Loop with the neighbors signing off on the extension. The motion was seconded by Councilperson Sean Honer. Motion carried 5 – 1. Councilperson Nathan Adams voted against the motion.

- **CCLIP Resurfacing Project KDOT Agreement: Belfry to West City Limits**

City Administrator Nick Jones presented the contract from KDOT for the Highway resurfacing project from Belfry to the west city limits for Summer of 2026. Administrator Jones said the grant is \$400,000 from KDOT with a match of \$240,000 that will come from the gas tax money received from the State. Councilperson Jason Booker made a motion to approve the contract with KDOT. The motion was seconded by Councilperson Denise Hartman. Motion carried 6 – 0

- **BG Consultants Design Contract: CCLIP Resurfacing Project**

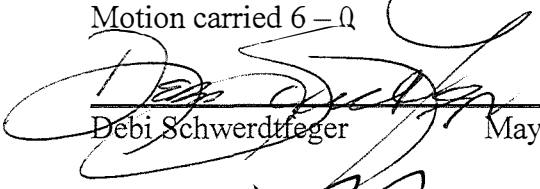
City Administrator Nick Jones presented the BG Consultants Design Contract for the CCLIP Resurfacing Project, Belfry to the west city limits. Administrator Jones said the contract for the design cost \$20,000, which will be paid out of the grant and gas tax money. After discussion Councilperson Mark Berner made a motion to approve the design contract. The motion was seconded by Councilperson Sharon Haun. Motion carried 6 – 0

- **GOVERNING BODY COMMENTS**

- **Mayor Debi Schwerdtfeger** – Set a work study session for March 26th at 5:30pm to discuss the City Lake and Executive Session.
- **Councilperson Denise Hartman** – Wished Jesse and Deidra Knight good luck.
- **Councilperson Sean Honer** – N/A
- **Councilperson Nathan Adams** – N/A
- **Councilperson Sharon Haun** – Looking forward to the upcoming events.
- **Councilperson Jason Booker** – Thanks the Street Department for fixing the potholes.
- **City Attorney Brian Henderson** – Absent
- **Assistant City Attorney Molly Priest** – N/A
- **City Administrator Nick Jones** – said he will be in Topeka on March 12th for a award ceremony for the Katy Depot CDBG grant the city received.

Mayor Schwerdtfeger asked for a motion to adjourn. Councilperson Sean Honer made a motion to adjourn. Councilperson Nathan Adams seconded the motion.

Motion carried 6 – 0



Debi Schwerdtfeger Mayor

ATTEST:



Nick Jones City Administrator

