

MEETING OF THE CITY COUNCIL  
OF LINN VALLEY, KANSAS  
September 12, 2022  
7:00 pm

Present at the Revenue Neutral Rate Hearing: Mayor Cindy Smith, Council Members Robert Suppenbach, Lewis Donelson, Brenda Muncy, John Weers, and Michael Hemphill.

REVENUE NEUTRAL RATE HEARING

Mayor Smith opened the Revenue Neutral Rate (RNR) Hearing at 7:00 pm. The floor was open for public comments. The public was asked to silence their phones, and stand, state their name and address when called on, prior to making comments. Time limit for each speaker was three minutes.

The Council provided an explanation of the difference between RNR and mills.

Members of the public questioned why the city needs to increase the taxes this coming year. It was noted by a member of the audience that the city sales tax vote failed. There were several questions about why the city needs to raise taxes. Another question: now that there is a larger tax base why is there a need to raise taxes. Council Member Weers explained the larger tax base resulted in a lower mill levy to keep the RNR but the city will need to increase income because of growth. Council Member Muncy noted that the mill decreased from last year. County sets appraised value, the city does not.

Mayor explained with continued inflation costs have and will continue to increase. Next year the city will not receive infrastructure grant funds previously provided by the county.

Council Member Weers made a motion to pass resolution Resolution #118 allowing the city to exceed the revenue neutral rate. The motion was seconded by Council Member Hemphill. The roll call vote was as follows: Robert Suppenbach – Yes, Lewis Donelson – Yes, Brenda Muncy – Yes, John Weers – Yes, Michael Hemphill – Yes. The motion passed unanimously and Resolution #118 was adopted.

The mayor closed the RNR hearing at 7:10 pm.

Present at the 2023 Budget Hearing: Mayor Cindy Smith, Council Members Robert Suppenbach, Lewis Donelson, Brenda Muncy, John Weers, and Michael Hemphill.

2023 BUDGET HEARING

The mayor opened the 2023 Budget Hearing at 7:10 pm.

Ty Davis: City voted to raise taxes and mill levy, and said he was taxed enough and was opposed to increasing the funds pouring into the city treasury. Slow down and work with the funds we have now.

Sherry Lee: there are a lot of people that cannot afford it, what the city is trying to do. I moved here for a recreational community and a lot of people are making money at our expense.

Paul Jones: Sounds like we are chasing newcomers away. Things are raised and raised and raised.

Ty Davis: What we are asking is very simple if the budget was \$10 last year kept it at \$10 this year and do not increase the budget in any shape or form at this time.

The hearing closed at 7:16 pm.

Council Member Weers made a motion to adopt the 2023 budget as is. Council Member Muncy seconded the motion and the motion passed 5-0.

Mayor Cindy Smith called the regular city council meeting to order at 7:17 pm.

Present at the Regular City Council Meeting were Mayor Cindy Smith, Council Members Robert Suppenbach, Lewis Donelson, Brenda Muncy, John Weers, and Michael Hemphill.

#### WATER PROJECT

Council Member Donelson reported on the water project status. Bidding on demolition of property designated for construction of the water tower has been reopened. Scope of work was sent out for bids.

#### MEETING MINUTES

Council Member Suppenbach made a motion to accept the August 22, 2022 minutes as written. The motion was seconded by Council Member Muncy and the motion carried 5-0.

#### WASTEWATER PROJECT

Mayor Smith provided a timeline of the wastewater project process to date. This is not a new project but has been worked on since 2019. Started with questioning the condition of the lagoons. The state was asked to do an evaluation. A PER was done for the entire wastewater system in 2020, made available at a town meeting in 2020 and has been on the city website since that time. Next step is to method of payment. The city requested USDA funding. We were given \$625,000 grant money, and a loan of 6.4 M at 1.75% interest. There will be an approximate \$253,000 annual loan payment for expansion of lagoons. Criteria for system improvement was not purchasing any land, fulfilling the needs of the city for a minimum of 40 years, drainage away from lakes, and simple and a minimum of expense to operate. Of four options, only one was appropriate for the needs of Linn Valley - phase construction discharging into wetlands and simple to operate. Repayment options were to increase the user rate, but the city does not bill for hold and haul customers. Assessments would be difficult to collect from all users. The best option is to increase the mill levy which is a tax increase.

A letter from KDHE dated 2006 recommending the city 'retain a consulting engineer to provide recommendations on a long-term wastewater solution.' This is not a new problem and needs to be addressed.

There will be a Town Hall on October 29<sup>th</sup> for the Water Project and Wastewater Project.

Council Member Donelson noted the cost of using outside sources to haul waste would be \$150 - \$200 per 1000 gallons

Council Member Weers made a motion to pay for sewer project from a mill levy. The motion was seconded by Council Member Donelson and carried 4-0, with Council Member Muncy voting no.

#### WATER PROJECT

About to complete the first 90% of water project with easements, getting plot of land ready for water tower to be set with installed driveway.

#### RURAL CHAMPION GRANT

Clerk Siffring spoke with Jessica Hightower of Linn County Economic Development. The county will be applying for a grant for reimbursement of an employee to work as needed for affordable housing issues in the county. Hightower requested a letter from the city for endorsement. The city will send the letter.

#### PLANNING & ZONING CONSULTANT

Council Member Donelson, Mayor Smith and Codes staff interviewed three organizations to provide planning and zoning assistance to the city. The need is expected to be short term, and on an as needed basis. There will be a second interview this week.

#### SEWER REPORT

There were eight locates in August. The sewer flow meter at Bathhouse 2 is not working, however the one at the Clubhouse is functioning and being used for billing purposes. The lift station is not being used and the community center will be put on the low-pressure sewer system. Pumps have been ordered.

#### CODES REPORT

There were 51 permits issued this January through August with 71 being issued in the same period last year. A bid of \$2100 was received to clean up the area behind the new building and increase the current parking area. A second bid was received to remove debris on a property condemned by the city. Council Member Donelson will research the council's questions regarding both bids.

#### PUBLIC SAFETY REPORT

Public Safety Director Corey Murrison reported it being a busy holiday weekend, with increased complaints, 25 traffic warning violations and 27 traffic citations. In August, there were six medical calls, two accidents with injuries, and five medical calls in Miami County.

#### CLERK'S REPORT

Clerk Karen Siffring reported \$22,220.19 income and \$69,083.28 expenses in August.

Balances for the City's accounts and funds on August 31, 2022:

General Fund Checking:	\$91,472.34
-Restricted Mayor's Christmas Tree Fund*	\$204.57
-Restricted Tree Fund*	\$1,650.00
-Restricted Parks & Recreation Fund*	\$2,850.59
-Restricted Capital Improvement*	\$23,890.70
-Restricted Special Equipment*	\$29,695.29
*Restricted funds are included in the General Fund total.	
Money Market:	<u>\$121,807.14</u>
Total General Fund:	\$213,279.48

Balances of other city funds on August 31, 2022:

Street & Highway Fund:	\$120,043.35
Sewer Utilities:	\$369,779.83
Sewer Reserve Fund:	\$32,534.10
ARPA:	\$91,672.35
Temporary Notes (Water Project):	\$1,952,834.42
Temporary Notes (Wastewater Project):	\$6,302,867.92

Council Member Donelson made a motion to approve vouchers in the amount of \$222,219.51. The motion was seconded by Council Member Suppenbach and passed unanimously.

Delinquent bills for six properties were sent to the county for the tax roll, approximately two percent of users on the low-pressure sewer system.

#### MAYOR'S REPORT

A policy is needed to allow the public to use city buildings.

Mayor Smith requested giving bonuses to two employees. Council Member Weers made a motion to give \$1500 in bonuses with \$1000 bonus to Don and a \$500 bonus to Jenny. The motion was seconded by Council Member Suppenbach and carried 5-0.

#### OLD BUSINESS

Council Member Weers stated that the council takes responsibility for financial decisions, not the mayor. Their decisions are driven by data and budget. These decisions are made over many meetings.

#### NEW BUSINESS

Council Member Weers reminded the audience that the council talked about the projects discussed tonight for many months. If the public has questions about the city business, they are invited to talk with any council member or the mayor. The council has responsibility for the annual budget. Prices are higher than they used to be, and the budget reflects that. The council put a lot of hours in to discussing the budget.

#### OPEN FORUM

Approximately 15 people spoke.

#### ADJOURN

Council Member Suppenbach made a motion to adjourn. The motion was seconded by Councilmember Donelson and passed -0. The meeting adjourned at 8:24 pm.

Submitted by  
Karen Siffring, City Clerk