

**CITY OF LINN VALLEY  
CITY COUNCIL  
MARCH 10,2025  
AGENDA**

**CALL MEETING TO ORDER**

ROLL CALL

PLEDGE OF ALLEGIANCE

PRAYER

1. APPROVAL OF MINUTES
2. CLERK REPORT
  - a. APPROVE VOUCHERS
3. NEW HIRE
4. SEWER REPORT
5. BUILDING REPORT
6. NUISANCE REPORT
7. PUBLIC SAFETY REPORT
  - a. POLICE DEPARTMENT
  - b. FIRE DEPARTMENT
8. PROJECTS
  - a. WATER PROJECT
  - b. WATEWATER/LAGOON EXPANSION
9. SEWER MORATORIUM DIRECTIVE
10. NEW BUSINESS
  - a. BOND ISSUES
11. OLD BUSINESS
  - a. CITY HALL
12. PUBLIC PARTICIPATION

**Each speaker will have three (3) minutes to address the Council. Please speak at the podium, sign in and state your name and address. The council will not respond to questions, comments or remarks during this time.**

13. ADJOURN

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b. FIRE DEPARTMENT

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13. ADJOURN

**LINN VALLEY, KANSAS**  
**CITY COUNCIL MINUTES**  
**FEBRUARY 24, 2025**

Mayor Donelson called the meeting to order at 6:00pm.

Council Members Present:            Council President Robert Suppenbach  
   Council Member Richard Gravelle  
   Council Member Connie Capps  
   Council Member John Weers  
   Council Member Michael Hemphill

Also Present:                            James Brun, Attorney  
   Corey Murrison, Public Safety Director  
   Mendi Cyr, City Clerk

Council President Suppenbach led the council and audience in the Pledge of Allegiance.  
Invocation given by Council Member John Weers.

**APPROVAL OF MINUTES**

Council President Suppenbach made the motion to accept the February 10, 2025, minutes as written. The motion was seconded by Council Member Hemphill, motion carried 5-0.

**WATER PROJECT**

Jason Hoskinson, BG Consultants, updated the council. He reported that the bid opening was on February 14, 2025. The winning bid was Hettinger Excavation, out of Drexel Missouri has the lowest bid. The bid was slightly over our 2019 budget, due to inflation. This leaves us with a 4 million shortage. Mr. Hoskinson recommended that we consider going back to USDA for additional funds.

Council President Suppenbach made a motion to move into a ten (10) minute Executive Session for Legal Contractual matters, to return at 6:30pm. The motion was seconded by Council Member Hemphill, carried 5-0. The council moved into the Executive Session at 6:20pm.

The City Council meeting was called back to order at 6:30pm by Mayor Donelson with no action taken.

Council President Suppenbach made a motion to allow the Mayor to enter into negotiations with USDA for a loan amount of 4.5 million with approval of legal counsel. Council Member Weers seconded the motion, carried 5-0.

#### WATEWATER/SEWER LAGOON EXPANSION PROJECT

Mr. Hoskinson reported that KDHE has returned the paperwork with a few items that need attention. BG should have the corrections made and resubmitted next week.

#### ADJOURN

Council President Suppenbach made the motion to adjourn the City Council meeting. The motion was seconded by Council Member Hemphill, carried 5-0.

Submitted by:

Mendi Cyr

City Clerk

## JANUARY 2025

**Total Income** \$244,267.22

### Vouchers

General Fund	\$42,463.67
Street & Highway	\$560.00
Sewer Utilities	\$13,832.48
Water Project	\$8,983.41
Wastwater Project	\$0.00

**Total Vouchers** \$65,839.56

### Account Balances

Money Market	\$231,174.78
Operating Checking	\$557,986.56
Sewer	\$317,938.98
Sewer Investment Pool	\$504,631.51
Street & Highway	\$176,129.79
Wastwater Investment Pool	\$133,425.32
Wastwater Investment Pool 365	\$4,852,881.43
Wastewater Project	\$76,538.88
Water Investment Pool	\$19,282.54
Water Project	\$32,932.14

### Budget

	1/31/2025	2025Budget
General Gov't	539.46	\$275,200.00
Buildings	4,141.12	\$50,370.00
Governing Body	1,523.31	\$11,050.00
Administration	19,300.95	\$118,350.00
Court/Legal	6,989.69	\$93,150.00
Codes	11,692.61	\$192,250.00
P&Z	104.00	\$16,700.00
Police	27,945.40	\$348,725.00
Fire	4,766.81	\$52,117.00

Total	77,003.35
Authority	1,157,132.00
	1,080,128.65

Public Works	82.07	\$206,500.00
Sewer	13,700.94	\$512,682.00

### Special Revenue Funds

Parks & Recreation	\$3,550.59
Street & Highway	\$162,653.21
Special Equipment	\$54,695.29
Capital Improvement	\$48,710.70
Wastwater Project	\$5,062,845.63
Public Safety Reserve	\$80,542.32
Mayor's Christmas	\$862.37

[mendi.cyr@linnvalleyks.com](mailto:mendi.cyr@linnvalleyks.com)

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**From:** Page Enterprise LLC <cpageent@gmail.com>  
**Sent:** Wednesday, March 5, 2025 5:13 PM  
**To:** mendi.cyr@linnvalleyks.com  
**Subject:** Re: invoice & report from Page Enterprise

here is the November report

On 12/4/2024 8:53 PM, [cpageent@gmail.com](mailto:cpageent@gmail.com) wrote:

## Page Enterprise LLC

**Invoice** *Due: 12/04/2024*  
11467

Amount Due: **\$3,850.QQ/**

Mendi,

Your invoice-11467 for \$3,850.00 is attached. Please remit payment at your earliest convenience.

The November report is as follows:

check lift stations

7 locates - 24574017 222 Rosemarie Dr, 24580370 198 Timber Valley Dr, 24583682 101 Deepwoods Dr, 24583907 Beechwood Ln, 24594872 149 Linn Valley Blvd, 24599128 101 Deepwoods Dr, 24610962 222 Rosemarie Dr

repairs for liquid bubbling around grinder cap under porch at 105 Timber Valley

installed/rebuilt grinder pump 210 Rosemarie - replaced broken lid & mushroom cap + reset breaker

Thank you for your business - we appreciate it very much.

Carla  
Page Enterprise LLC

913-898-4722

Carla Bocker  
office manager  
Page Enterprise LLC  
21368 Earnest Rd  
Parker KS 66072  
office: 913-898-4722

**From:** Page Enterprise LLC <cpageent@gmail.com>  
**Sent:** Wednesday, March 5, 2025 5:13 PM  
**To:** mendi.cyr@linnvalleyks.com  
**Subject:** Re: Invoice 11499 from Page Enterprise LLC

here is the report from December

On 1/3/2025 3:14 PM, [cpageent@gmail.com](mailto:cpageent@gmail.com) wrote:

Page Enterprise LLC

**Invoice**

*Due: 01/03/2025*

11499

Amount

Due:

**\$4,050.QQ**

Mendi,

Your invoice-11499 for \$4,050.00 is attached. Please remit payment at your earliest convenience.

The December report is as follows:

check lagoons

1 locate 24648391 2265 Mystic Valley Dr - there was an Emergency locate

24639090 9 Fascination Ln but was cancelled

started up grinder pump for Misti Beer & Al Sanchez

Thank you for your business - we appreciate it very much.

Carla

Page Enterprise LLC

913-898-4722

Carla Bocker  
office manager  
Page Enterprise LLC  
21368 Earnest Rd  
Parker KS 66072  
office: 913-898-4722  
fax: 913-898-2422  
[cpageent@gmail.com](mailto:cpageent@gmail.com)

[mendi.cvr@linnvalleyks.com](mailto:mendi.cvr@linnvalleyks.com)

**From:** Page Enterprise LLC <cpageent@gmail.com>  
**Sent:** Wednesday, March 5, 2025 5:12 PM  
**To:** mendi.cvr@linnvalleyks.com  
**Subject:** Re: Invoice 11534 from Page Enterprise LLC

here was the report from January

On 2/5/2025 5:32 PM, [cpageent@gmail.com](mailto:cpageent@gmail.com) wrote:

[ ... ]

Page Enterprise LLC

**Invoice** *Due:02/05/2025*  
11534

Amount Due: **\$2,540.QQ /**

Mendi,

Your invoice-11534 for \$2,540.00 is attached. Please remit payment at your earliest convenience.

report for January 2025 is as follows:

checked lagoons  
3 locates - 25001271 165 Fascination Ln, 25031857 85 Deepwoods Dr,  
25034450 61 Deepwoods Dr  
changed out a grinder pump at Foothills Tri & N Linn Valley Dr  
installed heater in lift station  
changed out contactors on lagoon pump

Thank you for your business - we appreciate it very much.

Carla  
Page Enterprise LLC

913-898-4722



Carla Bocker  
office manager  
Page Enterprise LLC  
21368 Earnest Rd  
Parker KS 66072  
office: 913-898-4722  
fax: 913-898-2422  
[cpageent@gmail.com](mailto:cpageent@gmail.com)



**From:** "Intuit E-commerce Service" <quickbooks@notification.intuit.com>  
**Sent:** Friday, March 7, 2025 9:20 AM  
**To:** mendi.cyr@linnvalleyks.com  
**Cc:** codesclerk@linnvalleyks.com  
**Subject:** Invoice 11550 from Page Enterprise LLC  
**Attachments:** Inv\_11SS0\_from\_Page\_Enterprise\_LLC\_4940.pdf

## Page Enterprise LLC

## Invoice

Email: cpageent@gmail.com

Due amount: **4,129.36**

Phone: 9138984722

Due by: 03/04/2025

Powered by QuickBooks.

Mendi:

Your invoice-11550 for \$4,129.36 is attached. Please remit payment at your earliest convenience.

Report for February 2025 is as follows:

\*Checked Lagoons

\*5 locates- 25043865 5 Mystic Valley Dr, 25052947 N Linn Valley Dr, 25059832 54 Lakeview Ln, 25066663 54 Lakeview Ln, 25070214 N Linn Valley Dr

\*Install grinder pump at 57 Deepwoods Dr. Lot 528

\*Changed outgrinder pumps at 622 N Linn Valley Dr. Lot 1751 and 66 N Linn Valley Dr. Lot 2013.

\*Install electronic timer relay at lift station

\*Hauled rock, fixed unload ramp, installed 3" rod and fixed gate post at lagoons.

Thank you for your business - we appreciate it very much.

Carrie  
Page Enterprise LLC

**Building Codes Report**  
**March 10, 2025**  
Permit Application Status

YEAR	TOTAL SUBMITTED	TOTAL APPROVED	OPEN AS OF 1/31/2025
2022	276	248	4 Extended
2023	184	175	6 Extended
2024	264	233	128 (2 Extended)
2025	34	28	28

**Inspections - February 2025**

	February 2025		YTD 2025	YTD 2024
New Residence	7		8	8
Roof Replacement	0		1	0
New Electrical Service or Upgrade	11		13	17
<b>New Skid Shed</b>	3		4	0
Renovation of Existing Structure	3		4	0
Deck Repair or Replace	4		5	5
Accessory Building	1		4	9
New Dock	2		2	1
Carports (Metal Awning)	1		1	2
<b>Lot Clearing</b>	1		2	0
<b>Culverts</b>	2		3	0
Seawall/Retaining Wall	0		0	1
Sewer Holding Tank	7		5	8
Water Holding Tank	6		7	7
<b>Concrete Patio/Slab</b>	1		1	0
Propane Tank	0		0	2
<b>Fence</b>	0		0	1
<b>POA Water</b>	2		2	0
Sewer System	3		4	1
Rural Water	0		0	2
Tornado Shelter	0		0	0
Hot Tub/Swimming Pool	0		0	0
Gazebo/ Lean-To	0		0	0
Garage Addition	4		4	5
Photovoltaic System Installation	0		0	0
Demolition	0		0	1
<b>Totals</b>	<b>58</b>		<b>73</b>	<b>70</b>

**Nuisance Codes Report**  
March 10, 2025  
Nuisance Codes for February 2025

**Letter:**

5 -Certified Mail Letters sent

**Violations:**

1-RV on Building lot  
3- Contractors not registered  
1-Skids Sheds over 30% coverage on residential lot  
1-Junked RV and trash

**Results:**

1-Contractor registered -

**Citations Issued for March court:**

1 RV on Building lot {2x}  
1-RV encroachment & sanitation  
1-Inoperable vehicle

**From February Court**

----- Court was cancelled again for February-----

**Steve German**  
**Codes Enforcement**

7 -Certified Letters & citations sent @ **\$9.68** each  
4- Trips to Post Office to send certified letters  
5- Trips to properties  
0- Court appearance  
10 - Files updated

POAUSAGES  
2025

	CLUBHOUSE	BATH HOUSE #2	POA OFFICE	SEWER HAULS
January	1,390	1,930	20,170	472
February	1,856	2,506	12,270	Not received yet
March				
<b>April</b>				
May				
June				
July				
August				
September				
October				
November				
December				

## **Linn Valley Public Safety Report**

**03/10/2025**

### **Police**

Citation for Driving Across Yards

Theft report of a paint sprayer-from construction site

Citation for illegal dumping at compactor

Criminal Damage at front\_ Gate driver located

Report of missing children, unfounded parental custody issue

Accident involving Narcotics. Driver transported by ambulance, Investigation ongoing

ATV accident with no injuries

### **FIRE**

#### **Linn Valley**

**7 Ems assist calls**

**1 possible injury accident report**

#### **Miami County**

**1 Grass Fire**

**1 Vehicle fire**

**1 EMS assist, non breathing patient**

**The pump for the tanker has been ordered and will be installed when it arrives. Lisa Beacraft is filling out a grant for a grass fire skid unit for our second grass truck.**

**\* by email only \***

The Honorable Lewis Donelson  
Mayor of Linn Valley, KS

March 7, 2025

Re: 2024 Distribution System Improvements Bid Results  
Linn Valley, Kansas

Dear Mr. Donelson:

As you may recall, I attended the February 24, 2025 City Council meeting to discuss the bid opening and project funding for the City's 2024 Distribution System Improvements Project. As a result of the discussion, the Council authorized pursuing additional funding from USDA-RD (Agency) in an amount sufficient to cover the entire Project (base bid plus all add alternates).

I subsequently worked with City Staff and the USDA-RD to provide the Agency with the information needed to process a request for an additional \$4.5 million in federal funding. The Agency has reviewed the request and has offered to provide the requested additional funding. Furthermore, the additional funding will consist of \$1.0 million in grant and \$3.5 million in additional loan and the loan will be held at a lower interest rate than intermediate rate. In my experience and my opinion, this is wonderful news and it's not too often that additional grant funding is injected into a Project like this.

However, this news requires a quick response from the City of Linn Valley as to whether or not the City will accept the additional funding offer and move forward with the Project. **Based on this information, BG Consultants, Inc. recommends the City of Linn Valley consider the following City Council actions relative to this project.**

1. Consider accepting additional federal funding from USDA ♦ RD.
2. Possible Council Actions:
  - a. I move to accept and approve the USDA- RD Letter of Conditions Amendment No. 1.
  - b. I move to approve the Request for Obligation of Funds, the Loan Resolution, and the Grant Agreement.
3. Award the Construction Contract: I move to award the construction contract to Hettinger Excavating, LLC in the amount of \$15,849,057.00 for the Base Bid and Add Alternates 1-6.

I plan to attend the Monday March 10, 2025 City Council meeting to go over the Funding information and our recommendations above. Please call me at 785-840-7299 or email me at [jason.hoskinson@bgcons.com](mailto:jason.hoskinson@bgcons.com) if you have any questions about the bidding process, results, and/or our review and recommendation.

Sincerely,



Jason Hoskinson, P.E., PTOE  
Corporate Secretary  
**Attachments**

















