



**CITY OF LINN VALLEY  
CITY COUNCIL MEETING MINUTES  
APRIL 13, 2026**

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

**Council Members' Present:**

Michael Hemphill, Council President  
Curtis Coffman, Council Member  
John Weers, Council Member  
Richard Gravelle, Council Member-Remote

**Also Present:**

James Brun, City Attorney  
Paige Muller, Codes Enforcement  
Corey Murrison, Public Safety Director  
Jeremy Hansen, Asst. Fire Chief  
Matthew Kosmatka, Building Inspector

**Absent:**

Mendi Cyr, City Clerk

Mayor Potter let the members in the Pledge of Allegiance. Council Member Weers let the members in Prayer.

**APPROVAL OF MINUTES**

Council Member Weers made the motion to approve the March 23<sup>rd</sup> meeting minutes, the motion was seconded by Council Member Coffman, carried 4-0.

**INTERVIEW/ELECT VACANT COUNCIL SEAT**

Each Candidate addressed the council. Mayor Potter nominated Shannon Smith to fill the vacant council seat. Each member of the council individually voted Aye and welcomed Shannon Smith to the Linn Valley City Council.

**MAYOR'S REPORT**

It was decided at the last Council Meeting to eliminate the full time Building Inspector position and continue with a part time inspector. Paige does assist Matthew with tank inspections intermittently to keep contractors moving forward, she does not do structural, electric, plumbing, etc.

Reaching Transient Tax again, the tax will have to be used for tourism.

They flushed the tower today; the numbers were not adequate for delivery. We are hoping it will clear up in the next few weeks.



**CITY OF LINN VALLEY  
CITY COUNCIL MEETING MINUTES  
APRIL 13, 2026**

Lagoon expansion was supposed to start this month. A project manager may need to be hired.

Mayor Potter would like to schedule a town hall in May, possibly the 16<sup>th</sup>.

**CLERK REPORT**

Council Member Weers made the motion to approve Pay Req #10 for \$405,347.71. Council Member Coffman seconded the motion, carried 4-0.

Council Member Weers approve the vouchers for \$58,864.48. Council Member Coffman seconded the motion, carried 4-0.

**BUILDING CODES**

Inspector Kosmatka reported he has approved 13 permits since he took over. He does inspections in the evenings, weekends and he is in the office all day on Monday's. He allows Paige to inspect sewer and water tanks because there is no code specifying how deep that are supposed to be, she checks to make sure there is rock in the bottom, they are spaced correctly, and the setback requirements. She takes pictures and sends them to Matthew.

**CODES ENFORCEMENT**

Officer Muller mailed out seven (7) letters for violations, she also issued two (2) citations. From prior letters sent out, four (4) corrected the violation. Two citations are on the court docket for May court. She has made three (3) trips to the post office, ten (10) trips to properties, one (1) court appearance and four (4) files updated. She has all the property owners receiving meters entered into the billing system. The sewer emergency flyer was updated and mailed out, it now has a new phone number to call for emergencies, it is with a city employee at all times. The codes car is ready to roll.

**POLICE REPORT**

During the reporting period, officers responded to several calls involving animals, disturbances, and suspicious activity. Three reports of dogs at large were handled, with one dog impounded and owners located for the others. A reported disturbance and a domestic violence call were both determined to be verbal arguments only, resulting in no arrests. A possible drug overdose was investigated and found to be unfounded.

Officers also addressed nighttime activity on the golf course involving individuals playing with glow-in-the-dark golf balls, who left before contact was made. A reported prowler was determined to be a deer after reviewing video footage.



**CITY OF LINN VALLEY  
CITY COUNCIL MEETING MINUTES  
APRIL 13, 2026**

On the operations side, the police gun range is nearing completion, with planning underway for rules and safety protocols pending council approval for limited public use. Additionally, materials for a new dog kennel have been ordered, with construction expected to begin within two weeks.

**FIRE DEPARTMENT**

Assistant Chief Hansen reported they responded to thirteen (13) incidents, ten (10) incidents in Linn Valley and three (3) incidents in Miami County.

**SEWER REPORT**

POA metered 25,392 gallons of sewer in April

**CITIZEN PARTICIPATION-AGENDA ITEMS**

Wayne Scott expressed his interest, as a Board member, in working more closely with the council.

**2018 IRC**

Council Member Weers made the motion to adopt the 2018 IRC, excluding the Arc Fault Interrupters. The motion was seconded by Council President Hemphill, carried 4-0.

**WATER SYSTEM CONNECTION POLICY**

It was decided to not require RV's to hook up to the water meter, also, residents would have 90 days to complete the connection from the meter to their residence. More questions remain; Should tracer wire be required between the meter and residence? Should the connection be required to be completed by a certified plumber? Connection timeline to the POA water lines?

**MOWING CONTRACT**

Council Member Weers made the motion to approve the 2026 mowing contract with VanVlack. The motion was seconded by Council Member Coffman, carried 4-0.

**ADJOURN**

Council Member Weers made the motion to adjourn the meeting. Council Member Coffman seconded the motion, carried 4-0. Meeting was adjourned at 7:29pm.

Submitted by:  
Pagie Muller  
Codes Enforcement

EXHIBIT A-2

INVESTMENT AND DISBURSEMENT AGREEMENT

Requisition No.: 12

Date: 4/27/2026

Requisition Certificate - Vendor

TO: SECURITY BANK OF KANSAS CITY, AS INVESTMENT AND DISBURSEMENT AGENT UNDER THE INVESTMENT AND DISBURSEMENT AGREEMENT DATED AS OF JULY 30, 2025, BETWEEN THE CITY OF LINN VALLEY, KANSAS AND THE INVESTMENT AND DISBURSEMENT AGENT.

Capitalized terms used herein not otherwise defined shall have the meaning set forth in the above-referenced Investment and Disbursement Agreement.

The undersigned hereby requests that the Investment and Disbursement Agent provide payment from funds in the Investment Account in the following amounts and to the entities set forth in the table below and that an advice or copy of such transfer be delivered to the undersigned.

The undersigned hereby states and certifies that: (a) the amounts requested are or were necessary and appropriate in connection with the construction, rehabilitation or repair of the Improvements to be financed by the Notes, or for the acquisition of land on which such Improvements are to be constructed, or for expenditures for costs of acquisition of equipment to be used in such portion or portions of the Improvements; and (b) have been properly incurred and are a proper charge against the Improvement Fund, and have not been the basis of any previous requisition from the Improvement Fund.

CITY OF LINN VALLEY, KANSAS

By: \_\_\_\_\_  
Title: Mayor

<u>Payee</u>	<u>Detailed Description</u>	<u>Amount</u>
City of La Cygne	Booster Station Gas Service Line	\$14,681.69
RWD#1	Water for Project	\$487.52

**TOTAL \$15,169.21**

**RWD #1**

KEEP THIS SIDE FOR YOUR RECORDS.  
 READ THE BACK FOR OTHER INFORMATION.

RWD #1  
 P.O. BOX 215  
 LA CYGNE, KS  
 66040-0215

PRESORTED  
 FIRST CLASS MAIL  
 U.S. POSTAGE PAID  
 LA CYGNE, KS  
 PERMIT NO. 26

Statement Date 3/26/26 Meter Reag/26/26

TYPE OF SERVICE	METER READINGS		USED	CHARGES
	CURRENT	PREVIOUS		
PrevBal				\$0.00
Water	1690	1387	303	\$424.20
Service				\$20.00
Other				\$0.00
Reconne	0	0	0	\$0.00
Nsf	0	0	0	\$0.00
Return			\$0.00	\$0.00
Adjustm				\$0.00
				\$0.00
	Service ID# 176			\$0.00
Sales Tax				\$33.32
Pymt Recd:	\$567.82	3/13/2026		\$0.00
<b>Amount NOW DUE =</b>				<b>477.52</b>
IF Late - Add'l Charge				10.00
<b>Amt Due After: 4/16/26</b>				<b>\$487.52</b>

FD H2O Proj.

**RETURN THIS STUB WITH PAYMENT**

**Now DUE: \$477.52**  
**After 4/16/26 \$487.52**

S/A Ullery Rd

Service ID# 176  
 City LV Mstr Across Fire Stat  
 Ullery Rd  
 22412 E 2400 Rd  
 Linn Valley KS 66040

Please visit <https://linn1.krwa.net> to pay On-Line!





Alcoholic Beverage Control  
109 SW 9<sup>th</sup> Street, 5<sup>th</sup> Floor  
PO Box 3506  
Topeka KS 66601-3506  
Mark A. Burghart, Secretary



Phone: 785-296-7015  
Fax: 785-296-7185  
[www.ksrevenue.gov](http://www.ksrevenue.gov)  
Laura Kelly, Governor

## 2026 AMENDMENTS TO KANSAS LIQUOR LAWS

The 2026 Legislature passed the following bill amending the Liquor Control Act, the Club and Drinking Establishment Act and the Cereal Malt Beverage Act.

### House Bill 2481

Becomes effective on publication in the Kansas Register. The full text of the bill may be viewed at [HB 2481](#).

### All Liquor License and Cereal Malt Beverage License Types

This bill is only applicable during the 2026 FIFA World Cup tournament from June 11, 2026, through July 19, 2026.

The bill authorizes expanded hours of sales for alcoholic liquor and cereal malt beverages only during the above dates. In cities or counties that opt in, alcoholic liquor and cereal malt beverages may be sold for 23 consecutive hours per day, 6:00 a.m. through 5:00 a.m. the following day. No sales may occur any day between 5:00 a.m. and 6:00 a.m.

The city or county may opt in by passing an ordinance or resolution. **A copy of such ordinance or resolution must be submitted to the ABC at [KDOR.ABC.Email@KS.GOV](mailto:KDOR.ABC.Email@KS.GOV) or by mail to the address above.**

### Additional Information

Contact information for your licensing representative or local enforcement agent may be found on our website at <https://www.ksrevenue.gov/abccontact.html>

A handwritten signature in blue ink that reads "Debbi Beavers".

Debbi Beavers, Director  
Kansas Alcoholic Beverage Control Division

**ORDINANCE NO. 276**

**AN ORDINANCE ESTABLISHING REQUIREMENTS FOR CONNECTION TO THE PUBLIC WATER SYSTEM IN THE CITY OF LINN VALLEY, KANSAS.**

**IT IS HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF LINN VALLEY, KANSAS:**

Section 1. SUPERINTENDENT OF WATER AND SEWAGE. The general management, care, control, and supervision of the city water system shall be in the superintendent of water and sewage or other designee who shall be appointed by the mayor with the consent of the governing body.

Section 2. REGULATIONS. The furnishing of water to customers by the city through its waterworks system shall be governed by the regulations set out in this ordinance.

Section 3. SERVICE NOT GUARANTEED. The city does not guarantee the delivery of water through any of its mains and connecting services at any time except only when its mains, pumping machinery, power service connection are in good working order, and the supply of water is sufficient for the usual demand of its consumers.

Section 4. SERVICE CONNECTIONS REQUIRED.

(a) The owner of properties with existing water or sewer tanks, all houses, buildings, or properties used for human occupancy, employment, recreation, or other purpose, situated within the city abutting on any street, alley, or right-of-way in which there is now located or may in the future be within one hundred feet of public water mains, is hereby required at his or her own expense to make connection to such public water main.

(b) Before any connection is made to the city's water system an application must be made in writing to the city clerk, or city designee, by the owner of the premises, or his or her authorized representative, for a permit to make such connection.

(c) All water tanks existing on properties making connection to the public water main must be decommissioned. Decommissioning of tanks shall be at the owner's expense. Decommissioned tanks shall be completely disconnected from all plumbing systems on the premises and in no way connected to the new water system. The city reserves the right to inspect decommissioned tanks for compliance. Decommissioning of tanks must be done in accordance with local, state, and federal laws.

Section 5. APPLICATION FOR SERVICE.

(a) Any person, firm or corporation desiring a connection with the municipal water system shall apply in writing to the city clerk, or city designee, on a form furnished by the city for that purpose, for a permit to make the connection.

(b) The application shall:

- (1) Contain an exact description including street address of the property to be served;
- (2) State the size of tap required;
- (3) State the size and kind of service pipe to be used;
- (4) State the full name of the owner of the premises to be served;
- (5) State the purpose for which the water is to be used;
- (6) State the anticipated water demand if the purpose is other than residential (flushing toilets, showers, residential laundry, washing dishes, etc.);
- (7) State whether the property will include any sprinkler systems for fire protection or irrigation;
- (8) State any other pertinent information required by the city clerk;
- (9) Be signed by the owner or occupant of the premises to be served, or his or her authorized agent.

(c) Each application for a connection permit shall be accompanied by payment of fees and/or costs specified in Section 7.

Section 6. CITY TO MAKE CONNECTIONS. All taps shall be given, street excavations made, corporation cocks inserted, pipes installed from main to curb, and the curb cock installed in a meter box to which the service pipe is to be connected by city employees or city designee only. The City will have control over the installation of their assets in lieu of the owners plumber making the install. The Connection Fee should include the cost to buy the materials and perform the work listed below.

Section 7. CONNECTION FEES. The fees for connection to the city waterworks system shall be \$2000 as stated in Resolution 144.

Section 8. CHECK VALVES. The City codes department will determine when backflow check valves and backflow prevention are required.

Section 9. UNAUTHORIZED SERVICE. It shall be unlawful for any person, firm, or corporation, other than duly authorized city officials or employees to turn water on or off at the city water valve or curb cock shut off, with a key or in any other manner, without first obtaining written permission from the Utility Supervisor or city designee.

Section 10. METERS.

- (a) All water furnished to customers shall be metered.
- (b) Meters shall be located between the edge of the roadway and the property line. Meters may also be located within the front utility easement of the property. City staff shall determine the location of the meter.
- (c) The city's responsibility stops downstream of the water meter.
- (d) The city's responsibility stops at the fill station.

Section 11. TESTING. Meters shall be tested before being set and at any other time thereafter when they appear to be measuring incorrectly. If a test is requested by the customer and the meter is found to be accurate within two percent, the meter will be deemed correct and a \$350 charge, set by resolution 144, will be made by the customer.

Section 12. TAMPERING WITH METER. It shall be unlawful for any person to break the seal of any meter, to alter the register or mechanism of any meter, or to make any outlet or connection in any manner so that water supplied by the city may be used or wasted without being metered. It shall be unlawful for any person except an authorized employee of the water department to turn any curb cock on or off.

Section 13. LEAKS PROHIBITED; PENALTY. No allowances shall be made for water used or lost through leaks, carelessness, neglect or otherwise after the same has passed through the meter. However, every customer shall have the right to appeal to the city from water bill or meter reading which he or she may consider excessive.

Section 14. DISCONNECTION, RECONNECTION CHARGE. The governing body established, by Resolution 144, a \$50 water service disconnection and reconnection charge. Whenever the city receives a request from a customer for termination of water service the disconnection charge shall be added to the customer's final bill. Any service disconnected for nonpayment of delinquent bill shall be reconnected only upon payment of the delinquent bill, interest penalty thereon, and the reconnection charge.

Section 15. UTILITY CONNECTION. At the time of making application for water service, the property owner or customer shall make a \$2000 payment

Section 16. INTERRUPT SERVICE. The city reserves the right to interrupt water service for the purpose of making repairs or extensions to water lines or equipment.

Section 17. PROHIBITED ACTS. It shall be a violation of this ordinance for any unauthorized person to:

- (a) Perform any work upon the pipes or appurtenances of the city's waterworks system beyond a private property line unless such person is employed by the city;
- (b) Make any connections with any extension of the supply pipes of any consumer without written permission to do so having been first obtained from the governing body;
- (c) Remove, handle or otherwise molest or disturb any meter, meter lid, cutoff, or any other appurtenances to the water system of the city.

Section 18. WASTING WATER. Water users shall prevent unnecessary waste of water and shall keep sprinklers, hydrants, faucets and all apparatus, including the service line leading

from the property to the meter in good condition at their expense.

Section 19. RIGHT OF ACCESS. Authorized employees of the city may enter upon any premises at reasonable hours for the purpose of reading the meter or servicing or inspecting meters or water lines.

Section 20. RATES. The rates per month for the use of water in the city shall be set by City Resolution.

Section 21. PAYMENT OF BILLS. All water bills for the previous month's water service shall be paid on or before the ninth (9<sup>th</sup>) day of the month following the service. For any billing not paid a \$2.50 late charge will be assessed.

Section 22. DELINQUENT ACCOUNTS; NOTICE; HEARING; FINDING; LIABILITY. Water service shall be terminated for nonpayment of service fees or charges.

Section 23. USE DURING FIRE. Fire Department personnel arriving on scene of an active fire prior to Fire Apparatus have the authority to use water from an outdoor spigot on a metered home.

Section 24. CROSS-CONNECTIONS PROHIBITED. No person shall establish or permit to be established or maintain or permit to be maintained, any cross connection whereby a private, auxiliary, or emergency water supply other than the regular public water supply of the city may enter the supply and distributing system of the city unless specifically approved by the Kansas Department of Health and Environment and the governing body.

Section 25. PROTECTIVE BACKFLOW DEVICES REQUIRED. Approved devices to protect against backflow or backsiphonage shall be installed at all fixtures and equipment where backflow and/or backsiphonage may occur and where there is a hazard to the potable water supply in that polluted water or other contaminating materials may enter into the public water supply. Any situation in which a heavy withdrawal of water, such as a sudden break in the main or water being used from a fire hydrant, may cause a negative pressure to develop which could lead to backsiphonage of polluted water into the system shall be improper and must be protected by approved backflow preventive valves and systems as determined by the superintendent.

Section 26. INSPECTION. The city utility superintendent or other designee of the governing body shall have the right of entry into any building or premises in the city as frequently as necessary in his or her judgment in order to ensure that plumbing has been installed in accordance with the laws of the city so as to prevent the possibility of pollution of the water supply of the city.

Section 27. PROTECTION FROM CONTAMINANTS. Pursuant to the city's constitutional home rule authority and K.S.A. 65-163a, the city by its utility superintendent may refuse to deliver water through pipes and mains to any premises where a condition exists which might lead to the contamination of the public water supply system, and it may continue to refuse the delivery of water to the premises until that condition is remedied. In addition, the city utility superintendent may terminate water service to any property where the cross connections or backsiphonage condition creates, in the judgment of the superintendent, an emergency danger of contamination to the public water supply.

Section 28. This ordinance shall take effect and be in force from and after its publication of summary in the official newspaper of the City and publication of the entire ordinance on the official website [www.linnvalleyks.com](http://www.linnvalleyks.com) for one week following the aforesaid newspaper publication.

ADOPTED AND PASSED by the governing body of the City of Linn Valley, Kansas on this Eighth (8<sup>th</sup>) day of December 2025.

  
\_\_\_\_\_  
Mayor, Lew Donelson

Attested:

  
\_\_\_\_\_  
City Clerk, Mendi Cyr

