

CITY OF NEW STRAWN
SPECIAL MEETING
Thursday, May 16, 2019
New Strawn City Hall

Present were: Mayor Mark Petterson

Council Members: Richard Croll (by phone)
Jeanne Haas
Gary Haehn
Rhonda Taylor
Jim Weeks

Others present: City Clerk Joni Hernandez

Patrons present: Hanna Culbertson
Amber Dittrich
Sarah Faircloth
Travis Fromme
John Heath
Shirley Heath
Glenda Perkins
Randy Perkins
Scott Porter
Aaron Skillman
Mary Skillman
Colin Sleezer

Call to Order: Mayor Mark Petterson called the meeting to order at 6:03 p.m.

Golf Course: The mayor explained that he has been in discussion with Mike Baumann and Tammy Baumann who are owners of Prairie Winds Golf Course, which has been closed since December 31, 2018. The City's subdivision regulations exemption makes it permissible for the current owners to sell to adjoining landowners. However, they cannot sell to new owners unless the land is platted.

The mayor noted that he and Council Member Jim Weeks attended Burlington Recreation Commission meeting on May 10 and Coffey County Commissioners meeting on May 13 to discuss the possibility of partnering and/or obtaining funding. Several factors will be needed in order to keep it as a golf course versus being split and sold separately.

BRC cannot own land. They may be able to budget funds for operational costs. The City does not have the funds to purchase or operate the golf course. A grant and/or long-term loan from Coffey County Commissioners to the City of New Strawn is a possibility.

The mayor, zoning administrator and Council Member Jim Weeks attended a meeting with Great Life Golf and Fitness Chief Development Officer Bryan Minnis and Burlington Recreation Director Scot Jeffers and Mike Thorne to walk the golf course and received guidance regarding operations. Some advice included:

- Greens in need of immediate attention. Without rain or being watered, the grass on the greens could be lost in approximately one week
- Could be two-year process to get the course back into shape
- Subsidize through:
 - BRC
 - Coffey County grant/loan
 - Memberships
 - Cart Rental
 - Concessions
- Improve cart paths
- Walking trails
- Volunteers

Other areas the mayor addressed:

- Budget – Develop process in June for Budget Year 2020
- Mowing
- Economic Development
- Public Course - Affiliate Memberships that reciprocate with other public courses
- Partial Mill Levy through BRC
 - (1 mill is \$450,000 for BRC; 1 mill is \$3,700 for City of New Strawn)
- Asking price is not feasible for the City
- City is not in a position to afford golf course operating costs
- Negotiations will be necessary

Suggestions from patrons:

- Golf course is not a business; rather a community service
- Appraisal needed from entity familiar with similar golf courses
- Not expected to make profit, but try to break even
- Turn into a park
- Memberships structured at reasonable prices
- New mowing equipment needed
- Market for county not just New Strawn residents
- Social Media
- Inquire if Wolf Creek interested in supporting
- Donations
- Volunteers
- Expand with foot golf, disc golf, cross country, high school teams, etc.
- Concessions – Lease
- Strive for 100 members
- Property values in New Strawn benefit from golf course whether golfers or not
- Spraying and mowing needed
- Negotiate
- Partnership necessary

The mayor stated that he would like to visit more with previous golf course owner, Colin Sleezer. Mark will continue discussion with BRC and plans to attend another County Commission meeting on May 20.

Mary Skillman addressed the Council with a concern regarding trash/nuisance on 5th Street. There will be follow-up with enforcing nuisance and unfit structures at the regular meeting in June.

All patrons left meeting. The Council continued with discussion and work session.

Code Enforcement Officer: The Council discussed duties of a code enforcement officer and comparison of how surrounding cities utilize role of existing employees. More information and continued discussion will be addressed at the next regular council meeting.

Code of Ordinances Manuscript Follow-up: The Council finalized Code of Ordinances from previous work sessions.

- 15-105 UTILITY DEPOSIT (b) (Change from \$20 to \$50)
- 16-102 MEMBERSHIP, TERMS, INTEREST AND COMPENSATION (Add that members of Planning Commission “must have real estate taxes paid up to date” - City Attorney Tom Robrahn will follow up with League of Kansas Municipalities before adding this verbiage.)
- 16-103 MEETINGS, OFFICERS AND RECORDS (Change word “bylaws” to “regulations” after asking Zoning Administrator Carl Ware about bylaws)
- 16-202 (Insert reference to “Jurisdiction pursuant to Ordinance 2018-03 AMENDING ZONING CLASSIFICATION)

Deadline to submit changes and additions to American Legal Publishing is May 31, 2019. The city clerk will add dates that ordinances were passed and submit by the deadline.

Mayor Petterson adjourned the meeting at 9:00 p.m.