The City Council of the City of Gardner, Kansas met in regular session on October 19, 2026, at 7:00 p.m. in the Council Chambers at Gardner City Hall, 120 East Main Street, Gardner, Kansas, with Mayor Todd Winters presiding. Present were Councilmembers Mark Baldwin, Kacy Deaton, Mark Wiehn, Steve McNeer, and Kelly Johnson. City staff present were Deputy City Administrator Amy Nasta; Finance Director Matt Wolff; Police Chief Kelly Herron; Parks Director Jason Bruce; Community Development Director David Knopick; Public Works Director Kellen Headlee; Utility Director David Hunter; City Attorney Ryan Denk; Clerk Renee Rich. Others present included those listed on the sign-in sheet and others who did not sign in.

There being a quorum of Councilmembers present, Mayor Winters called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Winters led those present in the Pledge of Allegiance.

PRESENTATIONS

1. **Proclaim October 21, 2026 as Support Your Local Chamber of Commerce Day in the City of Gardner**
2. **Proclaim October 24, 2026 as World Polio Day in the City of Gardner**

PUBLIC HEARING

1. **Hold a public hearing for the purpose of receiving comments to a request for a Waiver of the Distance Application for the sale of alcoholic liquor during the Johnson County Fair Bulls, Barrels & Beer event on October 30, 2026 from 5:00 pm to 11:30 pm event at the Johnson County Fairground, 136 E Washington St.**

Councilmember Deaton made a motion to open the public hearing for the purpose of receiving comments to a to a request for a Waiver of the Distance Limitation to allow for the sale of alcoholic liquor within 200 feet of a school, church or library during the Johnson County Fair Bulls, Barrels and Beer event on October 30, 2026 at the Johnson County Fairgrounds, 136 E. Washington St.

Councilmember McNeer Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

No members of the public came forward.

Councilmember McNeer made a motion to close the public hearing.

Councilmember Johnson Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

PUBLIC COMMENT

No members of the public came forward.

CONSENT AGENDA

1. **Standing approval of the minutes as written for the regular meeting on October 5, 2026**
2. **Standing approval of City expenditures prepared September 30, 2026 in the amount of $9,641,148.99; October 1, 2026 in the amount of $472,741.36; October 8, 2026, in the amount of $1,048,163.82; and October 9, 2026 in the amount of $18,400.00**
3. **Consider authorizing the City Administrator to sign a contract with Cornerstone Construction Solutions for the Hillsdale Water Treatment Plant Roof Replacement**
4. **Consider authorizing the City Administrator to execute a contract for complete SCADA and automation at Substation 4 with SEL Engineering Services, Inc.**
5. **Consider approving a renewal agreement with Remodel Health for third-party administration of the City's ICHRA accounts**
6. **Consider approving the Separation Agreement between the City of Gardner and James Pruetting**

7. Consider appointing Amy Nasta as Interim City Administrator

Councilmember McNeer made a motion to approve the Consent Agenda.

Councilmember Deaton Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

PLANNING & ZONING CONSENT AGENDA
COMMITTEE RECOMMENDATIONS

1. Consider adopting an ordinance approving a conditional use permit for a short-term rental at 633 E Colleen Drive

Deputy Community Development Director Brewster said this came to city staff based on a complaint from a neighbor. There was concern about parking on the street by contractor's vehicles. The property is in the Parma subdivision and to staff's knowledge, there is not a homeowner's association in that neighborhood. Several people spoke at the Planning Commission meeting including the former owner of the house and a neighbor. The applicant also made a presentation.

A recommendation was made to add a condition to ensure owners with multiple short-term rentals maintain compliance on each property. Street parking concerns have been addressed since part of the application process includes notifying neighbors. On street parking is allowed on public streets by code and restrictions on parking cannot be changed administratively; it would require an ordinance amendment.

Consensus to come back with ideas of additional mechanisms to govern compliance with the code.

Councilmember Deaton made a motion to adopt Ordinance No. 2897 approving a conditional use permit 26-305-04 allowing a short-term rental at 633 E Colleen Drive.

Councilmember Baldwin Seconded.

With a majority of the Councilmembers voting in favor of the motion, the Ordinance passed and was assigned number 2897.

Deaton: Yes
Wiehn: Yes
Johnson: Yes
McNeer: Yes
Baldwin: Yes

2. Consider adopting an ordinance re-approving the rezoning of certain land within the City of Gardner to RP-3 (Planned Garden Apartment), RP-5 (Planned Apartment), and CP-3 (Planned Heavy Commercial) Districts and re-approving the associated preliminary development plan for the Clare Crossing development

Deputy Community Development Director Brewster said this rezoning is being brought back due to finding that the original ordinance rezoning this property had a single legal description. This was zoned with three different zoning districts which would require a legal description for each area. This ordinance repeals the previous ordinance and includes three legal descriptions.

Councilmember Baldwin made a motion to adopt Ordinance No. 2898, an ordinance re-approving the rezoning and associated preliminary development plan for the Clare Crossing development.

Councilmember McNeer Seconded.

With a majority of the Councilmembers voting in favor of the motion, the Ordinance passed and was assigned number 2898.

Wiehn: Yes
Johnson: Yes
McNeer: Yes

Baldwin: Yes
Deaton: Yes
Winters: Yes

OLD BUSINESS
NEW BUSINESS

1. **Consider a request for a Waiver of the Distance Limitation to allow for the sale of alcoholic liquor within 200 feet of a school, church, or library during the Johnson County Bulls, Barrels & Beer event at the Johnson County Fairground**

City Clerk Rich said this is for a waiver of the distance for the event at the fairground from 5 pm to 11:30 pm on October 30, 2026.

Councilmember Deaton made a motion to approve a request for a waiver of the distance limitation to allow for the sale of alcoholic liquor within 200 feet of a school, church or library during the Johnson County Fair Bulls, Barrels & Beer event on October 30, 2026 from 5:00 pm to 11:30 pm at the Johnson County Fairground, 136 E. Washington.

Councilmember Johnson Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

2. **Consider approving the City's contribution strategy for employee benefit programs**

Interim City Administrator Nasta said this is a housekeeping item for approval of the city's contributions to employee benefit programs for 2027 by adjusting the age bands utilized to determine maximum monetary contribution levels from two years to five years, switching dental insurance providers. and adjusting to four tier rate structures which falls within the amount included in the 2027 approved budget.

Councilmember McNeer made a motion to approve adjustments to the City's contributions to employee benefit programs for the 2027 plan year.

Councilmember Wiehn Seconded.

With a majority of the Councilmembers voting in favor of the motion, the motion carried.

COUNCIL UPDATES

Councilmember Johnson congratulates Jim Pruetting on his retirement and looking forward to what's left of the transition period and working with him. Congratulations to Amy on being appointed as Interim City Administrator. Had a meeting with agencies around Johnson County about homelessness and housing instability. Will be putting together a resource list or link so everyone will know who to call.

Councilmember McNeer congratulates the high school football players who are six and one with five wins in a row. One game left before going into district games. Hearing from citizens about safety surrounding kids and scooters, e-bikes and electric scooters. We need to look at codifying some requirements. Chief said we follow the state requirements. Other peer cities have defined it further and codified it. PD said there is a concern, but not a lot of complaints being received. Two accidents known of scooter versus car. Discussion of working with the school district to offer bike and scooter safety. PD Officers will stop kids operating in an unsafe manner and have a conversation with the parents. Would like PD to look at options for training with SRO's in schools. The design for the traffic lighting at 167th & Kill Creek is under contract. The estimated time frame for a construction contract is February or March and completion in June.

Councilmember Wiehn thanks Jim for his service both as Chief and City Administrator. Welcomes Amy. Thanks Kellen's team for making White Drive a nice smooth road. Halloween is coming so please be watchful for all those kids out trick-or-treating.

Council Vice-President Deaton echoes thanks to Jim for all the years of service. Congratulations to Amy. Echo what Councilmember Wiehn said about Halloween and all the things happening in the dark. Veterans Day program is pushed back to November 12th to coordinate with the school, the information is coming out about the event.

Council President Baldwin also attended Kelly's meeting regarding homelessness and there was a lot of good conversation. Hopeful that the new list of resources will be more up to date and a consolidated resource.

Mayor Winters thanks everyone involved in getting the developments and projects online. Thanks Jim for everything he did for the city. Welcome to Amy in the new role.

ADJOURNMENT

There being no further business to come before the Council, on a motion duly made by Councilmember Deaton and seconded by Councilmember McNeer the council meeting adjourned at 7:52 pm.

RECORD OF PROCEEDINGS OF THE LAND BANK BOARD OF TRUSTEES, CITY OF GARDNER, KANSAS

October 19, 2026

The Land Bank Board of Trustees of the City of Gardner, Kansas met in regular session on October 19, 2026, at 7:52 p.m. in the Council Chambers at Gardner City Hall, 120 East Main Street, Gardner, Kansas, with Chair Todd Winters presiding. Present were Board Members Mark Baldwin, Kacy Deaton, Mark Wiehn, Steve McNeer and Kelly Johnson. City staff present were Interim City Administrator Amy Nasta and Board Treasurer Matt Wolff. Others present included those listed on the sign-in sheet and others who did not sign in.

There being a quorum of Board Members present, Chair Winters called the meeting to order at 7:52 p.m.

EXECUTIVE SESSION

1. Consider entering into executive session for the purposes of discussing a potential property acquisition.

Councilmember Deaton made a motion to move the Land Bank adjourn into executive session for the purposes of discussing a potential property acquisition pursuant to K.S.A. 75-4319(b)(6) which allows the Land Bank to adjourn into executive session for preliminary discussions of the acquisition of real property starting at 7:52 and reconvening into open session at 8:07.

Councilmember Baldwin Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

Councilmember Deaton made a motion to resume regular session at 8:07 pm.

Councilmember Baldwin Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

ADJOURNMENT

There being no further business to come before the Land Bank Board of Trustees, on a motion duly made by Board Member Deaton and seconded by Board Member Johnson the meeting adjourned at 8:08 p.m.

With all of the Councilmembers voting in favor of the motion, the motion carried.

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City Clerk