

CITY OF CHENEY

MINUTES OF THE REGULAR CITY COUNCIL MEETING

131 N MAIN ST
COUNCIL CHAMBERS, CITY HALL
February 14, 2019; 7:00 P.M.

HONORABLE MAYOR BALL AND MEMBERS OF THE COUNCIL

MEMBERS PRESENT

Mayor Ball called the meeting to order at 7:00 pm. Council members Jeff Albers, Kassie Gile, Greg Kampling, Phil Mize, and Greg Williams were present. Staff present were City Administrator Danielle Young, City Attorney Austin Parker, Police Chief Ken Winter, Maintenance Superintendent/Fire Chief Brad Ewy, Director of Golf Kevin Fowler, Library Director Susan Woodard. Guests present were Tricia Parker, Bryant Parker, Holley Rohloff, Sam Jack-Times Sentinel Newspaper. City Administrator Danielle Young arrived at 7:25 pm.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

DETERMINE AGENDA ADDITIONS

Mayor Ball added Agenda Item: Purchase of a Taser

CONSENT AGENDA

All matters listed on the Consent Agenda are considered one motion and will be enacted by one motion. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a) Approve bills list.
- b) Approval of minutes for the January 10, 2019 City Council meeting
- c) Building Permit- 714 Wolf- Maass Masonry- Jim Gillette
- d) Building Permit- 546 Bob White Ave- Superior Pools- Chris O'Shea
- e) Electrical Permit- 944 N Main- Cheney Electric Service
- f) Electrical Permit- 546 Bob White- Millerskow Electric
- g) Fence Permit- 542 Washington- Corey Miller
- h) Roofing Permit- 643 Jayhawk- Burwell
- i) Siding Permit- 644 Wolf- Fuqua Homes & Remodeling

Council member Greg Kampling moved to adopt the consent agenda as listed.

Council member Greg Williams seconded the motion. Motion carried unanimously.

PUBLIC AGENDA

OLD BUSINESS

NEW BUSINESS

LIBRARY REPORT

Library Director Susan Woodard reviewed the Library's services from 2018. She believes the items they provided are important because they go beyond the services that can be found in a pamphlet. Woodard reported that there were 8 domestic situations where they provided someone a direct contact for a Safe House. On nine occasions they provided meeting locations for AA and NA. Woodard explained that people are often embarrassed and ask for a book regarding the topic and the employees are then able to provide additional services in a confidential manner. Three times they provided a phone number for a

homeless shelter, in which one time the Library called the shelter and they came out and picked up the individual. On 6 occasions they provided a phone number for mental illness. These statistics average out to twice a month, a direct contact was provided to someone in the community.

The library is also evolving into a learning center to provide resources to people so they don't have to go into Wichita. Central Plains Area on Aging will be holding a meeting to answer questions on Medicare. Woodard is also working to bridge the gap between the VA and Rest Home and encouraged the Council to let her know about any items in the community that someone needs, so the Library can look at how to offer those services.

Woodard introduced middle school teacher Holley Rohloff, who presented her idea to Woodard about allowing the 8th graders to display their Holocaust projects in the Library. During their open house, they had 178 visitors to the Library. Rohloff reported that she wanted to do something outside the box. Her students learned about the Holocaust and she wanted an area for them to present outside of the School. There have been 54 -8th graders working in the Library over the past month. They have built displays such as a 20' box car and entrance gate upstairs. Rohloff encouraged the Council to visit the Library to see the exhibit. She also stated that the project gave the students the opportunity to speak to the Library Board and be interviewed by the newspaper. Rohloff thought it was a neat experience.

Council member Jeff Albers moved for Council to recess to visit the Holocaust Exhibit at the Library at 7:12pm.

Council member Kassie Gile seconded the motion. Motion carried unanimously.
Council returned from Recess and was back in session at 7:34 pm

CONSIDERATION OF MAYOR BALL'S APPOINTMENT FOR THE CHENEY RECREATION BOARD

Mayor Linda Ball requested approval for the following appointment:
Tiger Craig Recreation Board 4-year term

Council member Phil Mize moved to confirm the Mayor's appointment.
Council member Jeff Albers seconded the motion. Motion carried unanimously.

CONSIDERATION OF INCREASING WASTEWATER RATES

Young stated that the sewer rate was last adjusted in 2013 and explained that fixed expenditures for the utility continue to increase. To ensure the utility fund remains financially stable, Young presented several options for increases to the monthly minimum and/or consumption fee have been calculated. Young reviewed Revenue and Expenditure totals from 2013-2018 and explained that even though the fee was increased in 2013, the debt service jumped \$21,000 in 2016 and placed expenditures higher than revenues. She noted that the gap narrowed in 2018 because no capital equipment purchases were made. Revenues remained stagnant from 2014-2017, with an increase in 2017 and 2018 from increased industrial use. Ewy and Young recommended a \$1 increase to the monthly minimum and to relook at the rate in 2021 when a debt service payment ends.

Council member Jeff Albers moved to accept option 3 to adjust the rate proposed effective March 14th, 2019 for the April 1st utility billing cycle.
Council member Greg Kampling seconded the motion. Motion carried unanimously.

CONSIDERATION OF ORDINANCE 914 CONCERNING CLAIMS AND PAYMENTS ON BUILDING INSURANCE PROCEEDS

Ordinance 914 updated the City's Code to reflect changes made in the Kansas State Statute. The Ordinance increases the time frame in section 8-707 from 20 days to 30 days, 30 days to 45 days and removes the wording "caused by or arising out of any fire, explosion or windstorm" from sections 8-701, 8-702, 8-709. Attorney Parker explained that the Ordinance requires individuals to make sure a building is removed and a site is safe after a natural disaster.

Council member Greg Kampling moved to adopt Ordinance 914.
Council member Philip Mize seconded the motion.
Young called the Vote: Albers- yes, Gile-yes, Kampling-yes, Mize- yes, Williams- yes

CONSIDERATION OF REPLACING PUMP CONTROLS FOR FRONT NINE IRRIGATION AT CHERRY OAKS GOLF COURSE

Director of Golf Kevin Fowler requested the replacement of the pump controls with a Variable Frequency Drive (VFD). There have been ongoing issues on the 25-year-old system and replacing the system with a VFD has many advantages.

Fowler reported that the Front 9 Irrigation control is 25 years old. Currently the system runs off of a pressure system. There are issues with the pressure tank switches. The main pump is in solid condition and will utilize the pumps. Right now, the 40 hp pump kicks on- with this control system it will regulate and eliminate pressure switches on Front 9. Ewy mentioned that eventually the water wells and sewer will also go to VFD.

Council member Greg Kampling moved to approve using Dexter Pump Service to replace the pump controls not to exceed the amount of \$9,245.30.
Council member Kassie Gile seconded the motion. Motion carried unanimously.

Funding: Golf Course Irrigation Repair Line Item

DECLARE CITY EQUIPMENT AS SURPLUS

The Maintenance Department requested approval to sell the following items at Hillman's Consignment Auction on February 16th: water tank, blue van, oil barrel, skid steer broom

Ewy mentioned they would like to look at purchasing a trailer to haul pipe instead of the Blue Van.

Council member Greg Williams moved to declare the items as surplus and sell them at auction.

Council member Jeff Albers seconded the motion. Motion carried unanimously.

CONSIDERATION OF PURCHASING A X26P CEW TASER

Chief Winter reported that a taser was no longer working and the cost to repair is was \$1,098. A new taser was priced at \$1,141.

Council member Greg Kampling moved to purchase a new Taser and battery for \$1141.
Council member Jeff Albers seconded the motion. Motion carried unanimously.

POLICE REPORT

Chief Winter reported they had 280 calls for service in January. They completed the DARE program and 5th grade DARE graduation was February 12th. They had 52 kids in 5th grade and 54 in 8th grade. The department will participate in a KDOT Rev It Up Program, which ties in with the SAFE program, on February 21st at the Middle School. Winter also stated the department had used their grant funds from KDOT they received late last year to purchase roads flares for traffic safety.

FIRE REPORT

Fire Chief Brad Ewy did not have anything to add to his report.

MAINTENANCE REPORT

Maintenance Superintendent Brad Ewy reported that all of the gas MIUs had been installed. The new water meters are capturing low usage that were not being reported before.

They were able to finished the Senior Center project and have the south wall foundation supports installed. They also dug out the northside and waterproofed the exterior foundation.

GOLF COURSE REPORT

Director of Golf Kevin Fowler thanked volunteer Debbie Ingram for cleaning and painting at the Clubhouse. Fowler attended the Golf Industry Show in San Diego, CA last week. Fowler reported that he had been working with Young towards planning Cherry Oak's 25th Anniversary on June 21st. The Friends of Cherry Oaks Tournament is June 23rd. They have proposed serving supper at 5:30. There will also be

inflatables, golfing contests, face painting, and a band. They will need volunteers to help with the event. They met with the Chamber and the Chamber is not going to hold Celebrate Cheney so they decided to put \$1000 towards the 25th Anniversary event.

Fowler reported that he had demoed a 2015 Jacobsen used greens mower. There are two off-lease mowers with 1100 hours available. Fowler did not have an invoice for approval. The mowers would replace the 2011s, and the course would sell two 2006 Toros. Fowler explained the difference in the Jacobsen and Toro technology and mentioned that the course's current Toro mowers do not interchange with Toro's newer models. The Jacobsen models are hybrid and operate electrically instead of with hydraulic oil. Albers verified that there would be no additional costs to purchase cutting units. Young asked Fowler to price a used Toro mower.

Council member Phil Mize moved to authorize Fowler to preliminarily earmark the two mowers for final approval next month.

Council member Kassie Gile seconded the motion. Motion carried unanimously.

ADMINISTRATOR'S REPORT

Ewy and Young met with Cheney Rec and discussed priorities for 2019 at the South Main Complex. Goals are to have the ballfield completed by late spring. Then we will look at adding a waterline for future restrooms and field irrigation, laying out the 4th ballfield to plan for maintenance access, planting trees for shade/wind protection around outfield of ball diamond, and pouring a pad for a basketball court on north side. Mayor Ball asked about a tennis court.

Young stated that another City has requested purchasing the City's software that is no longer used for the Sensus meter books. With the installation of the new AMR system, there will no longer be a need for our Sensus Handhelds once all of the meters are installed.

Last month, vacant lots at the Back Nine were discussed. There are three lots that will come up for Tax Auction in 2019. Each lot has \$11,775.06 due in delinquent Special Assessments, interest and fees. Young explained that there were two lots sold last year at Tax Auction and one lot only sold for \$600, which means the City did not receive any funds for back taxes or Special assessments. The City could set up a Land Bank to purchase the lots and then re-assess the Specials or the City could attempt to purchase the lots at auction and then list them for sale to re-coup the delinquent Special Assessments. Young discussed the options with Attorney Parker. Parker explained that the City of Clearwater had purchased lots and then sold them for the value of past due specials. Since there are only a few lots, Attorney Parker did not see a need to create a Land Bank. Tricia Parker stated she would research how the City of Clearwater purchased their lots. Attorney Parker believed if the lots were purchased for the value of specials, the City would not be required to pay for the lots since the funds would come back to the City, but Austin would verify.

Young briefly discussed the possibility of updating the Fire Station. The Fire Relief Association has some funds available that they could loan the City at a set interest rate to make improvements for the Fire Department. Staff would like to look at the possibility of doing the Fire Station project in phases and borrowing funds from the FRA.

ATTORNEY'S ITEMS

Attorney Austin Parker had nothing to report.

MAYOR'S ITEMS

Mayor Ball had nothing to report.

COUNCIL ITEMS

Council member Greg Kampling had nothing to report.

Council member Kassie Gile had nothing to report.

Council member Philip Mize had nothing to report.

Jeff Albers asked about buildable lots in the City. Albers asked if the City needed to step in and open up lots or if the City had looked into the costs of opening a housing Young stated they are interested in looking at the next phase, but are interested in hearing what the Council would require. Council felt that

based on past experience, a letter of credit should be required. Young stated that Southwind was looking at options.

Greg Williams asked about the park equipment that was purchased and if it is handi-cap accessible. Ewy stated it is to be installed next to the swimming pool, but we are waiting to see if the swimming pool grant is going to be approved. Williams asked if there would be a sidewalk installed to the equipment for ADA accessibility. Williams asked about handi-cap accessible swings and stated Budd Park there is rubber mulch that may hinder the accessibility of wheel chairs on the playground. Young explained the ADA acceptable ground cover. Young stated they would look into ADA accessible playgrounds.

ADJOURN

Council member Philip Mize moved to adjourn at 8:45 p.m.

Council member Greg Kampling seconded the motion.

Linda Ball, Mayor

Attest:

(seal)

Danielle Young, City Clerk