

# CITY OF CHENEY

## MINUTES OF THE REGULAR CITY COUNCIL MEETING

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131 N MAIN ST  
COUNCIL CHAMBERS, CITY HALL  
July 18, 2019; 7:00 P.M.

### HONORABLE MAYOR BALL AND MEMBERS OF THE COUNCIL

#### MEMBERS PRESENT

Mayor Linda Ball called the meeting to order at 7:00 pm. Council members Jeff Albers, Kassie Gile, Greg Kampling, and Philip Mize were present. Council member Greg Williams was absent. Staff present were City Administrator Danielle Young, City Attorney Austin Parker, Police Chief Ken Winter, Maintenance Superintendent/Fire Chief Brad Ewy, and Director of Golf Kevin Fowler. Guests present were Cash and Autry Young, Lucas Schroeder, Patricia Parker, and Bret Albers.

#### PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

#### DETERMINE AGENDA ADDITIONS- None

#### 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 June 13, 2019 Council meeting
- c) Building Permit- 314 S Main- Hillman Investments
- d) Electrical Permit- 1100 N Main- 3D Electric
- e) Fence Permit- 636 Wolf- Kelli Barron
- f) Fence Permit- 314 S Main- Hillman Investments
- g) Fence Permit- 316 Filmore- Millers Vinyl Fencing
- h) Mechanical Permit- 322 E 4th Ave- Another Heating & Air Company LLC
- i) Mechanical Permit- 205 Jefferson- Cheney Electric
- j) Roofing Permit- 413 Shadybrook- Dwayne Haukap Construction
- k) Roofing Permit- 626 N Wolf- Eaton Roofing
- l) Siding Permit- 714 Wolf- James Gillette
- m) Siding Permit- 655 Aetna- TaylorMade Roofing & Exteriors
- n) Shed Permit- 911/917 Sunset Ave -Wayne Brockman

Council member Jeff Albers moved to adopt the Consent Agenda as listed.

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

#### PUBLIC AGENDA

Lucas Schroeder, citizen of Norwich and grew up in Cheney, addressed Council and stated his daughter was in a car wreck south of town on the 4th of July. He wanted to thank the first responders of the City and thanked Council for giving them the equipment to get his daughter out of the car and to the hospital. Schroeder just wanted to let the Council know that he is proud of the great job they did and just wanted to thank everyone who was there for helping.

Bret Albers- Sedgwick County Fair- wanted to say 'Thank You' to all of the City departments who helped make the Fair possible. He was very appreciative of the cohesiveness. There's a lot of hours and work and it couldn't be done without the City staff. Mayor Ball thanked Bret for the hours he puts into the Fair also.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **“NATIONAL NIGHT OUT” EVENT ON AUGUST 17, 2019**

City Staff and the Cheney Police Department have created a “Neighborhood Block Party” event on August 17, 2019. Vinita 4-H member Cash Young presented information on the event and the importance of neighborhood block parties for his Citizenship Project. He reviewed the history of NNO and reported that 5 Block Parties had been registered. City staff will visit the block parties and take popsicles, yard signs, and yard games. Ball asked if the deadline was over or if additional people could register their block parties. Chief Winter stated there was still another neighborhood discussing it, so it was decided the deadline would be extended.

Mayor Ball requested the approval of a Proclamation designating August 17th, 2019 as “National Night Out”

Council member Kassie Gile moved to approve the proclamation.

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

Council member Jeff Albers moved to close the following streets and close other streets as designated by City Staff for the registered “Neighborhood Block Parties” on August 17, 2019.

Quail Run

Evergreen Court Cul-de-sac

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

### **CONSIDERATION OF AN AGREEMENT WITH AGING PROJECTS**

Each year the City enters into a facility agreement with Aging Projects to provide a place for Friendship Meals to be served at the Senior Center.

Council member Greg Kampling moved to approve the agreement with Aging Projects.

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

### **CONSIDERATION OF RESOLUTION 296-2019**

Resolution 296-2019 adopts the Kansas Homeland Security Region G Hazard Mitigation Plan for South Central Kansas. The plan was recently updated by Sedgwick County and the corresponding agencies. By adopting the plan, the city would be able to receive FEMA funding in the event of a disaster.

Council member Greg Kampling moved to approve Resolution # 296-2019.

Council member Philip Mize seconded the motion. Motion carried unanimously.

### **CONSIDERATION OF UTILITY EASEMENTS**

Two utility easements were requested by the City from property owners:

A 40' x 80' easement has been requested by the City from Southwind Properties for the area around the Back Nine Sewer Lift Station along 23rd Street. It was determined this was not obtained when the City began using the area.

An easement has been requested by the City from Trey and Jacque Matchett for the sewer discharge line to the river. It was recently discovered this easement was not obtained when the discharge line was constructed in the 1950's.

Council member Jeff Albers moved to approve the Utility Easements and file them with the Sedgwick County Register of Deeds pending signature of the property owner for the sewer discharge line.

Council member Philip Mize seconded the motion. Motion carried unanimously.

#### **CONSIDERATION OF MAYOR BALL'S APPOINTMENT**

Cheney Fire Department requested the appointment of a new Firefighter/EMT.

Firefighter/EMT Zachary Heath

Council member Philip Mize moved to confirm the Mayor's appointment.

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

#### **CONSIDERATION OF PURCHASING A WORK TRUCK FOR MAINTENANCE DEPARTMENT**

The Maintenance department has six pick-ups in their vehicle fleet. The newest truck (2013 Red Ford) was purchased in 2012 from Lubbers in the amount of \$27,336.36. Other trucks in the fleet are 1988 Chevy, 2004 Chevy, 2005 Ford (2), and 2007 Chevy.

Ewy received several quotes for a crew cab from Chevy and Ford. A crew cab would allow for personnel to travel together to trainings and other sites instead of taking multiple vehicles. Ewy stated he did not spec the truck because he was originally told he couldn't order a truck so he received pricing on 2019 trucks available on the lots. He recently learned he could order a 2020, so he is still working out the best deal and determining the options that are needed. All of the bids are around \$33,000 with the State Bid Price. Chevy and Ford are within a few hundred dollars of each other. Ewy would like to add a few more options for the trailering package, so he believed after everything was done the price would increase by another \$2000.

The trade-in value of the 2012 Ford is \$11,000 so Ewy would like to keep the current truck to replace the oldest truck in the fleet (1988 Chevy truck).

Council member Kampling stated he would like to see the City use Lubbers.

Council member Jeff Albers moved to approve the purchase of a Chevy or Ford work truck from Lubbers in the amount not to exceed \$35,500.

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

Funding: Water/Sewer/Gas Machinery & Equipment- Budgeted Line Item

#### **DISCUSSION OF PROPOSED 2020 BUDGET**

The 2020 budget was prepared by the City Administrator and Department Heads for Council's consideration. A budget hearing will be scheduled for the August 8th at the City Council meeting. The notice will be published in the paper on July 25th. Once the budget is published, the mill levy cannot be increased. Official adoption will occur on August 8, 2019. Young showed a presentation and reviewed the changes from the 2019 Budget, including decreasing the Golf Course Principal Payment by \$5000, increase the cost to repaint the interior of the water tower from \$65,000 to \$75,000 because of a recent bid, and switching the \$22,000 loan payment from the land that was paid off to additional improvements at the South Main Complex.

Utility Expenditures and Revenues are budgeted to remain fairly constant. Overall the General Fund Expenditures increased \$16,201. General Fund Revenues showed a Budgeted Increase of \$64,213. The proposed budget showed the City's mill rate at 56.204, which is a .928 mill increase from 2019 and .44 mill decrease from 2018. The total mill levy increase for 2020, including the Library tax rate would be 60.546, an increase of 1.12 mills. The assessed valuation increased 3.42% from 14,604,586. Debt decreased \$353,400 from 2018 to 2019.

The proposed budget had four options to discuss. The Council could levy the same tax in dollars at \$840,000 and decrease the mill levy, increase the levy by CPI of 2.5%, levy the same mills as 2019 at 59.427 mills or utilize the max levy under the Tax Lid Law at 60.546. From 2016-2018 the mill rate remained the same at 60.7.

Young stated the City had the ability to transfer funds into the Capital Improvement Fund depending where the mill levy was set. Council member Mize clarified that the mill levy set at 60.546 included the

Capital Improvement Fund transfers. Mize stated that if the transfers weren't done then the tax lid authority would also be lowered for future budgets. Attorney Parker stated that another community had lowered theirs and they were currently trying to figure out how to come back from that decision. If the ceiling is lowered now, the Council has to be prepared for what might happen next year. Young stated that last year the mill levy was decreased because of the tax lid. Mize stated he would like to see the mill levy at 60.546. Kampling didn't like the idea of raising the mill levy because he didn't think the City needed to raise it every year. Mize mentioned that the City was stuck with the tax lid, but the school and other institutes are not. Mize was concerned about previous years budgets.

Kampling thought with the assessed values always going up then the City needs to try and hold the lid somewhere. Young explained that the City has less and less lots available to be built on, so the number of houses being built continue to decrease and eventually the assessed valuations will remain constant. Kampling stated that the County continues to increase the assessed valuations on values. Young stated last year there were several wish list items from the departments that were cut. Kampling stated he didn't see anywhere in the Budget that a department was being cut. Young stated that the Budget included transfers that could fund projects that have been discussed for the past several years, including a new pool, updating the fire station, police department, South Main Complex, or a sidewalk to South Main.

Ewy stated that we've been trying to transfer funds to set aside for larger projects that are in the works. Kampling stated he didn't see an issue with the transfers, he just didn't think we should raise taxes. Young stated in the past the Council tried to keep the mill levy the same, which in 2016-2018 the Mill Levy remained constant at 60.7, but last year the mill levy was decreased and the 2020 Budget increases it back to where it was in the past.

Mayor Ball asked how much of an impact the increase would have on a property owner. Young stated that a mill for \$100,000 home is \$11.50.

Mayor Ball was afraid that if we don't plan for the future and would like to see projects done on South Main and the Fire Station. Mize would like to see the Budget stay at the way it's set at 60.546. Gile stated that she has heard from an individual that they visit small towns and Clearwater and Cheney are in their top two and she believed while it may be hard to raise the mill levy, we do good things with it.

Albers stated if we had more control then we would be able to drop the mill levy down and then bump it back up in the future, but the tax lid doesn't allow for that. Albers agreed with Kampling and asked how much is enough in the reserve funds. Young stated it's important to think about the future years' budgets.

Albers stated that we're discussing the difference of \$16,000-\$17,000 difference. Albers didn't think this amount was going to make or break any projects from getting done. Mize stated it could affect projects for future budget years. Albers thought if the City averaged an assessed valuation increase of \$300,000 the City should be able to continue increasing their tax dollars without increasing the mill levy. Young explained that the tax lid is a complicated formula that takes into account exemptions, CPI, and past mill levy and expenditures. Attorney Parker stated a good portion of the risk to the Budget, is the cost of employee benefits and increases to health insurance rates. It's hard to determine what the possible increase may be for the 2020 budget.

Albers thought we needed to look at the \$28,000 more that they're putting into the budget just by leaving the mill levy the same and the increase in mill levy rate would add an additional \$16,000 on top of the \$28,000.

Mize clarified that the funds in the Capital Improvement Fund were not subject to the tax lid law.

Kampling mentioned that there were several equipment purchases listed and he thought if those items were purchased this year, they wouldn't need to be purchased again next year. It was explained that those equipment items are listed on the CIP each year and they weren't always purchased, but they served more as a 5-year plan to update equipment.

Ewy stated he seen a need to set money back to fund projects, just like they each set aside money in their personal budgets.

It was stated that the Council could set the Budget at the higher mill levy of 60.546 for publication, but at the next meeting can adopt the budget at a lower mill levy.

Albers stated he was still on the fence and thought the Budget should be published at the higher mill levy to give Council additional time to think about

**CONSIDERATION OF PUBLISHING THE NOTICE FOR A BUDGET HEARING ON AUGUST 8, 2019 FOR THE PURPOSE OF ADOPTING THE 2020 BUDGET.**

Council member Philip Mize moved to publish the notice for a public hearing on the proposed 2020 budget on August 8, 2019 as presented at 60.546

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

**POLICE REPORT**

Chief Winter stated they had 349 calls for police service last month. Winter reviewed the 83 calls during the Sedgwick County Fair and the overtime hours and hours worked by the other Law enforcement departments during the Fair. With Sedgwick County Reserve Officers being low in numbers, Goddard PD bike patrol officers were utilized and Sumner County Sheriff officers. Winter believes there were no car burglaries because of the increased bike patrol. Goddard PD also donated a bicycle to Cheney PD. Winter stated that more of his officers would like to take the bike patrol training.

**FIRE REPORT**

Chief Ewy reported that their fires had increased with the heat and dry weather.

**MAINTENANCE REPORT**

Ewy reported that Zenner would be coming next week to replace 177 meters with faulty battery connections. They plan to get started on street projects soon, but their department had been busy with the Sedgwick County Fair.

**GOLF COURSE REPORT**

Fowler reported that the Friends of Cherry Oaks tournament was postponed to July 7th. Final numbers are not in yet, but estimated numbers are around \$25,000 raised.

Additional tournaments are scheduled for July. Restroom construction has not been scheduled yet.

**ADMINISTRATOR'S REPORT**

Young reported the Mobile Homes at Lot 8 and Lot 10 were removed earlier this week by the Cheney Mobile Home Park.

The City of Cheney purchased two lots at the Sedgwick County Tax Auction on July 16th. Both lots have street access and utilities available. It will take 60-90 days for the transaction to go through.

Young stated that WAMPO is currently accepting applications for TIP funding. Projects approved will be funded at the earliest in 2023. Young met with a consultant, who is being provided to the City for free through WAMPO. They looked at possible projects to submit for 80% funding, if the project is approved. Young asked Council if they wished to wait to construct the sidewalk to South Main Complex and apply for TIP funding or if their wishes were to move forward with the project with City funds. Council didn't think the City should wait until 2023 and thought the City should fund the project. Young stated there was a possibility to apply for funding for a path to the Back 9 development or 383rd Ct and also Santa Fe Road as a Truck Route.

**ATTORNEY'S ITEMS**

Attorney Austin Parker had nothing to report.

**MAYOR'S ITEMS**

Mayor Ball had nothing to report.

**COUNCIL ITEMS**

Council member Jeff Albers stated that one of the food vendors had several positive comments about the community during the Fair.

Council member Philip Mize had nothing to report.

Council member Kassie Gile had nothing to report.  
Council member Greg Kampling asked if Bugner had removed the 8' section of his fence. It was stated that the boards had been removed, but the posts remained.

**ADJOURN**

Council member Kassie Gile moved to adjourn at 8:59 p.m.  
Council member Phil Mize seconded the motion.

Attest:  
(seal)

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Linda Ball, Mayor

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Danielle Young, City Clerk