

CITY OF CHENEY

MINUTES OF THE REGULAR CITY COUNCIL MEETING

131 N MAIN ST
COUNCIL CHAMBERS, CITY HALL
September 13, 2018; 7:00 P.M.

HONORABLE MAYOR BALL AND MEMBERS OF THE COUNCIL

MEMBERS PRESENT

Mayor Ball called the meeting to order at 7:03 pm. Council members Jeff Albers, Philip Mize, Kassie Gile, and Greg Kampling were present. Councilman 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 Sam Jack-Times Sentinel Newspaper, Eric Meyer- George, Bowerman, & Noel, Rich Sanders and Dan Pasternak-Zenner, and Tricia Parker.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

DETERMINE AGENDA ADDITIONS

CONSIDERATION OF GROUP BENEFITS RETIREE POLICY

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 August 9, 2018 City Council meeting
- c) Electrical Permit- 200 E South Ave- Cheney Electric Service
- d) Electrical Permit- 327 Filmore- Bybee Electric
- e) Fence Permit- 226 W 3rd Ave- Houston Gile
- f) Fence Permit- 118 N Garfield- Shane Fuqua
- g) Plumbing Permit- 203 N Marshall- On Time Plumbing & Heating
- h) Roofing- 203 N Garfield- Andrew Kerr
- i) Roofing- Eaton Roofing- 130 Crestview Ct- Lin Dehning
- j) Roofing Permit- Burwell Roofing- 500 Aetna- Roy Eccles
- k) Sign Permit- Tri Mark- 126 N Main- Harter Physical Therapy
- l) Sprinkler Permit- 114 Washington- Legendary Lawn Service
- m) Water Well- 1042 N Lake Rd- Jason Webb
- n) Water Well- Chase Drilling- 226 Lakeside Dr- Randall Miller

Council member Jeff Albers moved to adopt the Consent Agenda as listed.
Council member Kassie Gile seconded the motion. Motion carried unanimously.

PUBLIC AGENDA- No one spoke during the public agenda.

OLD BUSINESS

NEW BUSINESS

PRESENTATION BY ERIC MEYER OF GEORGE, BOWERMAN, AND NOEL, P.A. CONCERNING THE 2017 YEARLY AUDIT

Eric Meyer gave a presentation on the 2017 audit. Meyer reported that the City has 278 days of operating funds of cash on hand. GFOA recommends 60-90 days as the minimum cash on hand and Meyer believes there is a need for 6 months cash on hand. Meyer mentioned that the utility operating funds have decreased, but utility reserve funds have increased. It was recommended that the City look at a Utility Rate adjustment each year on a 3-year rotation.

Council member Albers asked about the availability of using the excess cash on hand to complete projects on the wish list. Meyer stated that the City could transfer funds in excess of 180 days into Reserve Funds.

PRESENTATION BY DAN PASTERNAK OF ZENNER

Staff received bids on three different AMR systems and three different water meter vendors. Dan Pasternak, Regional Sales Manager and Richard Sanders, President of Zenner gave a presentation on their fixed base AMR system for reading gas and water meters. Zenner explained that their system records 365 days of hourly consumption or 14 days of minute consumption. Zenner is able curb water losses, detect leaks, identify theft of service, settle usage disputes, and right-size meters. They explained that 8% of water customers have leaks in any given month. Zenner is also able to alert the Utility Clerk for different scenarios, such as if there's usage on an inactive account. The system operates in open bandwidth and has a 20-year warranty- 10 full and 10 prorated. There is also a battery alarm when the battery needs replaced within a year.

Zenner will provide a project manager and interface with the software company. The infrastructure will need to go up first and then the City will do the installation of the meters at each customer location.

Council member Jeff Albers moved to spend \$122,477.20 for cost to replace water meters to DC&B and \$183,622.25 to Zenner for AMR system and \$1,120 for software interface for total amount of \$307,219.45.

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

CONSIDERATION OF VOTING DELEGATE FOR THE LEAGUE MEETING OCTOBER 6-8, 2018

Each year the Council elects a voting delegate and alternate delegate for the Annual League meeting to represent the City.

Council member Greg Kampling moved to elect Danielle Young as the voting delegate and Linda Ball as the alternate.

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

CONSIDERATION OF GROUP HEALTH CARE BENEFITS RETIREE POLICY

Administrator Young explained that BCBS had requested a formal policy regarding health insurance benefits for retirees. Currently, the City follows State Statute KSA 12-5040, but coverage for spouse/dependents is not specified.

Council member Kassie Gile moved to adopt the Group Health Care Benefits Retiree Policy with changes made by Attorney Parker.

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

POLICE REPORT

Chief Ken Winter reported that August had been the second busiest month based on call volume since he began his employment with Cheney Police Department. Winter reported that part-time Officer Adams has left the Department since he took another full-time position. Winter attended the Leadership Conference this week.

FIRE REPORT

Fire Chief Brad Ewy reported that the Kansas Department of Wildlife and Parks has agreed to purchase the Rescue Squad.

Council member Jeff Albers moved to sell the Rescue Squad to Kansas Department of Wildlife and Parks for \$20,000.

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

MAINTENANCE REPORT

Maintenance Superintendent Brad Ewy reported that the pads for the dugouts were completed. They have also been working on streets, valley gutters, ADA ramps, and repaving the golf course parking lot.

GOLF COURSE REPORT

Director of Golf Kevin Fowler mentioned that Cherry Oaks has an agreement with Golf NOW to supply the online tee sheet and point of sale system. For payment of the system, Golf NOW receives two tee times to book each day and then keeps the revenue from those bookings. Currently, the golf course receives \$0 for these two tee times. Fowler talked with other companies, but did not find another company he was interested in working with. Last year Golf NOW sold and kept the profit to 1200 rounds to Cherry Oaks. Fowler negotiated a new deal with Golf NOW, where Golf NOW will receive 3 tee times to book, but Cherry Oaks will receive 50% of the revenue from the tee times. Fowler estimated the additional revenue at \$8,194.

Fowler stated they have several tournaments in September. They have aerated the greens and will seed the baseball field next week. Employee Bryant Welch has resigned from his full-time position. Fowler will wait to post the job and plans to fill the position at the first of the year.

ADMINISTRATOR'S REPORT

Administrator Young reported that her and Chief Ewy had attended a Board of County Commission workshop meeting regarding Sedgwick County Fire. There has been some discussion of mutual aid agreements, consolidation, and coverage areas. The City has requested to be included in future discussions.

Young mentioned that next month she would bring additional information regarding sewer rates as it was recommended the City look at utility rates each year on a three-year cycle.

Young has looked more into design standards for "shouses" since there has been a request for one to be built. Other cities have allowed shed/houses to be built, but approve them based on the primary use of the building. Attorney Parker and Young discussed that the determination could be made off of the building permit plans by seeing if more than 50% of the square footage is for living space, then it would be considered a dwelling. If the living space is less than 50% of the total square footage, the structure would be considered an accessory structure. Young mentioned that there cannot be an accessory shed built on a lot without a primary dwelling. The square footage for living space would still have to meet the minimum square footage set forth in the zoning code. Young also spoke to MABCD and they do allow these types of structures, but they must meet residential building code.

Young mentioned they are working on some drainage work in the Northboro Addition and hopes to have additional information next month.

Ewy and Young spoke to several contractors regarding the Senior Center Exterior and have reviewed several options regarding stuccoing or residing the entire exterior, or partially siding the exterior and leaving the stucco alone. Young showed Council different pictures of the current Senior Center exterior and options of what the Senior Center could look like. It was also mentioned that there is no soffit and fascia boards need repaired. If the entire building is resided, the walls would have to be built out over the current stuccoes walls so siding could be installed. Kampling mentioned the stucco would be more durable, but also more expensive. Council thought the stucco walls should be left alone, but cover the window trim to fix the rot, replace the existing siding and add in new soffit. Bids will be brought back to Council next month.

ATTORNEY'S ITEMS

Attorney Austin Parker had nothing to report.

MAYOR'S ITEMS

Mayor Ball asked about the new requirements for golf carts to be driven at night. Young explained the changes came with the Standard Traffic Ordinance adoption and staff had revamped the application to include the requirements so they can be inspected and marked with a glow in the dark sticker on their tag if they meet the requirements set by the State to be driven at night.

COUNCIL ITEMS

Council member Greg Williams was absent.

Council member Jeff Albers had nothing to report.

Council member Philip Mize had nothing to report.

Council member Kassie Gile stated she had a request for the City to look at the drainage at 1st Ave and Lincoln where the water sits in the valley gutter.

Council member Greg Kampling had nothing to report.

ADJOURN

Council member Jeff Albers moved to adjourn at 9:39 p.m.

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

Linda Ball, Mayor

Attest:

(seal)

Danielle Young, City Clerk