

CITY OF CHENEY

MEETING OF THE REGULAR CITY COUNCIL

**131 N MAIN ST
COUNCIL CHAMBERS, CITY HALL
January 8, 2015; 7:00 P.M.**

HONORABLE MAYOR BALL AND MEMBERS OF THE COUNCIL

CALL REGULAR MEETING TO ORDER

MEMBERS PRESENT

Mayor Linda Ball declared a quorum present at 7:00 pm. Council members present were Jeff Albers, Greg Kampling, Judy Lehner, Phil Mize, and Carl Koster. Staff present were Police Chief Ken Winter, Maintenance and Fire Chief Brad Ewy, Director of Golf Kevin Fowler, City Administrator Randall Oliver, City Clerk Danielle Young and City Attorney Austin Parker. Guests present were Travis Mounts, Times Sentinel, Karl Peterjohn- Sedgwick County Commissioner, Doug Hasty- United Methodist Church, Kevin Eastman, Craig Albers, Sheryl Albers, Don Albers, Bret Albers.

PLEDGE OF ALLEGIANCE

PRAYER- led by Rev. Doug Hasty

DETERMINE AGENDA ADDITIONS

City Administrator Randall Oliver stated that Item 7 "Purchase of a Line Locator" needed added to the agenda.

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 December 11, 2014 City Council meeting
- c) Roofing- Centerpoint Properties- Jerry Burdorf- 426 N Adams
- d) Roofing- Eaton Roofing- Matt Voth- 107 N Garfield
- e) Roofing- Cheney Electric- 915 Filmore #29

Council member Greg Kampling moved to adopt the Consent Agenda as listed.
Council member Judy Lehner seconded the motion.

PUBLIC AGENDA

No one spoke at the public agenda.

OLD BUSINESS

CONSIDERATION OF A STANDARD OPERATING PROCEDURE FOR THE POLICE DEPARTMENT

Attorney Austin Parker and Chief Winter have updated the Standard Operating Procedure. Additional items are still being discussed, such as infectious diseases, domestic violence, chaplain program, and Ride-a-long program. The current policy does not fit the needs of the department and is not in compliance

Council member Carl Koster moved to adopt the SOP Policy for the Police Department subject to future changes and additions.

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

NEW BUSINESS

CONSIDERATION OF CHANGES TO THE FEE SCHEDULE

Last month the 2015 fee schedule was adopted. An error was made on the demolition permit and after several discussions staff has decided to lower the Golf Bundle membership to \$4,600.

Council member Jeff Albers moved to adopt Resolution No. 260-2015 Schedule of Service, License and Permit Fees.

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

CONSIDERATION OF ANNUAL RENEWAL OF SCHWAB-EATON ENGINEERING SERVICES

Staff recommended the continuation of using Schwab-Eaton for Engineering Services.

Council member Carl Koster moved to approve the renewal contract for engineering services from Schwab-Eaton, P.A. for 2015.

Council member Judy Lehner seconded the motion. Motion carried unanimously.

CONSIDERATION OF AN AGREEMENT WITH GEORGE, BOWERMAN & NOEL, P.A. TO PERFORM THE YEAR ENDING 2014 CITY OF CHENEY AUDIT

Staff recommended continuing to use George Bowerman and Noel for the 2014 Audit.

Council member Greg Kampling moved to approve the letter of engagement with George, Bowerman & Noel for a fee not to exceed \$8,975 plus out of pocket expense.

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

CONSIDERATION OF CHANGES TO THE JOB DESCRIPTIONS

Staff recommended a change in job descriptions for Director of Golf and Clubhouse Manager.

Council member Judy Lehner moved to approve the changes to the job descriptions.

Council member Carl Koster seconded the motion. Motion carried unanimously.

CONSIDERATION OF 2015 SIDEWALK INSTALLATION/REPLACEMENT PROGRAM

The 2015 Budget set \$10,000 for sidewalk and gutter improvements. In prior years, \$5000 has been used for sidewalk grants. The Grant is good for \$500 per frontage or up

to 50%.

Council member Carl Koster moved to approve the 2015 sidewalk replacement program with a max of \$5000.

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

CONSIDERATION OF BUSINESS INCENTIVES

Council member Jeff Albers abstained from discussion on the agenda item.

Administrator Oliver announced that the Albers group will be doing a business project north of town on the annexed land along Highway 54.

Bret Albers passed out an aerial view of the property and explained that they will be constructing a fully automated wet paint line with expected expansion in future years. Their timeline is to be ready by late summer, but a lot of it depends on utilities. The business will use a phosphate base paint, which can be dumped into the City's sewer.

Albers expects to employ six individuals to begin with and will eventually add employees with the possibility of 20-24 employees within 3-4 years. They plan to use local services and anticipate people moving to the City and additional businesses to be associated with the new business.

Administrator Oliver stated that a TIF was looked into, but it would require the county and school to approve. A meeting was held with Sedgwick County Commissioner Karl Peterjohn and he did not believe the county would be in favor of a TIF. The property would have to be blighted. Another option is an IRB, which would allow up to a 10 year tax incentive. The City previously issued an IRB for Co-Mark, but it will not work because of the way it's being funded. Oliver spoke with SCKEDD regarding a CDBG grant, which would give the business \$35,000 per employee in the low-moderate income level. It would be spread over 10 year specials and 1/4th of the project would have to be paid back. The City would apply for the grant. The creation of a sewer district was also discussed. This would allow a fee to be set up as additional development if created.

Council member Koster asked Albers specifically what they are looking for from the Council. Albers stated he's looking for assistance from the City to get sewer to the development.- possibly a 50/50 split. Albers stated that if the business had to pay for the whole cost of the infrastructure, it would put the business in jeopardy.

Oliver stated there is no other land in town that the business could be built on that is already serviced with a sewer lift station. The lift station would take care of all the land in the development. The lift station would be located at the corner of 383rd and Old 54.

Council member Greg Kampling stated he wished the city had an industrial park. Kampling also noted that he had heard about 0% financing for job creation and for Albers to check with Sedgwick County Electric.

Council member Koster stated the Council needed time to think about it and was curious about where the city's matching funds would come from for the project. Oliver stated it could come from Utility Reserves. Oliver estimated revenues from the new

business would be \$4000-\$5000 in sewer income and \$10,000 in city taxes.

Don Albers of Cheney spoke to the Council. Don felt the property is a good site for an industrial park and benefits the city with jobs. Albers mentioned that the City could use the property taxes and revenue to help pay for it. Don asked Council to support the project and work together.

Council member Mize asked about a means of financing the project and to see some hard numbers for the project. Oliver noted that the sewer project would cost \$350,000. If the City paid for 50% of the project, over 20 years, payments would be \$12,000/year. Between the building and equipment, Albers is looking at a 3 million investment with additional 1 million investment the next year.

PURCHASE OF UNDERLINE LOCATOR FROM DC & B FOR \$2500

Council member Carl Koster moved to purchase a line locator not to exceed \$2500. Council member Greg Kampling seconded the motion. Motion carried unanimously.

POLICE REPORT

Police Chief Ken Winter presented a yearend report with statistics for the police department. Dare Graduation is at 1:30 at auditorium on January 13th. Winter reported he would begin the second group of 8th graders soon. He plans to attend the Legislative meeting on January 28th.

FIRE REPORT

Fire Chief Brad Ewy reported the year ended with 379 runs.

MAINTENANCE REPORT

Maintenance Superintendent Brad Ewy reported that the City would have a KCC inspection on January 13th.

GOLF COURSE REPORT

Director of Golf Kevin Fowler reported that he and Richmond had completed the golf shop inventory. An assistant superintendent, Bryant Welch, was hired and will start January 19th. They are currently working on the clubhouse restroom. Fowled asked Council for suggestions of monthly report information.

ADMINISTRATOR'S REPORT

Oliver talked with Paula Downs at WSU about WSU Sports Management Program to help with marketing the golf course.

City Hall day is February 4th in Topeka.

Back 9 was contacted about taxes being paid. Check was supposed to be taken to the County this week.

ATTORNEY'S ITEMS

Attorney Austin Parker had no formal report, but stood for questions.

CLERK'S ITEMS

Clerk Young had nothing to report.

MAYOR'S ITEMS

Mayor Linda Ball had nothing to report.

Sedgwick County Commissioner Carl Peterjohn was in attendance at the meeting.

Mayor Ball asked Peterjohn for a report.

COUNCIL ITEMS

Council member Carl Koster had nothing to report.

Council member Jeff Albers had nothing to report.

Council member Philip Mize asked about Wifi throughout City for maintenance to have the ability to use tables and connect to City Hall. A proposal will be brought back next month.

Council member Judy Lehner had nothing to report.

Council member Greg Kampling asked about the dispute between Cox and KAKE.

Attorney Parker stated the franchise agreement does not allow the City any authority over the situation.

EXECUTIVE SESSION

Council member Philip Mize moved that the City Council recess into executive session pursuant to attorney-client privilege KSA 75-4319 (b)(2) at 8:20 pm for 30 minutes with City Attorney Austin Parker and City Administrator Randall Oliver. Council member Jeff Albers abstained from executive session.

Council member Carl Koster seconded the motion. Motion carried unanimously.

Mayor Ball stated Council was back in session at 8:50 pm with no binding action taken

ADJOURN

Council member Carl Koster moved to adjourn at 8:45 pm.

Council member Greg Kampling seconded the motion.

Mayor Linda Ball

(seal)

Attest:

Danielle Young, City Clerk