

# CITY OF CHENEY

## MEETING OF THE REGULAR CITY COUNCIL

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131 N MAIN ST  
COUNCIL CHAMBERS, CITY HALL  
March 12, 2015; 7:00 P.M.

### HONORABLE MAYOR BALL AND MEMBERS OF THE COUNCIL

#### CALL REGULAR MEETING TO ORDER

Mayor Linda Ball declared a quorum present at 7:00 pm. Council members present were Jeff Albers, Carl Koster, Phil Mize, Linda Ball, Judy Lehner, and Greg Kampling. Staff present were Police Chief Ken Winter, Director of Golf Kevin Fowler, Maintenance and Fire Chief Brad Ewy, City Clerk Danielle Young, and City Administrator Randall Oliver. Guests present were Clint Reed, Craig Pittman, Pastor Keith Peters, Brett Albers, Blake Albers, and Travis Mounts- Times Sentinel Newspaper.

#### PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

**PRAYER-** led by Pastor Keith Peters

#### DETERMINE AGENDA ADDITIONS

There were no agenda additions.

#### 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 February 12, 2015 City Council meeting
- c) Electrical Permit- HII Mobile Home Sales- 915 Filmore Lot #20
- d) Electrical Permit- All Pro Electric- 114 Garfield
- e) Manufactured Homes- HII Mobile Homes Sales- 915 Filmore Lot #20
- f) Mechanical Permit- Becker Bros- 114 Garfield
- g) Roofing Permit- Wray Roofing- 126 N Main

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

#### PUBLIC AGENDA

No one spoke during the public agenda.

#### OLD BUSINESS

#### NEW BUSINESS

Council member Jeff Albers removed himself from his Council seat and abstained from discussion and voting on agenda items 1-4.

### **CONSIDERATION OF PRELIMINARY PLAT FOR ALBERS INDUSTRIAL PARK**

City Administrator Randall Oliver presented Council with the Albers Industrial Park plat. The property has been platted into two lots. The Planning Commission approved and recommended the preliminary plat for council approval.

Council member Carl Koster moved to approve the preliminary plat for the Albers Industrial Park.

Council member Greg Kampling seconded the motion. Motion carried 4-0 with Albers abstaining.

### **CONSIDERATION OF FINAL PLAT FOR THE ALBERS INDUSTRIAL PARK**

The Planning Commission approved the final plat contingent upon no changes being made to the preliminary plat. The final plat will be filed with the Register of Deeds.

Council member Carl Koster moved to approve the Final Plan for the Albers Industrial Park.

Council member Judy Lehner seconded the motion. Motion carried 4-0 with Albers abstaining.

### **CONSIDERATION OF THE PRELIMINARY PLANNED UNIT DEVELOPMENT FOR THE ALBERS INDUSTRIAL PARK**

City Administrator Randall Oliver stated that the requested zone change for the PUD is for M-1 Industrial. All commercial and industrial land must have a planned unit development to address standards. Staff has reviewed the PUD for lighting, landscape, drainage, building requirements, permitted use, parking and driveway requirements and believes it meets all requirements.

Plans says final plat. exact copy of preliminary. Do not have a preliminary copy because preliminary and final plat are the same. The governing body must approve the preliminary plan and the city administrator can approve the final PUD plan as long as standards are met.

Council member Carl Koster moved to approve the Preliminary (PUD) Planned Unit Development with the final plat subject to any kind of changes that are necessary to the administrator for the Albers Industrial Park.

Council member Greg Kampling seconded the motion. Motion carried 4-0 with Albers abstaining.

### **CONSIDERATION OF AGREEMENT WITH SCHWAB-EATON PA CONSULTING ENGINEERS TO DESIGN THE SEWER SYSTEM FOR THE ALBERS INDUSTRIAL PARK**

Schwab-Eaton provided an agreement to allow engineers to do the design work north of town for the sewer line extension. The contract sets guidelines and prices.

Council member Greg Kampling moved to approve the agreement with Schwab-Eaton consulting engineers for the Albers Industrial Park.

Council member Judy Lehner seconded the motion. Motion carried 4-0 with Albers

abstaining.

Council member Jeff Albers returned to his Council chair.

**CONSIDERATION OF ORDINANCE INCORPORATING BY REFERENCE THE UNIFORM PLUMBING CODE, 2012 EDITION, AS AMENDED AND APPLIED BY SEDGWICK COUNTY RESOLUTION NUMBER 157-2014, INTERNATIONAL MECHANICAL CODE, 2012 EDITION AS AMENDED AND APPLIED BY SEDGWICK COUNTY RESOLUTION NUMBER 158-2014 AND NATIONAL ELECTRICAL CODE, 2014 EDITION, AS AMENDED AND APPLIED BY SEDGWICK COUNTY RESOLUTION NUMBER 159-2014 AND REPEALING ALL CONFLICTING ORDINANCES OR PORTIONS THEREOF**

Attorney Lee Parker stated the City must adopt Sedgwick County's newer version of the codes. The Attorney has reviewed the changes.

Council member Greg Kampling moved to adopt ordinance number 875, 876, and 877.

Council member Phil Mize seconded the motion.

Clerk Young called the Vote, Albers- yes, Kampling- yes, Koster- yes, Lehner- yes, Mize- yes.

**PROCLAMATION BY MAYOR LINDA BALL, MAYORS DAY OF RECOGNITION FOR NATIONAL SERVICE APRIL 7, 2015**

The City was contacted by Sedgwick County to adopt the proclamation. It was found that there are 12 volunteers within the community, including those who operate the Good Neighbor Nutrition Program at the Senior Center.

Council member Carl Koster moved to approve the proclamation

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

**CONSIDERATION OF PURCHASING METAL SHIPPING CONTAINERS FOR THE MAINTENANCE DEPARTMENT**

Maintenance Superintendent Brad Ewy stated that they had priced storage containers that would be used to hold Main Street decorations and Christmas decorations. The containers in Kansas City were \$900 cheaper, but were very rusted compared to Red Guard. The containers are 8' x 8' x 40' long. The price included delivery.

Council member Phil Mize moved to purchase two metal storage containers from SiteBox Storage for \$6700.

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

**CONSIDERATION OF PURCHASING THE WATER LINE MATERIAL TO CONNECT CHENEY AND GARDEN PLAIN'S WATER SYSTEM**

Superintendent Ewy sent bids to four different companies for the water line material. HOJOCA was the lowest bid at \$27,881.57. The City will need to purchase approximately \$2100 more in materials. Some of the cost will be split with Garden Plain. Council member Koster asked about an agreement for flushing the system. Ewy stated they could also add a fire hydrant to D'Mario's during the water project.

Council member Greg Kampling moved to purchase water line material from HOJOCA for up to \$30,000.

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

### **CONSIDERATION OF PURCHASING TORO WORKMAN MD UTILITY WORK VEHICLE FROM PROFESSIONAL TURF PRODUCTS, GOLF DEPARTMENT**

Director of Golf Kevin Fowler stated the course bought a Workman MD Utility vehicle exactly like this a year ago. The existing workman's are worn out. The MD is gas powered, with a cargo bed and canopy. Fowler plans to sell a few items later on in season. The purchase will come out of capital equipment.

Council member Carl Koster moved to purchase a Toro Workman MD from Professional Turf Products not to exceed \$8,500.

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

### **CONSIDERATION OF AWARDING CONTRACT FOR THE SANITARY SEWER REHABILITATION- PHASE 1 PROJECT**

Administrator Oliver stated the bid opening was held on Tuesday for the sewer rehab project. Oliver showed Council a map with the sewer lines that will be relined. Most of the lines were put in in 1919. There will be no open cuts and only a few point repairs. Only one bid showed up in time for the 11 am bid opening, which was \$114,000 under the engineer's estimate. It was recommended by the engineer to accept the bid with approval from KDHE. Oliver thought they would start the project within a month or two. Council member Greg Kampling moved to award the Sanitary Sewer Rehabilitation-Phase 1 Project to Layne Inliner, LLC from Kiowa, Colorado in the amount of \$423,650. contingent upon concurrence in the award from KDHE.

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

### **CONSIDERATION OF PURCHASING NATURAL GAS PIPE AND MATERIAL TO EXTEND GAS SERVICE TO 15TH ST SOUTH**

Administrator Oliver stated that they had solicited bids for material to extend the 3" gas line to the north. There will also be direction boring cost. Staff recommended DC & B to purchase the material from. The City will install the gas line in the road right of way until the corner of 15th and 391st, where an easement will be required.

Council member Judy Lehner moved to purchase gas pipe and material from DC & B Supply in the amount of \$17,235.15 for the gas line extension.

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

### **POLICE REPORT**

Police Chief Ken Winter thanked the maintenance department for removing a wall in the police department. Winter reported that all of the cameras are in operation. The police department is doing a reading program at the elementary school and finished the Middle School DARE program. He thanked D'Mario's for partnering for the bowling and pizza party. Winter will be starting a criminal justice class with middle schoolers March 23rd. Mayor Ball asked if Officer Martinez had met the residency requirement? Winter stated he was working on the situation, but he is dealing with a house in the rehabilitation program. Albers asked to check in to the program to see how far along he is. Council was understanding with his situation.

## **FIRE REPORT**

Ewy reported that they were at 88 runs already for 2015.

## **MAINTENANCE REPORT**

Maintenance Superintendent Ewy reminded Council that last month they talked about shoring and trenching. Ewy received bids for an aluminum safety trench for \$3970.

Ewy stated he would like to contact other companies but doesn't want to exceed the price of \$3970.

Council member Jeff Albers moved to purchase a shoring box not to exceed \$4000.

Council member Judy Lehner seconded the motion. Motion carried unanimously. Parker recommended the other bids be due as soon as possible.

Ewy stated that he had the Regal Chlorinator rebuilt for \$550, but it still leaked.

Council member Jeff Albers moved to ratify the purchase of a new chlorinator for \$1700 from Hawkins.

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

Ewy stated he would also like to replace the utility vehicle that is used by the fire and maintenance departments. He received prices from two different places. John Deere brought out a 2014 demo model with 100 hours for \$13,450. It would be split between the fire, sewer, water, and gas departments.

Council member Phil Mize moved to purchase 2014 John Deere utility vehicle in the amount of \$13,450.

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

## **GOLF COURSE REPORT**

Director of Golf Kevin Fowler followed up from last month stating they met with WSU's Sports Management department. They would like to start with information gathering to get the demographics from the patrons. We are still waiting to hear back from WSU. Fowler showed Council the last 5 years of revenues. Kampling stated he had heard the ads on Bob FM. Lehner stated she seen the billboard on Highway 54. The course is currently running a Monday-Tuesday special for \$25. Men's club starts April 2nd.

The maintenance department has been working on the pavillion. There are water leaks inside and a new sink needs to be purchased. The first tournament is scheduled for March 22nd.

Folwer went over the equipment replacement plan for the golf course. The original plan was to replace the sprayer that was purchased in 2004. Fowler has shifted to looking at off-lease mower packages. Fowler reviewed mower inventory with the Council and items he would like to sell. Fowler stated the budget allows \$40,000 for capital budget. He also stated that the picker is broken down again and we need to fix it. The new plan to look for ford ranger or s10 pickup. Fowler feels need liquid cool engine.

Council member Carl Koster moved to allow Kevin Folwer to purchase at his discretion two mowers not to exceed \$30,000.

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

### **ADMINISTRATOR'S REPORT**

Oliver met with Cox Communications to talk about extending internet and phone service to the industrial park.

Oliver is also working with school engineers in regards to utilities to the ball diamond complex and moving the bleachers at football stadium.

Stakes have been set for street lights on south Main. The water main will also need to be extended.

The zone change hearing is set for Monday, March 23rd.

Oliver is working on easements for the utility extensions.

Oliver also reported that the phone system at City Hall had been hacked. Staff will be looking at phone options. Council member Carl said to check with Richard.

### **ATTORNEY'S ITEMS**

Attorney Parker called for executive session for 15 minutes for attorney client and non-elected personnel.

### **CLERK'S ITEMS**

Clerk Young reported she would set up a date and time for the employee picnic.

### **MAYOR'S ITEMS**

Mayor Ball stated a few people ask about an ordinance of the cross fitters running down the street. Stated they are also painting numbers on the street. Visit with him that people are complaining.

### **COUNCIL ITEMS**

Council member Carl Koster had nothing to report.

Council member Jeff Albers had nothing to report.

Council member Philip Mize wanted the other council members to look at the work that had been done in the clubhouse.

Council member Judy Lehner had nothing to report.

Council member Greg Kampling had nothing to report.

Council member Philip Mize moved that the City Council recess into executive session pursuant to personnel matters of nonelected personnel KSA 75-4319 (b)(1) and attorney-client privilege KSA 75-4319 (b)(2) at 8:40 pm for 15 minutes with City Attorney Lee Parker and City Administrator Randall Oliver.

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

Mayor Ball stated Council was back in session at 8:55 pm with no binding action taken.

### **ADJOURN**

Council member Phil Mize moved to adjourn at 8:57 pm.

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

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Linda Ball, Mayor

(Seal)

Attest:

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Danielle Young, City Clerk