

# **CITY OF CHENEY**

## **MINUTES OF THE REGULAR CITY COUNCIL MEETING**

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**131 N MAIN ST  
COUNCIL CHAMBERS, CITY HALL  
January 11, 2018; 7:00 P.M.**

### **HONORABLE MAYOR BALL AND MEMBERS OF THE COUNCIL**

#### **CALL REGULAR MEETING TO ORDER**

Mayor Ball called the meeting to order at 7 pm.

#### **MEMBERS PRESENT**

Mayor Linda Ball, Council members Carl Koster, Jeff Albers, Kassie Gile, and Greg Kampling. Phil Mize was absent. Staff present were City Administrator Randy Oliver, Director of Administration Danielle Young, Maintenance Superintendent Brad Ewy, Assistant Maintenance Superintendent Jerry Peitz, and Police Chief Ken Winter. Guests: Pete and Carla Leroux, Brad and Jenny Murray, Ryan Scott, Melissa Webb, Jarrod Bartlett, and Rod Scheer.

#### **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

PRAYER led by Council member Carl Koster.

#### **DETERMINE AGENDA ADDITIONS**

Administrator Oliver added Lexipol Risk Management 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, 2017 City Council meeting
- c) Approval of minutes for the December 29, 2017 Special Council meeting
- d) Building Permit- B & B Storage- 312 S Marshall
- e) Building Permit- David Sagner- 6 Heather Lane
- f) Building Permit- Randall & Sherri Miller- 226 W Lakeside Dr
- g) Building Permit- Mike Norris- 505 Cherry Oaks St
- h) Electrical Permit- Decker Electric- 133 N Washington
- i) Plumbing Permit- Spexarth Plumbing- 427 N Adams
- j) Plumbing Permit- Royal Flush Plumbing- 133 N Washington

Council member Carl Koster moved to adopt the Consent Agenda as listed.

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

#### **WELCOME AND SWEAR IN NEW COUNCIL MEMBER KASSIE GILE**

## **PUBLIC AGENDA**

### Presentation by DC&B for Automated Meter Reading System

Craig Hurt, DC& B, presented the type of radio read gas and water meters that his company sells. He stated that the water meters read down to 1/30th of a gallon of water. They have a 20-year warranty and can be read with an Android based cell phone or fixed-base automated system. The water meters measure through an ultra-sonic system and have no moving parts. The system keeps 460 days of hourly logging data, so employees can look back at the history of the customers water usage and determine when a leak/high usage began. It also has error codes that can alert employees when it's read for leaks, tampering, reverse water flow, and temperature of water pit. It was stated that the codes would only be shown when the meters were read. It was discussed that a fixed base system would allow the meters to be read several times a month to check for error codes. Council member Koster thought it would be a good way to be proactive on finding leaks. DC&B currently has 1800-1900 meters out in 10 different systems, such as Argonia, Cunningham, Osage City, and water districts around Manhattan. Hurt stated the average pay out is 2.5-3 years. The City's current water meters are mechanical meters and have a life span of 15 years. It was explained that mechanical meters lose accuracy over time. DC&B would replace all of the current water meters with their ultrasonic meters. The City's current gas meters would be retrofitted so they could be read automatically also. Someone would need to check with Fund Balance on interface compatibility.

### Grass Height at West Oaks

Jarrold Bartlett, lives at 1106 N Lake Road, made a proposal to the Council regarding the area of tall grass in the rear of the West Oaks properties. Bartlett proposed "Landowners in West Oaks Addition would be allowed a 100ft buffer (20% of total lot size) between the City municipal golf course that is exempt from the 12-inch mow ordinance. The buffer will act as a natural barrier between the City owned golf course and private land, and is in line with the current water hazard that exists on part of the West Oaks Addition. Homeowners will intentionally plant grasses and control weeds in the buffer zone to reduce unsightly weeds."

Currently, the homeowners have about 200-foot area. The property owners at West Oaks have all talked about the proposed plan and believe that if weeds are under control and prairie grass is planted, it would not be a health, fire, or blight issue. Council member Koster asked if Leroux was in agreement with the proposal. Leroux stated not entirely. Leroux asked how tall the grass would get. Bartlett stated the grass has been as tall as 18" and he didn't think it would impede anyone's view.

Leroux asked if they wanted the golfers out of their back yard? Bartlett said "Yes". Leroux thought a pipe fence would keep golfers out of their property. Bartlett did not want a pipe fence. Council member Albers thought the fence would be an added expense.

Council member Albers wants Cheney to be a progressive community and thought the City needed to keep their ordinances up to date. Albers reminded Council that they had asked the property owners to come up with a proposal and that is what the owners have done. Now Council needs to get it addressed.

Koster wished to have seen a proposal that was approved unanimously. Bartlett asked if Council's vote was always unanimous.

Kampling thought that 20% of the lot was a lot of area. Property owner Melissa Webb stated they all bought their lots having seen the taller grass and didn't have a problem with it.

Council member Gile Kassie asked if a stipulation could be added that would make the property owners also mow a certain number of times a year or have them mow around the same time as the golf course. This would make their grass be about the same height as the golf course.

Property owner Jenny Murray stated she loves to look out over pasture and see Kansas prairie and thought the native prairie grass would give an aesthetic to the golf course that would please the eye and blend with the other things we have.

Koster thought Council should discuss their decision with the attorney before making a decision. Koster said they needed to come up with a height requirement, a width of the area and how tall native grass could grow. Albers mentioned setting a cap on how tall it could be? Kampling thought in the wet years the weeds will grow much faster and it would be harder Mayor Ball stated they would discuss it further and get back with them in the next month. Bartlett said he would like to be part of the discussion with the City. Ball thought legal representation should be present for the decision.

Albers thought the property owners had done what was asked of them. Albers moved to accept their proposal and move on. Kampling thought 100' was too much and thought a 30-50' buffer would be sufficient. Koster also thought counsel should be there to help determine if the decision was to be a separate ordinance, variance, or amendment.

It was decided to list the item as an agenda item in February and to have something drafted with the counselor before the meeting and sent to the property owners. Bartlett didn't want the proposal to get hung up on feet and explained that golfers could easily hit a golf ball 30' onto their property. Albers would like to see a percentage instead of a set number of feet so it could apply to other lots on the golf course that are smaller.

## **OLD BUSINESS**

### **NEW BUSINESS**

#### **CONSIDERATION OF ANNUAL RENEWAL OF SCHWAB-EATON ENGINEERING SERVICES**

Council member Jeff Albers moved to approve the renewal contract for engineering services from Schwab-Eaton, P.A. For 2018.

Council member Carl Koster seconded the motion. Motion carried 4-0.

#### **CONSIDERATION OF AN AGREEMENT WITH GEORGE, BOWERMAN & NOEL P.A. TO PERFORM THE YEAR ENDING 2017 CITY OF CHENEY AUDIT**

Council member Carl Koster moved to approve the letter of engagement with George, Bowerman & Noel for a fee not to exceed \$9615 plus out of pocket expense.

Council member Jeff Albers seconded the motion. Motion carried 4-0.

#### **CONSIDERATION OF RESOLUTION 88-2018 REQUESTING THE KANSAS DIRECTOR OF ACCOUNTS AND REPORT TO WAIVE THE STATUTORY REQUIREMENTS OF USING GENERALLY ACCEPTED ACCOUNTING PRINCIPLES FOR THE CITY OF CHENEY**

Council member Greg Kampling moved to approve Resolution 288-2018 requesting the Kansas Director of Accounts and Reports to waive the statutory requirements of using generally accepted accounting principles for the City of Cheney, Kansas.

Council member Carl Koster seconded the motion. Motion carried 4-0.

#### **CONSIDERATION OF 2018 SIDEWALK INSTALLATION/REPLACEMENT PROGRAM**

It was recommended by Council to raise the grant amount from \$500-\$750 per frontage.

Council member Carl Koster moved to approve the 2018 sidewalk replacement program with a max of \$5000.

Council member Jeff Albers seconded the motion. Motion carried 4-0.

**CONSIDERATION OF A RESOLUTION MAKING FINDINGS AS TO THE ADVISABILITY AND AUTHORIZING CONSTRUCTION OF SEWER MAIN IMPROVEMENTS UNDER AND PURSUANT TO K.S.A. 12-6A01 et sea.**

A petition was received from Albers Finishing and Solutions to start the spread of specials.

Council member Carl Koster moved to adopt Resolution 289-2018.

Council member Kassie Gile seconded the motion. Albers abstained. Motion carried 3-0.

**CONSIDERATION OF SCENEDOC E-TICKET SYSTEM**

Chief Winter explained that the Police Department is looking to update their Record Management System and add a digital ticketing system. Their current RMS is coming up for renewal with ITI and is \$4,500/annually. Winter proposed switching to SCENEDOC to combine RMS and digital tickets for \$5,600/year. Winter explained that several other communities are using digital tickets and it cuts down on errors because the information is automatically populated directly from the driver's license. If approved, Winter will work with ITI to get their old RMS data transferred. The department also requested the purchase of tablets and printers for their patrol cars to use for digital ticketing.

Council member Carl Koster moved to purchase system from Scene Doc and equipment not to exceed \$10,000.

Council member Jeff Albers seconded the motion. Motion carried 4-0.

**CONSIDERATION OF LEXIPOL RISK MANAGEMENT**

Chief Winter explained that Lexipol Risk Management would develop policies for the Police Department so staff of the city attorney would not have to keep monitoring specific constitutional law. Lexipol would develop a policy and procedure manual specific to the community. The policy would be available in electronic form and would track when officers read the updates. The cost is \$3,699/year for 5 full-time sworn officers. Winter would like to try it for a year and stated he can cancel the service on a year by year basis.

Council member Jeff Albers moved to approved Lexipol for \$3,699 with final approval from legal staff.

Council member Kampling seconded the motion. Motion carried 4-0.

**POLICE REPORT**

Chief Winter reviewed his end of year stats and discussed the increase in calls from 2016. He stated they had 298 calls for service in December.

**FIRE REPORT**

Chief Ewy stated that the Fire Department is applying for a Vehicle Acquisition grant from FEMA. They are using Vickers Consulting firm to help them write the grant for \$750. The grant is for \$325,000, with the City paying \$15,476, to purchase a new pumper tanker. This would replace the department's engine and tanker that is inoperable.

Ewy stated that Sedgwick County is also applying for a grant for dual-band radios and has requested Cheney participate in the grant with them also.

**MAINTENANCE REPORT**

Ewy explained that they will need to start purchasing odorized gas or update the gas system to odorize the City's gas a different way. The pails of odorant are going up in price \$300.

## **GOLF COURSE REPORT**

Fowler was absent. Young explained the year end revenue totals.

## **ADMINISTRATOR'S REPORT**

Administrator Oliver stated he has talked to KMGGA about doing the City's gas nominations when he retires. The membership and annual fee is \$600 plus 9 cents per mcf. The City sells 60,000 mcf a year, so the total cost would be around \$6300. Currently, the City pays .22 to Center Point Energy for a \$13,000 annual cost. Oliver stated a termination letter would be sent to Center Point Energy if KMGGA was approved.

Council member Koster moved to join KMGGA.

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

Council member Kampling moved to leave Center Point and start the termination process.

Council member Gile seconded the motion. Motion carried 4-0.

## **ATTORNEY'S ITEMS**

Attorney Austin Parker was not present.

## **CLERK'S ITEMS**

Young stated that they had received five RFPs on their WAMPO Planning Walkable Places Grant and selected Kirkham Michael as their firm.

## **MAYOR'S ITEMS**

Mayor Ball asked about a dog park in town. Young stated that a few other people had also asked about a dog park and that several people take their dogs to the Fairgrounds. Young said she would be interested in talking to those interested to see what would be required.

## **COUNCIL ITEMS**

Council member Koster handed out training opportunities from REAP at the Kansas Leadership Center.

The SCAC meeting will be February 10th in Cheney. He asked about possibly giving a golf discount to people who attend.

Koster stated that WAMPO was impressed with the City's new speed sign on North Main.

Koster stated the bridge on MacArthur would be reopened at the end of May.

Koster requested another Staff and Councilmember Retreat on a Saturday or evening to talk about what we want to achieve in the future. Koster preferred it be facilitated in house instead of by an outside firm.

## **ADJOURN**

Council member Jeff Albers moved to adjourn at 8:59 pm.

Council member Carl Koster seconded the motion.

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**Mayor Linda Ball**

**(seal)**

**Attest:**

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**Danielle Young, City Clerk**