

CITY OF CHENEY

MINUTES OF THE REGULAR CITY COUNCIL MEETING

131 N MAIN ST
COUNCIL CHAMBERS, CITY HALL
September 14, 2017; 7:00 P.M.

HONORABLE MAYOR BALL AND MEMBERS OF THE COUNCIL

MEMBERS PRESENT

Mayor Linda Ball, Council members Carl Koster, Jeff Albers, Judy Lehner Philip Mize and Greg Kampling. Staff present were City Administrator Randall Oliver, Police Chief Ken Winter, Director Golf Kevin Fowler, Asst. Fire Chief and Asst. Maintenance Superintendent Jerry Peitz, Library Director Susan Woodard and Director of Administration Danielle Young. Guests: Pastor Joe Seifert, Pete & Carla Leroux, Brad Murray, Deb Scheer, Rodney Scheer.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

PRAYER

Pastor Siefert led the prayer.

DETERMINE AGENDA ADDITIONS

Administrator Oliver added Agenda Item: Purchase of lights for ball diamond parking lot

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 10, 2017 City Council meeting
- c) Approval of minutes for the August 14, 2017 City Council special meeting
- d) Building Permit- 718 N Filmore- David Campbell
- e) Building Permit- 320 Lakeside Ct- Kyle Coggins
- f) Building Permit- 126 W 4th Ave- Kenneth Hair
- g) Building Permit- 915 Filmore #1- Randy Daugherty
- h) Fence Permit- 227 Filmore- Angie Jackson/Fuqua Home Remodeling
- i) Fence Permit- 652 E 6th- American Fence
- j) Fence Permit- 505 N Jefferson- Marsha Arnold
- k) Fence Permit- 318 Shadybrook- Danny Schneider
- l) Plumbing Permit- 104 N Main- Cheney Electric
- m) Roof Permit- 528 W 4th Ave- Sunflower State Exteriors
- n) Sign Permit- 944 N Main- Lubbers
- o) Well Permit- 717 E 2nd Ave- Todd Rosenhagen
- p) Well Permit- 731 S Main St- USD 268

Addition: CMB License- Joseph Seifert, Jr.

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

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

PUBLIC AGENDA (Please limit comments to 5 minutes)

Pastor Joseph Seifert told the Council about his plan to gain training and act as Chaplain for the

Police Department. He will attend a week-long training in St. Louis and become CISM Certified (Critical Incident Stress Management). Pastor will meet with officers and share with them what he's doing. He plans to go on ride-alongs to get to know the officers better. Pastor will be available to offer support to the officers and help the community if there's an accident. He will also be available to provide death notifications.

NEW BUSINESS

REQUEST FOR HEARING BY PROPERTY OWNERS LOCATED AT 1242 N LAKE RD AND 1212 N LAKE RD CONCERNING WEEDS AND GRASS OVER 12".

The Public Hearing was opened at 7:07 pm.

Rod Scheer, has lived at 1212 Lake Road for 10 years. They have had numerous golf carts coming onto their property. When the area behind their home is completely mowed down there is even more traffic from the golf course. As an owner, Scheer tries to mow the area behind his home and along the golf course once a year in the late fall.

Scheer proposed that they would continue mowing the area once a year. He felt there needed to be a buffer zone from the golf course because of the golf cart traffic. He didn't think the city or golf course should have the expense of erecting a fence along the property line.

Deb Scheer stated she has caught golfers urinating behind their home and has picked up over 250 golf balls in the easement of their property. Because of where their home and Murray's home sits, Scheer asked for a buffer to be kept.

Homeowner Brad Murray stated that the area being addressed creates a border. He noted that their lawns are kept immaculate except the natural border. He understood the ordinance, but his major concern was protection of their property and nudity.

Carla Leroux, lives at 1136 N Lake Road, addressed the Council and stated she complained about the tall grass and weeds. She stated her neighbors have over 3' tall weeds and it blocks their view of the golf course. She stated the golf course already has a buffer zone and doesn't appreciate volunteer elm trees and the 3' tall weeds.

Leroux asked Council member Albers about approving their house plans, but not doing anything about the tall grass and weeds. Council member Jeff Albers excused himself as a Council member and addressed Leroux as the developer of West Oaks. He explained the covenants had nothing to do with the city's grass ordinance. Albers returned as Council member after he addressed Leroux's issue.

Leroux stated that Scheer's haven't mowed the area since they began building their home in the fall of 2015.

Council member Jeff Albers moved to close the public hearing on the violation of city code chapter 8, article 4.

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

Administrator Oliver stated he is worried that if a buffer is allowed, then other people in town might request buffers also. He stated that other golf courses do not have buffers along property lines. Council member Phil Mize asked if the bigger concern was people traveling onto their property. Mize would like to see the area mowed down, which might require the golf course to do a little more on their part to stop the carts from going onto Scheer's property. Mize thought the City should sit down and look at the options and come back with an answer. Mize understood both sides and felt like a compromise could be made.

Council member Jeff Albers thought that if the golf course was allowed to have grass over 12" tall then property owners should also be allowed. It was explained that "No mow areas" at the golf course were known as hazards.

Council member Greg Kampling thought the area should be mowed more than once a year and that

a higher buffer zone should be allowed. Kampling asked why there needed to be a buffer zone on the private property if there's already one on the golf course.

It was noted that any Council members that would like to look at the property in question, it could be viewed from the golf course.

Council member Koster moved to table this until next meeting and put mow notices for West Oaks on hold until next meeting.

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

CONSIDERATION OF MAYOR BALL'S APPOINTMENT FOR 2017

Mayor Ball requested Council's confirmation for a one-year term on the following appointments of:

Gareth Adams Part-time Police Officer

Council member Carl Koster moved to confirm Mayor's appointment.

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

CONSIDERATION OF AN ORDINANCE REGULATING PUBLIC OFFENSES WITHIN THE CORPORATE LIMITS OF THE CITY OF CHENEY, KANSAS; INCORPORATING BY REFERENCE THE "UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES," EDITION OF 2017, WITH CERTAIN CHANGES AND ADDITIONS; AND REPEALING SECTION 1 OF ORDINANCE NUMBER 889 AND ALL OTHER CONFLICTING ORDINANCES.

Council member Jeff Albers moved to adopt Ordinance #901 for the Uniform Public Offense for Kansas Cities.

Council member Greg Kampling seconded the motion.

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

CONSIDERATION OF AN ORDINANCE REGULATING TRAFFIC WITHIN THE CORPORATE LIMITS OF THE CITY OF CHENEY, KANSAS; INCORPORATING BY REFERENCE THE "STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES," EDITION OF 2017, WITH CERTAIN CHANGES AND ADDITIONS; AND REPEALING SECTION 1 OF ORDINANCE NUMBER 890 AND ALL OTHER CONFLICTING ORDINANCES

Council member Jeff Albers moved to adopt Ordinance #902 the Standard Traffic Ordinance Code for Kansas cities.

Council member Philip Mize seconded the motion.

Young called the vote, Albers-yes, Kampling-yes, Koster-yes, Lehner-yes, Mize-yes

CONSIDERATION OF PLAT SANTA FE CROSSING 2ND ADDITION

Oliver stated the Planning Commission met and reviewed the Plat at Santa Fe Crossing 2nd Addition. Since the plat is under 5 lots, the preliminary and final plat can be adopted in one step. Greg Kampling stated the development is along Lake Road and there will be one drive access for both properties on lot A. The fire hydrant will split the two lots. The homes built will have grinder pumps for their sewer and will be the responsibility of the homeowner.

Council member Carl Koster moved to approve.

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

Council member Kampling abstained from voting.

BALL DIAMOND LIGHTS

Oliver reported that the School Board had approved to spend up to \$7500 or 50% of the cost to install lights in the parking lot at the Activities Complex on South Main.

Oliver was still putting together the final cost for the conduit, lights, breaker box, poles, and transformer. The City will install the conduit and the transformer will be installed by Westar at the playground. Lights will be run down the center of the parking lot. Sedgwick County Electric will drill the holes for the poles (30-35' poles). Council member Kampling thought they should try to utilize the metal poles left over from the football field for the ballfield. Council stated they did not want wooden

poles in the parking lot and thought concrete poles would be the best.
Council member Philip Mize moved to proceed with the light not to exceed \$16,000.
Council member Jeff Albers seconded the motion. Motion carried unanimously.

It was also mentioned that the School had purchased the property to the south of the Elementary School and has asked for the City's help with it.

The School has also offered electricity from their breaker box to light the sign on South Main.

LIBRARY REPORT

Library Director Susan Woodard gave the Council an update on the library. Woodard thanked Chief Winter, for collaborating with the Library's programs, Danielle, for sending grant ideas to the Library and the City Council for donating the swimming passes for Summer Reading.

Woodard reported that the Library is up to 17,000 items and 2,100 patrons. She explained that they receive funds for every person that signs up as a patron. The library sees 60-80 people a day and even more on program days. They offer several programs, such as story hours, health talks, self help, genealogy, local history, book club, movie nights, and outreach program. Woodard explained that the Library is getting out into the community and letting them know what's available at the Library. The Library does more than just check out books. It also offers high Speed internet, 180 databases, and has assisted people seek services about narcotics, AA meetings, homeless shelter, and battered woman's shelter.

Woodard reported that the Library is also going out to local businesses each month to see how they can help the businesses. The Library and Lubbers have partnered together to better serve customers waiting to get their car repaired.

Woodard is serving her 13th year on the SCKLS board, which serves all libraries in South Central Kansas. She has been nominated to serve as SCKLS treasurer, where she will oversee the \$3.1 budget.

Currently, the Library has four employees. Tyler deals with the Social networking, Sara is in charge of the children's programing, and Cathy was recently added to the staff. Woodard foresees a need of having more than one employee work at the same time.

Woodard reported that the Library had some sewer issues recently, but that it appears to be fixed.

POLICE REPORT

Chief Winter stated the police department had 303 calls for service in August. Winter reviewed his monthly report. The department will participate in the "Bike Your Park" event on September 30th from 10a-noon.

The new police car is supposed to be delivered by September 23rd.

Winter reported that the department received a \$500 grant from KDOT and they will purchase a camera for use at crime scenes and a tint meter.

The County radio shop is programing the new radios, received from the Firehouse Sub Grant, at no cost. The old radios have been sold to a used radio place in Colorado.

The new laptops have been installed in the patrol cars.

Chief Winter requested executive session.

FIRE REPORT

Assistant Fire Chief Jerry Peitz reported the Fire Department had 23 runs for August.

The radios they purchased from their K-State Fire grant are backlogged, but should be here in October.

The department is still looking to replace the fire truck behind the fire station.

MAINTENANCE REPORT

Assistant Maintenance Superintendent Jerry Peitz stated the maintenance department has started slurry sealing streets. The Golden Age Home has asked for the City to slurry seal their driveway.

The gas, water, and fire hydrant have been installed on East 2nd Ave and the street is now open. APAC is supposed to finish patching potholes around town. Young Construction has started dirt work on the ball field. Maintenance on the tree spade was done. There have been several water main breaks, possibly from earthquakes. The majority of the breaks are located at NE 10th Street and Mt Vernon Road. When that water line was installed, it was installed on keel instead of imbedded in sand, which may be causing the line to break. It was asked how the trees are doing at the complex on South Main. It was stated that employee Jim McCollum does a great job at keeping them all watered.

GOLF COURSE REPORT

Director of Golf Kevin Fowler stated that daily play is down, but they are busy with several upcoming tournaments.

Fowler talked about his aging fleet of equipment. He demoed a 2016 Toro Reelmaster 5010H, which is for sale for \$40,000. A 2017 unit is listed at \$68,814.73. The golf course currently has a 2008 fairway mower with 2664 hours and a 2000 with 2700 hours. Fowler stated he could send the older units off to be refurbished. Fowler thought it was a great opportunity to buy the 2016 model. He also learned that the used equipment is going to Houston, so purchasing another used mower may be hard to find.

Fowler found the following comparable mowers:- 2009 with 1200 hours for \$30,000, 2011 with 1300 hours for \$22,000.

The cost would be taken out of Capital Improvement and serve as his 2018 capital equipment purchase. Fowler believes he can get \$3,500 if the 2000 model is sold.

Council member Carl Koster moved to proceed with the purchase of the 2016 Toro for \$40,000. Council member Philip Mize seconded the motion. Motion carried unanimously.

Fowler discussed mowing the "no mow areas" at the golf course. He stated that the course was spending too much money mowing everything so "No Mow Areas" were designated throughout the golf course. Fowler stated that along the west golf course property line there is a 20-30' wide area that is mowed once or twice a year.

In the last 12 months, Leroux started mowing the 20-30' wide area and the "no mow area" of the golf course. Fowler has approached Leroux about not mowing golf course side. The property pins have been marked with t-posts.

Fowler felt like there should be something along the area as a buffer. If there are issues, then a pipe fence could be installed. He noted that there is still a fence along the trailer park area that needs taken out.

ADMINISTRATOR'S REPORT

City Administrator stated the League Meeting is September 17-18th.

The Specials will be spread for the project on East 2nd Ave when the final numbers are received.

The Specials also need spread for the CDBG at Albers Finishing. They are discussing requesting an amendment to the contract based on the cost and number of employees.

Oliver asked the Council how they would like to move forward with the storm water utility.

Council member Albers stated he is not sold on the storm water utility and believes the City needs to look at the funds that are already generated. Albers doesn't want to add another bill to every citizen and believes the current budget should be examined and money should be set aside every year.

Oliver thought they needed to look at scope of the total projects and determine the cost amount and how to fund the projects in the future.

Kampling noted that every city has flooding problems and asked about a pump to pump the water to push it through.

ATTORNEY'S ITEMS

Attorney Austin Parker had nothing further to report.

CLERK'S ITEMS

Clerk Young discussed the time savings the Auto Read system would save employees.
Young reviewed the year end revenues and expenses for the Swimming Pool.
Young distributed the list of goals from the 10 year Comprehensive Plan and which goals had been met.
A high school student will be working with City Hall for a few weeks.
E-Statements are now available. A flier will be sent out to promote it to customers on auto-debit.

MAYOR'S ITEMS

Mayor Ball had nothing to report.

COUNCIL ITEMS

Council member Carl Koster stated he would like to attend the Kansas Broadband Conference. The cost is \$130.
Koster also mentioned that the Sedgwick County Clerk's office has mill levy rates listed for districts in Sedgwick County on their webpage.
Council member Jeff Albers had nothing to report.
Council member Phil Mize had nothing to report.
Council member Judy Lehner had nothing to report.
Council member Greg Kampling had nothing to report.

EXECUTIVE SESSION

Council member Jeff Albers moved that the City Council enter into executive session to discuss an employee's performance pursuant to matters related to non-elected personnel KSA 75-4319(b)(1) for 20 minutes at 9:23 pm with City Administrator Randall Oliver, Director of Administration Danielle Young, Police Chief Ken Winter, and Attorney Austin Parker. The open meeting will resume in the city council chamber at 9:43 pm.
Council member Philip Mize seconded the motion. Motion carried unanimously.

Mayor Ball stated Council was back in session at 9:43 pm with no binding action taken.

ADJOURN

Council member Judy Lehner moved to adjourn at 9:43 p.m.
Council member Greg Kampling seconded the motion. Motion carried unanimously.

Mayor Linda Ball

(seal)

Attest:

Danielle Young, Director of Administration/City Clerk