



COUNCIL MEETING

Council Chambers, City Hall – 131 N Main St

June 10, 2021 at 7:00 PM

MINUTES

HONORABLE MAYOR MIZE AND MEMBERS OF THE COUNCIL

CALL REGULAR MEETING TO ORDER

MEMBERS PRESENT

Mayor Philip Mize called the meeting to order at 7:00 pm. Council members Kassie Gile, Ryan Graf, Greg Kampling, and Greg Williams were present. Council member Jeff Albers arrived during the Administrator Report. Staff present were City Administrator/Clerk Danielle Young, City Attorney Austin Parker, Police Chief Ken Winter, and Maintenance Superintendent Brad Ewy.

Guests present were Shelly Thurman-Wing and Michelle Franklin- TSNews.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

DETERMINE AGENDA ADDITIONS- none

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) BUILDING PERMITS

Sign - 105 Shadybrook - Body Forge

Sign - 217 N Main - Eck Agency

Electrical - 914 N Main - Cox-Kent & Associates

Siding - 407 N Main - Monjaras Construction

Roofing - 2 Heather Lane - Superior Roofing

Siding - 737 E 2nd Ave - James Adolph

Electrical - 825 Sunset - Cheney Electric

Fence - 311 Evergreen - Reddi Fence

Building - 324 Shadybrook - JY Construction

Mechanical - 914 N Main - BBH LLC

Mechanical - 202 N Main - BBH LLC

Fence - 102 & 104 N Washington - June Gregory

B) Minutes of the May 13, 2021 Council Meeting

C) Bills List May 26, 2021

D) CMB License- Bret J Albers- Special event- July 7-10th, 2021

Motion made by Councilmember Kampling, Seconded by Councilmember Graf.

Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf

PUBLIC AGENDA *(Please limit comments to 5 minutes)*

Shelly Thurman-Wing, owner of Willowleaf Bakery, told the Council she had already been approved by them to use a couple parking spaces in front of her business on Saturday mornings to serve breakfast. Tonight, she was requesting a designated 15-minute loading zone in front of her building because it gets overtaken with people parking for the doctor's office and the bar, so people are unable to come in and out of her business. She explained that she bakes a lot of pies for people and didn't think it was right for people to have to carry pies across the street to where they have to park. Shelly said there wasn't adequate parking for her business and her business slows down around 11 am. She used to stay open until 2 pm, but there was nowhere for people to park, so business was slow during that time and now she closes at noon. She only has carry-out business and no dine-in services, so people are not there very long. She has talked to businesses next to her about the 15-minute parking and they're in favor. The new Lake House Nutrition business will be open until 6.

Mayor Mize asked if there were any other alternatives to where people could park in the back of their businesses. Shelly stated there is a large storage building behind her building, limiting people from parking back there. Administrator Young explained that the alley is used for several loading trucks for China Bar and asked if customers picking up pies could stop in the alley for pies. Shelly did not think that would work.

Attorney Austin Parker stated an ordinance would need to be approved to describe the designated parking stall conditions, but said it might be hard to describe what she is requesting.

Mayor said he was concerned if they approved the request that the dentist office might request a parking stall and then Dr. Gould and other businesses might ask for designated parking stalls also. Attorney Parker stated that looking at other communities, Cheney is not unique as businesses vary along Main Street. He explained that typically street parking designates handicap parking, or maybe states 2 hours or less on Main Street.

Michelle Franklin from Times Sentinel addressed their employees parking in front of their business and said they would like to be agreeable and park somewhere else to free up space for customers, but they're not sure where else they could park. She stated they would do their best to find areas to park and offer suggestions. Attorney Parker suggested monitoring the area over the next month to get a better idea of the parking issues within the block. Parker explained that addressing the parking is hard because it's public parking and not on private land. It was mentioned there are some vehicles parked there that never move.

OLD BUSINESS**NEW BUSINESS**

CONSIDERATION TO RESCHEDULE JULY COUNCIL MEETING

The Sedgwick County Fair is scheduled for July 7-10th. The regularly scheduled Council meeting is scheduled for July 8th. Previously, the City has rescheduled the meeting for the following Thursday.

Motion: Reschedule the Council meeting to July 15, 2021 at 7 pm.

Motion made by Councilmember Kampling, Seconded by Councilmember Graf.

Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf

CONSIDERATION OF APPOINTMENTS FOR THE KMGGA BOARD OF DIRECTORS IN ACCORDANCE WITH KMGGA'S BYLAWS, THE BOARD OF DIRECTORS SHALL CONSIST OF ONE DIRECTOR FOR EACH MEMBER CITY

Currently Brad Ewy serves as the Director and Jerry Peitz as the alternate. With Brad retiring a new Director needs to be appointed.

Motion: Appoint Jerry Peitz to serve on the KMGGA Board of Directors effective immediately until August 31, 2023 and appoint Danielle Young to serve as the alternate Director.

Motion made by Councilmember Graf, Seconded by Councilmember Williams.

Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf

CONSIDERATION OF MAYOR MIZE'S APPOINTMENTS FOR 2021-2022

Mayor Mize requests Council's confirmation on the following appointments of officers for a one-year term:

Part-time Police Officers: Danny McDorman

Fire Chief: Jerry Peitz effective June 26th, 2021

Motion: Confirm the Mayor's appointments.

Motion made by Councilmember Williams, Seconded by Councilmember Graf.

Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf

DISCUSSION OF FIRE STATION REMODEL

Administrator Young showed photos of the additional 5 bays to the north side of the Fire Station. The doors would face 5th Ave and a curb cut would be done for drive access. Young reviewed some design options that her and Chief Ewy had discussed as they would like to tie the new building addition together with the existing structure so it doesn't look like two different buildings. Young reviewed adding awnings over the existing windows and walk-thru doors, a large station number with contrasting backdrop, and either additional metal over the existing brick building along the top, or adding brick to the bottom of the metal building. The pitch of the room was discussed. Young reviewed financing options and thought the FRA could loan the funds to the City for the addition. The payback on the loan would be approximately \$14,000 over 10 years or \$9742. Over 15 years. Councilmember Kampling thought paying it back over 10 years was doable, since the improvement of the building would be there a long time. It was discussed how the FRA received their funding and allowable uses. Additional funds would still be needed and the City could utilize a combination of CIP funds, Fire

Department donation funds, and Fire budgeted funds. Councilmember Graf asked if the building would be steel framed. Ewy stated yes. Young and Ewy asked if Council was good with them moving forward on getting bids with their ideas.

Councilmember Kampling moved to move forward with Fire Station addition and determine financing. Councilmember Williams seconded the motion.

Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf

CONSIDERATION OF TERMS AND CONDITIONS AND COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS FORM FOR NON-ENTITLEMENT UNIT

The City of Cheney is considered a non-entitlement unit and will receive American Rescue Plan Funds in the amount of \$328,748.21 from the State of Kansas. Half of the funds are set to be distributed in July and the other half next year. Young discussed that the funds will need to be spent based on Treasury Guidance for the response to COVID-19 or its negative economic impacts, premium pay or investments in water, sewer or broadband infrastructure. The State of Kansas is set to receive 5 billion with 2.3 billion going to state agency programs, 143 million to capital project funds, 1.6 billion in state fiscal recovery funds, and 1 billion to local fiscal recovery funds. Sedgwick County is also set to receive funds. Young stated the City has until the end of 2024 to utilize the money.

Motion: Approve the documents and any other documents necessary to accept the funds and authorize the Mayor to Sign.

Motion made by Councilmember Kassie Gile, Seconded by Councilmember Ryan Graf.

Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf

REPORTS

Police Report

Chief Winter reported that Unit 3 Patrol Car is in the Body Shop in Garden Plain after it hit a deer. The 2018 Ford Explorer sold for \$18,000.

Fire Report

Chief Ewy had nothing to report on.

Maintenance Report

Maintenance Superintendent Brad Ewy said they would be looking at street work tomorrow.

A plaque was presented to Brad for his retirement of 41 years as Fire Chief and 29 years as Maintenance Superintendent. His retirement day is June 25th.

Golf Course Report

Fowler was absent. Young reported that the Friends of Cherry Oaks Tournament is scheduled for the end of June. Funds raised will pay off the balance of the restroom project and they are still determining a next project to tackle.

Administrator's Report

Administrator Young gave an update on the art display. There are three pieces let to put up by artist Kelly Caswell, but expenses have been remitted for reimbursement on the grant. The City received a lot of in-kind donations and help from Bob Downey and the report showed the city contributing 973.08 in labor.

The Diamond Dawg buy-out night is June 19th.

A public input website will go out next week showing the pool concept that was put together by the committee and will have a survey for the public to provide feedback.

Councilmember Jeff Albers arrived at the meeting.

The first payment for the natural gas loan is due July 1st in the amount of \$74,533.29, which is amortized over 10 years. The City set the rate at \$3.15/mcf to hopefully pay it off in 7 years. The City has received \$64,767.15 in 3 billing cycles to apply towards the payment. Young reviewed gas usage dipping in the past three months of 2021 compared to 2020 and 2019.

The agreement with Waste Connections expires at the end of 2021, unless the City chooses to extend the contract. It was agreed upon to send out an RFP for trash hauling to see what other options are available.

Young asked that since the City received the cost-share grant from KDOT to build the sidewalk to South Main, if she should do an RFP or RFQ to hire the engineering firm for the design and construction engineering. Attorney Austin Parker said that hiring a special project engineer would be consistent with other projects the City has done in the past and a separate inspection engineer could be used by Schwab Eaton, if the City wished. Councilmember Albers thought the RFP was a good opportunity for another engineering firm to have a chance at doing work for the City. Council agreed to proceed with an RFQ for hiring and engineer for the KDOT grant.

National Night Out has been set for August 14th. Council was receptive to going around to the Block Party events again.

Young explained the new requirements for the Budget and that the mill levy for this year is at 60.616 and the new Revenue Neutral Rate will set the mill levy at 57.967. This is calculated by looking at the new assessed valuation and as it increases, it keeps the expenditure dollar amount the same, and decreases the mill levy rate. The Budget will be discussed at the July meeting, but Young stated the Council will need to determine in July if they want to exceed the Revenue Neutral Rate of 57.967 as an additional public hearing will need to be held. The Council will still be the deciding vote on setting the mill levy after the budget hearing and revenue neutral rate hearing. Young noted that the payment for the Fire State Addition could increase the mill levy.

ATTORNEY'S ITEMS

Attorney Austin Parker had nothing to report.

MAYOR'S ITEMS

Mayor Philip Mize had nothing to report.

COUNCIL ITEMS

Councilmember Albers had nothing to report.

Councilmember Gile had nothing to report.

Councilmember Graf asked Young if Ross Scheer had been in contact with her and he had.

Councilmember Kampling had nothing to report.

Councilmember Williams asked the next process after the engineer was hired. Young explained that once the design as done on the sidewalk, the bid would then be let for construction, the city could accept those bids or wait to see if pricing came down in the next spring or fall.

ADJOURN

Meeting was adjourned at 8:24 pm.



A handwritten signature in blue ink that reads "Philip Mize".

Philip Mize, Mayor

Attest:

A handwritten signature in black ink that reads "Danielle Young".

Danielle Young, City Clerk

FACILITY TOUR SEWER DEPARTMENT- videos were shown of the sewer ponds and Brad Ewy explained the process