



## COUNCIL MEETING

Council Chambers, City Hall – 131 N Main St  
January 13, 2022 at 7:00 PM

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## 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 Ryan Graf, Kassie Gile, Greg Kampling and Greg Williams were present. Staff present were City Administrator/Clerk Danielle Young, City Attorney Austin Parker (by phone for executive session), Police Chief Ken Winter, Maintenance Superintendent/Fire Chief Jerry Peitz. Councilmember Jeff Albers was absent.

Guests present were 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) Minutes of the December 9, 2021 Regular City Council meeting  
Minutes of the December 29, 2021 Regular City Council meeting  
Monthly Bills List

- B) Building Permit  
Electrical - 217 N Main - Cheney Electrical  
Fence - 411 E 6th Ave - Daren Dewey  
Building - 2960 S 375th St W - Rosenhagen Construction  
Carport - 603 N Garfield - Mary Bronston  
Commercial Building - 217 N Main - Kemp Construction  
Building - 102 N Jefferson - Nathan Durr  
Roofing - 804 Filmore St - A/R Roofing

Motion made by Councilmember Williams, Seconded by Councilmember Graf.

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

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

### OLD BUSINESS

**NEW BUSINESS****CONSIDERATION OF SANTA FE ADDITION PLAT**

The Planning Commission met on December 14th to review the plat and drainage plan and approved the preliminary and final plat. The addition is between Main Street and Garfield and the property is currently owned by the City of Cheney. It plats out the land into 2 commercial lots, 2 residential lots, and will straighten Santa Fe Street. Young explained the drainage plan, concerns raised at the Planning Commission meeting and stated the next steps would be to hire a contractor to straighten the road and do work on drainage plan. Contracts will be presented to the adjacent property owners to purchase the lots.

Motion: Approve the Santa Fe Addition Preliminary and Final Plat.

Motion made by Councilmember Gile, Seconded by Councilmember Graf.

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

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

Schwab-Eaton has acted as the City's engineer for several years. They have presented a renewal contract for 2022 with hourly rates.

Motion: Approve the renewal contract for engineering services from Schwab-Eaton, P.A. for 2022.

Motion made by Councilmember Kampling, Seconded by Councilmember Williams.

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

**CONSIDERATION OF PURCHASING 2021 CHEVY TAHOE**

The Police Department requested the purchase of a 2021 Chevy Tahoe from SERV in the amount of \$38,950 and upfitting costs of \$7902.90 for a total price of \$46,852.90

Due to the 2019 Tahoe being wrecked and totaled, the oldest vehicle in the fleet to be replaced is only two years old instead of three. The 2020 Tahoe that was purchased in January 2020 from SERV for a total of \$44,848.05 (included vehicle and upfit cost). SERV would like to buy this vehicle back on a trade-in in the amount of \$26,000. Chief Winter stated that Lubbers was unable to get a new Tahoe ordered in, but will still honor the warranty work. The trade-in amount was discussed as they wished it was higher, but listing it on Purple Wave could bring less since a minimum amount can't be set.

Motion: Approve purchase of 2022 Chevy Tahoe in the amount of \$46,852.90 including upfitting costs from SERV.

Motion made by Councilmember Graf, Seconded by Councilmember Williams.

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

Motion: Declare the 2020 Chevy Tahoe as surplus and trade-in to SERV for \$26,000.

Motion made by Councilmember Gile, Seconded by Councilmember Graf.

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

Budget: 2022 Police Machinery & Equipment- \$48,000

**CONSIDERATION OF GENERATOR FOR MAINTENANCE SHOP**

The maintenance shop requested the installation of a generator with auto-switch transfer to ensure the telemetry system to continue operating the wells supplying water to the city during an outage.

Motion: Approve purchase of generator in the amount of \$5,727 from Northern Tool and installation in the amount of \$1,800 from Twietmeyer Electric.

Motion made by Councilmember Gile, Seconded by Councilmember Williams.

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

**DECLARE EQUIPMENT ITEMS SURPLUS AND SELL**

The maintenance department requested to sell the following equipment:

Car Lift, Generator, Slurry Truck

The City will also sell the beer cooler, kegerator, and Hustler mower that have already been declared surplus. It was discussed that some items may be sold with sealed bid.

Motion: Declare items surplus and sell.

Motion made by Councilmember Graf, Seconded by Councilmember Gile.

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

### **CONSIDERATION OF RESOLUTION 312-2022 REQUESTING THE KANSAS DIRECTOR OF ACCOUNTS AND REPORTS TO WAIVE THE STATUTORY REQUIREMENTS OF USING GENERALLY ACCEPTED ACCOUNTING PRINCIPLES FOR THE CITY OF CHENEY**

This Resolution exempts the City of Cheney from the statutory requirement of using Generally Accepted Accounting Principles. In recent years, Cities have been under increasing burden to account for assets that have no actual market value. And while these things do not have a fair market value, they still are required to be in conformance with GAAP. Therefore, smaller municipalities in Kansas have opted to go with another form of cash basis of accounting that is in conformance with Kansas's law. (Requirements of K.S.A. 75-1120a (a))

Motion: Approve Resolution 312-2022 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.

Motion made by Councilmember Williams, Seconded by Councilmember Graf.

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

### **CONSIDERATION OF A RESOLUTION MAKING FINDINGS AS TO THE ADVISABILITY AND AUTHORIZING CONSTRUCTION OF A WATER MAIN IMPROVEMENT UNDER AND PURSUANT TO K.S.A. 12-6A01 ET SEQ.**

The Resolution allows the City to extend the water main to Andrew and Jessica Koehn's property at 2960 S 375th St W for their new home. The project will be funded through city funds can be spread over specials with 3% interest or paid in full upon project completion.

Motion: Adopt Resolution 313-2022.

Motion made by Councilmember Gile, Seconded by Councilmember Kampling.

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

### **CONSIDERATION OF 2022 SIDEWALK INSTALLATION/REPLACEMENT PROGRAM**

The 2022 budget contains \$10,000 for sidewalk and curb ramp improvements. The policy was established in 2005. In 2018, the program increased the grant from \$500 to \$750 per homeowner to replace sidewalks. In 2021, the policy changed to allow 2/3 reimbursement, instead of 50%.

The City received 3 applications in 2021 and funded two grants. The one additional applicant did not get their projects completed by year end and plan to apply again in 2022.

Motion: Approve the 2022 sidewalk replacement program and allocate \$5,000 towards sidewalk grants.

Motion made by Councilmember Kampling, Seconded by Councilmember Graf.

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

## **REPORTS**

### **Police Report**

Chief Winter did not have anything to add to his report. Mayor thought it was nice that the police department located the person who had been doing the burglaries.

**Fire Report**

Chief Pietz stated that the breakfast at the Fire Station on Saturday morning had gone well and they'd be doing it the rest of January to raise money for the station remodel. He mentioned they had another person interested in becoming an EMT.

**Maintenance Report**

Peitz reported that Morton Township is purchasing a new tractor and they have a 2004 Case with 5900 hours for sell at \$31,000. In talking to the township, they recommended a smaller hp tractor since we mow the sewer dyke.

Peitz reported that VersaSport had started on the basketball court at the South Main Complex and the poles were set and the project is moving along.

**Golf Course Report**

Administrator Young gave the golf report in Fowler's absence. He had been contacted by an individual inquiring about personal cart, but had not heard anymore. Fowler reported they were progressing through their annual winter maintenance on equipment and had not had too many issues getting parts, but do need an engine for a tee mower and it's out 4-8 weeks, if they can still get one. As far as equipment. Toro is not guaranteeing delivery of orders for up to a year. Fowler is watching used equipment and may need some quick decisions made in the coming months. The new beverage cooler approved last month is not scheduled to be shipped until the end of May.

Mayor Mize mentioned that he had seen Cherry Oaks was ranked #8 for 2021 and #4 for 2022 for Top Kansas Golf Courses. Mayor mentioned the course had another great year with revenues.

**Administrator's Report**

Young stated her and the engineer had been working with the Railroad on insurance and cost to cross the railroad tracks with the Cost-Share sidewalk down South Main Street and that the Railroad could install asphalt across the tracks for approximately \$1000 and then the concrete contractor can pour the concrete to the asphalt.

Young reviewed the 4<sup>th</sup> quarter financials and mentioned the pool committee was holding a raffle to raise money for the pool. The Planning Commission will hold a meeting on Tuesday, January 18<sup>th</sup> to discuss the variance application from Laverentz that discussed his plans with Council a few months ago. Young mentioned the US Treasury had given final guidance on using the American Rescue Plan Funds and she thought it would allow the funds to be used on more projects.

Young asked how Council wanted to proceed with the Fire Station project. Staff has been requesting pricing updates on the project, but they continue to increase so they didn't know if it was best to just do the project or if the price would ever come back down. Peitz mentioned that if the price hadn't jumped, it would have been done. Councilmember Kampling thought it would be at least a year before any prices decrease. Mayor Mize thought it could be an issue to get materials in, but hated to not see it done. Council thought staff should bring the price up next month and they could discuss it then.

Young mentioned that Pickleball Courts were listed as a Budget Goal and asked about getting pricing from VersaSport while they're working on the basketball court to go ahead and build another court the same size for 3 Pickleball courts.

**ATTORNEY'S ITEMS****MAYOR'S ITEMS**

Mayor Philip Mize had conversations about private carts at the golf course with an individual. Mayor told him that items he brought up had been discussed in the past and thought that golf scooters would be the same as private carts. Kampling thought the course was in the business of renting carts. Gile thought there was a reason Cherry Oaks is in the top 10. Mayor said he told individual he could come visit.

**COUNCIL ITEMS**

Councilmember Albers was absent.

Councilmember Gile had nothing to report.

Councilmember Graf had nothing to report.

Councilmember Kampling had nothing to report.  
Councilmember Williams had nothing to report.

**EXECUTIVE SESSION**

Councilmember Gile moved that the City Council enter into executive session to discuss police department personnel matters relating to non-elected personnel KSA 75-4319(b)(1) with Attorney Parker (phone), Police Chief Winter, and Administrator Danielle Young for 15 minutes at 8:08 pm. Councilmember Williams seconded the motion. Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf

Councilmember Gile moved that the City Council enter into executive session to discuss police department personnel matters relating to non-elected personnel KSA 75-4319(b)(1) with Attorney Parker (phone), Police Chief Winter, and Administrator Danielle Young for 10 minutes at 8:23 pm. Councilmember Williams seconded the motion. Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf

Mayor Mize stated Council was back in regular session with no binding action taken.

**ADJOURN**

Motion to adjourn the meeting at 8:40 pm.  
Motion made by Councilmember Gile, Seconded by Councilmember Graf.  
Voting Yea: Councilmember Kampling, Councilmember Williams, Councilmember Gile, Councilmember Graf



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