



SPECIAL COUNCIL MEETING

City Hall, 131 N Main, Cheney, Kansas

October 06, 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 7:05 pm. Council members Jeff Albers, Kassie Gile, Ryan Graf, Greg Williams and Greg Kampling were present. Staff present were City Administrator/Clerk Danielle Young, Police Chief Ken Winter (joined meeting for executive session), and Maintenance Superintendent/Fire Chief Jerry Peitz.

CONSIDERATION OF DEVELOPER'S AGREEMENT WITH BACK 9 HOLDINGS, LLC

A Developer's Agreement between Back 9 Holdings, LLC and the City was presented to the Council. Young reviewed the agreement and highlighted items that were specific. The City attorney has reviewed and approved the agreement and the Developer has already signed the agreement. The agreement addressed Phase 2, which are the 31 undeveloped lots in the Southeast section. The northwest undeveloped lots will be done in a future phase, Phase 3. The new improvements will be sewer, water and paving, and have preliminary estimates at \$972,607. A letter of credit will need to be issued for 35% of those new improvements with a release mechanism as a percentage of lots are built on.

Young explained that the City would get temporary notes for 3 years for the estimated cost of the improvements, plus interest and issuance costs. After the temporary notes, permanent bond financing would then be done and special assessments would then be assessed per lot.

The developer has presented a letter of credit for \$30,500 to cover 50% of the existing specials on all of the undeveloped lots. The existing letter of credit with Southwind will need to be released so Southwind can sell the lots to Back 9 Holdings.

An additional letter of credit and petitions will be presented at a later meeting for the improvement costs and the City will issue temporary notes for financing and later assess Special Assessments.

The new developer hopes to get bids out for streets this winter and is up in the air on requiring specific builders.

Mayor Mize asked if the interest and costs for the temporary notes and bonding agents would be rolled into the temporary notes and bond. Young stated those additional costs are outlined in the agreement and had been verified they could be included.

Motion: Approve developer's agreement with Back 9 Holdings, LLC and accept letter of credit.

Motion made by Councilmember Williams, Seconded by Councilmember Graf.

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

Motion: Approve the release of the letter of credit with Southwind Properties.

Motion made by Councilmember Kampling, Seconded by Councilmember Gile.

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

CONSIDERATION OF PURCHASING AUTO SWITCH FOR GENERATOR AT WATER WELLS

The Kohler auto-switch was removed from City Hall when the new generator was installed. It was thought the Kohler auto-switch could be utilized at the water wells where the generator is being installed; however, it was the wrong voltage of 208 volt at the City Office and 480 volt at the water wells. It was discussed if the old auto-switch off of City Hall could be used at the Maintenance building. Only one auto-switch could be located in stock for \$2700. Councilmember Kampling asked if we could use American Rescue Plan Funds for the auto-switch transfer. Young stated she would look into it.

Motion: Purchase Kohler auto-switch for generator at water wells, not to exceed \$2,700.

Motion made by Councilmember Albers, Seconded by Councilmember Graf.

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

DISCUSSION OF KMIT HEALTH INSURANCE PROGRAM

Young discussed information about a new group health insurance program through the City's work comp provider, KMIT. The program will begin January 1, 2022. Young discussed that coverage was very similar, but the KMIT rates were 13-14% higher than the City's current rates. The City's rates could increase at renewal for 2/1, but it might still be possible to join the KMIT group after the City knows their renewal rates. If the City joins the KMIT program, the City would lose their grandfathered status and would have to go to an ACA affordable care plan if the KMIT program didn't work out. Council discussed the program and didn't see a benefit to the city to join at this time.

Council decided to take no action on the KMIT Health Insurance Program.

DISCUSSION AND CONSIDERATION OF PROJECTS AT SOUTH MAIN COMPLEX

Young discussed the different projects at the South Main Complex. Projects included on the LWCF grant include extending the water line, irrigation for the multi-use fields, sidewalk, and basketball court. Staff has been working on prices for the project, and pricing has increased compared to bids utilized prior to covid when the application as prepared for the grant. Bids were submitted to purchase items for the water line extension. Last week, availability of the water line was unknown and pricing has again increased this week for one of the bids submitted last week. Winwater stated everything on their bid was available except the hydrant, so staff recommended accepting the bid for \$10,885.74. City maintenance department will install it. Staff felt a need to purchase the items now while they're available before pricing increases even more.

Young stated this is just one of the items to be approved for the project. Next week, pricing for irrigation, booster pump, and basketball court will also be discussed. Young stated they are looking at bidding out the items separately for the basketball court individually to try and save money, but is having a hard time finding a company willing to just do the painting/surfacing of the court itself.

Next week they will also talk about the placement of the basketball court to allow for a future restroom/picnic shelter. Councilmember Kampling asked if the basketball court could just be painted without the rubber surfacing? Young stated she would check more into the longevity of the surfacing. Later on the sidewalk, water fountain and grass will be discussed.

Another project at the South Main Complex, separate from the grant, was also discussed regarding the need for irrigation, fencing, dugouts for Field 4. Concrete is also needed between Field 3 and 4. A group is discussing building the Big Red Monster wall for the outfield.

There is also a walking trail grant that has just opened up and Young will work on getting pricing to apply for the grant to discuss next week. Councilmember Graf asked if Seeders came out and seeded around Field 3- it was stated they did.

Motion: Purchase the water line in the amount of \$10,885.74 from Winwater.

Motion made by Councilmember Albers, Seconded by Councilmember Graf.

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

CONSIDERATION OF CANDIDATE FOR POLICE DEPARTMENT AND EXECUTIVE SESSION

Motion to enter into executive session to discuss police department candidates pursuant to matters related to non-elected personnel KSA 75-4319 (b)(1) at 7:53 pm for 15 minutes with Administrator Young and Chief Winter.

Motion made by Councilmember Gile, Seconded by Councilmember Kampling.

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

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

Motion: Authorized Chief to offer full-time and part-time employment.

Motion made by Councilmember Kampling. Seconded by Councilmember Graf.

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

CONSIDERATION OF CHANGES TO THE PERSONNEL POLICY

Young presented the changes to to the City's Personnel Policy. Items included the removal of the residency requirement for police officers to live within the USD 268 School district. Other requested changes are also being requested to match current operating practices.

Motion: Approve changes to the City of Cheney Personnel Policy

Motion made by Councilmember Albers, Seconded by Councilmember Gile.

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

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