

**CITY OF THE HIGHLANDS**  
REGULAR COUNCIL MEETING  
Monday, July 8, 2024, 6:00 p.m.  
Crazy Horse Sports Club, 922 W. Crazy Horse Dr., 67502

This meeting is being recorded.

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**Minutes**

**I. Meeting called to order - 6:00 p.m.**

A. Welcome by Mayor Moore

B. Pledge of Allegiance

C. Roll call of the Council by City Clerk, Bonnie Swenson

Present: Lyle Foss, Christie Gardner, Jeff Jackson, Mark Kerschen, Kenny Nuss

AZC: Mo Penny was absent

Guests: Dave Thomas, Lacey Stone, Molly Dean, Butch Neel, Rick Woolley

**II. Approval of the amended agenda as presented**

- Jeff Jackson made motion to approve agenda with Mayor Moore's additions; Mark Kerschen seconded; motion carried unanimously.

**III. Public Comment(s)** None

**IV. Report on Open House and community social (Christie Gardner, Molly Dean, Lacey Stone)**

Organizers felt it went very well – the weather cooperated, food truck vendors liked the setup and felt their sales were very good for the time slot they had. The cornhole tournament had 11 teams; might consider setting up something for the younger kids next year. EMS and the fire department were pleased with the participation of residents and resulting interest. Will be working on something for winter, December 8, 2024, and another similar social in 2025.

**V. Approval of Draft Minutes:** June 10, 2024 regular meeting

- Jeff Jackson made motion to approve the draft minutes with edits; Kenny Nuss seconded; motion carried unanimously.

**VI. Reports**

A. Mayor

1. Volunteer liability waiver forms have been developed and are available from the City Clerk. City Clerk will keep a log sheet of who has completed and submitted the forms.

2. Waiting for city attorney to get back with Mayor Moore regarding clarification on how to hire someone to clean up lots.

B. Treasurer

1. Monthly financial report – June 2024

Lyle Foss went over June financial results.

Deposits/Receipts total	\$39,513.20
Disbursements total	( 3,242.38)

2. Approval of invoices

a. Butch Neel – June mowing - \$150.00

b. TW Roll Offs – dumpsters for Wildwood brush - \$1,400.00

c. Bobcat White Star – track loader rental - \$2,030.00

d. Ark Valley Electric - \$95.48

e. Reno Co. Utilities - \$65.07

f. Carol Moore – reimbursement for community social supplies - \$123.52

g. Bonnie Swenson – reimbursement for stamps and printer cartridges - \$218.40

h. Eagle Media – Hutch Post ad for mower bids - \$180.00

- Christie Gardner made motion to approve invoices a. through h.; Mark Kerschen seconded; motion carried unanimously.

C. AZC

1. Status of road repairs

Jeff Jackson reported in Mo's absence that they have a meeting with Powered by ME to discuss when further repairs will begin this year. They are to begin where they left off on Paganica Pass. Need to get a contract with PBM for their projected work.

**VII.** New Business

A. Status of evergreens in entrance island - Brad Easter reported that one of the evergreens is dead, and four others have brown on them. Prairie Hills Nursery will honor their warranty and replace them with a different type of tree. A suggestion for the concrete base that is on the island is the possibility of hooking up a metal Christmas tree that could be pre-decorated and simpler to put in place during the season.

B. Report from ROW and drainage volunteer group – consists of Tom Dobson, Dave Thomas and Brad Easter. They have looked at the ROW encroachment by trees and relating to drainage. Intend to send letters or call landowners with line-of-sight issues. They will go over the maps and make a list of property issues.

- C. Status of NW exit project – Jeff Jackson used TW Rolloffs and a Bobcat from White Star equipment to remove and haul off the locust and catalpa trees. He left the landscape rough and rolling because it will still blow with no vegetation. A fire hydrant was uncovered in the process. Jeff and Mayor Moore have met with Don Brittain, Reno County Public Works Director. The city will pick up the city side of Hendricks. We will use ARPA funds for the drainage issues. Don will provide suggestions for an engineer to assist in the drainage study. Will need to define a road to 108<sup>th</sup>. Don is offering his expertise with this project.
- D. 2025 budget preparation – The budget only meeting is set for 5:30 p.m. on August 12, 2024. We do not plan to exceed the revenue neutral rate with this budget - notice of the budget meeting will be sent to the county with the final budget. Will need to go to residents when ready to pursue the street overlay project to get their permission to exceed RNR.

Christie Gardner asked for a line item for Community Engagement for social events. \$1,000.00 will be added to the financial report.

- E. Discussion and review ordinance regarding duplexes – Ordinance 2020-18 is the only one that references duplexes. The council decided to schedule a special meeting workshop to discuss in further detail. Set for the second council meeting date on July 22, 2024, 6:00 p.m. Will also set another workshop time on July 22, 2024 to further discuss the short term rental topic.
- F. Communication with residents – report on results obtained at community social. A survey card was available for residents to complete with their preference of communication from the city. The majority prefer a text notice – will need to check into texting services further; could come through email.
- G. Ordinance 2022-26 – fireworks within the city limits. A question came up and Mayor Moore reviewed the ordinance with the resident. It will probably be necessary to send a notification to residents next year prior to the 4<sup>th</sup>.

#### **VIII. Unfinished Business**

- A. Review response on letters sent to property owners with issues. The Twigg's have cleaned up their property. Kenny suggested that a letter from the mayor be sent to the Twiggs thanking them for doing a commendable job of cleaning up.

We have requested a quote to survey property pins throughout the city from Alpha Land Surveys - they will start next week. Will have to wait for the city's

definition of property lines before it can be determined if the tree on Rick Woolley's property needs to be removed.

B. Exit and entrance at the Crazy Horse Golf Course update – the stop signs have been installed.

**IX.** As may arise

Mayor Moore emphasized the need to encourage interest from residents to participate in the city council and mayor positions as all current members' terms will end in 2025. Candidates are required to submit their names to the county clerk by noon on June 1, 2025. Mayor Moore will not be seeking re-election in 2025. There is a learning curve to all council positions that needs to be taken into account going forward.

**X.** Date for next City Council meeting

A. July 22, 2024 – schedule two workshops to further discuss the duplex question and short-term rentals.

B. August 12, 2024 – special meeting at 5:30 p.m. for budget hearing; regular meeting at 6:00 p.m.

C. Agenda items for next meeting:

1. PBM conversation; obtain contract
2. ROW and drainage volunteer group – further communication with property owners
3. Status of NW exit project – progress on establishing road
4. 2025 budget review
5. Duplex question
6. Short Term Rental draft ordinance
7. Texting services

- Jeff Jackson made motion to schedule two workshop sessions for the July 22, 2024 regular meeting date and confirm August 12, 2024 for the budget hearing at 5:30 p.m., regular meeting at 6:00 p.m.; Mark Kerschen seconded; motion carried unanimously.

**XI.** **Motion to adjourn** - 7:54 p.m.

- Mark Kerschen made motion; Christie Gardner seconded; motion carried unanimously.

#### 2024 Goals

1. Prepare a northwest exit
2. Initiate Monroe Street drainage in collaboration with township
3. Re-establish drainage to pond from Wovoka and Wildwood
4. Continue with ROW/drainage and lot maintenance work
5. Continue with road repairs

#### 2023 Goals continued from 2022 Goals

1. Develop long-term plans for roads (obtain estimate from civil engineer)(completed)
2. Identify what needs to be done with roads this year (short term)(completed)
3. Identify drainage concerns
4. Establish Parks & Recreation committee (completed)
5. Continue with vacant lot clean-up

2021 goals: Road repairs, vacant lot clean-up, signage (completed), future drainage concerns.