

CITY OF THE HIGHLANDS

REGULAR COUNCIL MEETING

Monday, 6:00, November 11, 2024

Crazy Horse Sports Club, (lower level) 922 W. Crazy Horse Dr. 67502

Minutes

I. Meeting called to order

A. Welcome

B. Pledge of Allegiance

C. Roll Call of the Council

Lyle Foss, Christie Gardner, Jeff Jackson, Mark Kerschen present.

Kenny Nuss was absent.

D. AZC: Mo Penny, present

E. Guests: Mark Tremaine, City Attorney, Randy Parks, County Commissioner, Butch Neel, Marvin Nisly, Jordon Nisly (Nisly Brothers) and Hershel West from Waste Collections, Rick Woolley

II. Approval of the agenda as presented/amended

Addition by mayor—Christmas lights in the entrance, discussion under “as may arise”

Motion by Jeff Jackson Seconded by Mark Kerschen motion passed.

III. Public Comment(s): State name and address. Please limit remarks to ≤ five minutes.

None

IV. Trash Collection Services (Organized Collection Service Act)

A. Nisly Services

Marvin and Jordan Nisly presented for Nisly Services:

1. Spoke of analogy of someone hired to mow their lawn for specific reasons.
2. Local family owned
3. Great customer service
4. Profit stays in Reno County
5. Have special front tires to distribute weight evenly and wider on streets

B. Waste Collections (Stutzman) Services

Hershel West presented for Stutzman Services:

1. Corporate owned, but employees local
2. Would be able to manage with one driver.
3. Could be some cost savings if had an exclusive deal.

Mark Tremaine spoke about using the OCSA, that the process can take two years to get approved legally. Acts has been around since 2011 and very few cities have adopted the act.

V. Community Events report (Christie Gardner, Lacy Stone, Molly Dean)

Winter Lites Community Event will be held December 8 from 4:30 to 7:30.

1. Bubbles & Brews food truck with coffee and cocoa
2. Firefighter Santa will be in lit up golf cart for photos
3. Craft will be snow person made of golf balls
4. Will promote with Facebook and door hangers. Sign at entry.
5. Decorate golf cart or car to drive around viewing and voting for house decorations.

VI. Approval of draft minutes: Regular meeting, October 14, 2024

Motion by Mark Kerschen, Seconded by Jeff Jackson motion passed.

VII. Reports

A. Mayor

Report on Chamber of Commerce's MakeMyMove discussion on November 7th
with comments from Commissioner Randy Parks

Commissioner Parks gave an update on County's involvement in promotion of area.

Also updated on other County developments happening:

1. County to capture and resell Methane at the landfill.
2. Solar Regulations being discussed
3. Attempting to deregulate sewer restrictions
4. Redistricting fire districts to one for efficiency

B. Treasurer

1.. Monthly financial report – Receipts of \$7,057.66 and disbursements of \$2,489.99.
Balance of assets is \$282,063.26. General Fund balance is \$66,886.76.

2. Approval of invoices:

- a. Mowing the ROW--\$150.00 to Butch Neel
- b. Fairview Service Center, LLC--\$131.96
- c. Crossbow (ARPA)--\$70.00 to Jeff Jackson
- d. Reno County Utilities – \$48.21
- e. Reimbursement for post to Butch Neel \$22.68
- f. FYI--Ark Valley Electric \$102.76

Motion by Jeff Jackson to approve expenses, seconded by Mark Kerschen. Motion passed.

C. AZC

1. Status of road repairs

Road Repairs are completed for the year. Still will have tarring completed on recent repairs.

2. Permits:

a. Fence—Harley Teel

Motion by Jeff Jackson, Seconded by Lyle Foss. Motion passed.

b. Secondary structure—Pat and Christie Gardner

Motion by Jeff Jackson, Seconded by Lyle Foss, Motion passed.

VIII. New Business

A. Recommendation from city attorney regarding ordinance codification.

Was suggested by Mark Tremaine, City Attorney, that we develop and implement a city municipal code that has a more informative structure. This type of codification is available from Ranson Financial in Wichita. This would also include transitioning the city website to accompany the codification of our city ordinances.

Jeff will contact Larry Kleeman at Ranson Financial.

B. Ordinances:

1. Draft ordinance 2024-34, Ordinance No. 2021-23 amended by legal counsel
Mark Tremaine explained the edits to the proposed ordinance for Building Codes
Motion by Jeff Jackson to put on website for a month, Seconded by Mark Kerschen.
Motion passed with Christie Gardner abstaining.
2. Ordinances ready for final review by council and posting for public comment:
 - a. Draft ordinance 2024-32 Short Term Rentals
No edits recommended.
Motion by Christie Gardner, Seconded by Mark Kerschen. Motion passed.
 - b. Draft ordinance 2024-33 Signs within the city
Proposed ordinance on signage within the city.
Motion by Lyle Foss, Seconded by Mark Kerschen. Motion passed.

C. Organized Collection Service Act—next steps

Carol will send letters to providers with request to assist in problem areas.

D. Snow removal contract

Members to collect as many bids as possible. Powered by Me, Rock Rentals and Mitzner's were to be contacted for bids.

E. Sirens

Federal grant is available to help with siren installation. City would still have to pay \$20,000.
No interest at this time.

F. Number of signs in the entrance

Discussion: Regulatory signs are those that can "result in a fine" if violated and should be the only sign on the post.

Council to look at number of signs at the entrance for later discussion.

G. Salary for city clerk (Ordinance 2020-16)

Change the ordinance to say that the city "may" pay up to \$1000 per month.

H. ROW

1. Status of tree trimming
Many residents have completed requested maintenance.
2. Status of Country Club Plaza ROW cleanup of Common Area
Common area is lot 9 in Paganica Peaks No. 1. Trees in ROW are being trimmed but

not completed.

- I. Continuing discussion of partying in cul-de-sacs, trash/glass, Action?
Waiting until Spring.

IX. Unfinished Business

- A. Update of violations/complaints
Chris Brown has contractor to consider changing color on shed. Wants Carol and Council members to help him decide on color.
Carol, Mark and Christie will go look at options with Chris.
- B. Discussion of the rooster at the Johnson's is tabled until after first of the year.
- C. Status of NW exit project
Engineer hired in Wichita and Alpha Land Surveys will assist in drainage ARPA project on Wovoka and Wildwood. Will contact Mark Clark about being contractor once engineering study is completed.
- D. Email/texting communication
Best option found would be \$300/month. Decided to table discussion for future date.

X. As may arise

- Is there a plan for Christmas lights at the entrance?
Christmas tree supported on a flag pole has been ordered.

XI. Date for next City Council Meeting

- A. November 25, 2024
- B. December 9, 2024
Move to have next City Council Meeting on December 9th.
Motion by Mark Kerschen, Seconded by Jeff Jackson. Motion passed.

XII. Motion to Adjourn

- Motion by Jeff Jackson, Seconded by Christie Gardner. Motion passed.

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 volunteer group
(completed)
- 5. Continue with vacant lot clean-up

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