

**CITY OF THE HIGHLANDS**  
**REGULAR COUNCIL MEETING**  
Monday, 6:00, September 9, 2024  
Crazy Horse Sports Club, 922 W. Crazy Horse Dr. 67502

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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 Jennalee Boggs, acting clerk  
Present: Jeff Jackson, Mark Kerschen, Kenny Nuss, Christina Gardner  
Absent: Lyle Foss  
AZC: Mo Penny  
Guests: Butch Neel, Dave Thomas, Dennis Boggs, Jim Humiston

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

Three items to add during the treasurer’s report.

- Motion to approve the agenda as amended: Jeff Jackson, seconded by Mark Kerschen

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

Dave Thomas reported that Dr. Dawn Johnson has gained the title of General in the Army Reserve.

Comments submitted to the city’s website: Sunflowers blocking the views of drivers on E. Snokomo and water concerns by a resident. The council will explore further.

**IV. Approval of draft minutes:** Regular meeting, August 12, 2024

The Mayor inquired about the status of the Foss permit - it will be sent to the county.

Update regarding the discussion about putting down a well for the park area. Miller Drilling is focusing on those who’s wells are running dry currently and Mr. Miller said he has no time line when they could get to us for a new well. The amount of time and costs involved will be dependent on whether the well is used only for irrigation or for both irrigation and human consumption.

- Motion to approve draft minutes of August 12<sup>th</sup>: Kenny Nuss, seconded by Mark Kerschen.

**V. Reports**

A. Mayor

1. Hold Harmless notices. We have had two forms returned to us, Trinity HS and HCC
2. There was a question raised since our last meeting about the depth of fiber installation on the permit for Crazy Communication. The permit we have on record reads “4-8 feet depending on site conditions.” Will refer to the International Code for more information. There is concern about the impact insufficient depth may have as the city progresses with the drainage projects.

B. Treasurer

1. Monthly financial report There is no monthly report
2. Approval of invoices:
  - PBM--\$38,097.00 and \$17,466.00
  - Welborn, Stop Signs --\$152.00
  - Mowing (1<sup>st</sup> week in September) to Butch Neel—\$150.00
  - Reimbursement to Bonnie Swensen for office supplies--\$108.74
  - Reno County Utilities – \$106.37
  - WIX (website) reimbursement to Jeff Jackson--\$288.00
  - Stamps for mailings reimbursement to Carol Moore--\$73.00
- Motion to approve payment of these invoices: Kenny Nuss, seconded by Mark Kerschen
  
3. Report on AED ½ of cost to Reno County Fire District #3--\$1,128.14 (approved at August meeting). We will receive a receipt from Reno County.
- 4 Ark Valley Electric monthly cost not available at this time,
5. Butch Neel requested permission to purchase new mower blades to replace original and may need to purchase a bolt or two. Estimated cost is \$296.00 plus the bolts.
- Motion to purchase blades and bolts: Jeff Jackson, seconded by Kenny Nuss
  
6. Received notice from Swindoll, Janzen, Hawk and Loyd LLC regarding a new pricing structure for payroll services. Discussion of the council was to continue with this service.

C. AZC

1. Permit(s): There are no new permits at this time.
2. Answer for Bob Kenyon
  - Regarding goats for clearing the lot on Dull Knife (Ordinance 2020-17 Animal ordinance)(Ordinance 2019-09 Board of Zoning Appeals) Based on the ordinances the council denied allowing goats within the city limits and stated there is no appeal process for this situation.
4. Status of road repairs
  - PBM is meeting a commitment out-of-town this week, plans to be back next week to work on Paganica Pass.

**VI. New Business**

- A. Sign on city property for "MARCO'S MEATHAUS"
  - Discussion. The council is very reluctant to allow a business sign on city property because of our ordinance regarding businesses. How would we justify this sign and reject other signs? Recommend signage placed at high traffic areas such as 82<sup>nd</sup> & Plum and 82<sup>nd</sup> & Monroe. The council asked the mayor to consult with our city attorney.
  
- B. ROW non-compliance
  - Kenny reported that the volunteer group identified 64 properties that were out of compliance or 46 owners. Letters to the owners of the identified lots were mailed today. Several of the education letters have come back due to owners having moved or insufficient address.

Kenny also noted that the Welcoming volunteer group will begin working on the new directory and having these updated addresses will be helpful.

C. Organized Collection Service Act

The city of Merriam Kansas is looking into establishing a single trash collecting service as per this Act written by the Kansas Legislature. After discussion, the council asked that the mayor consult with our city attorney regarding this effort. The primary objective is to reduce heavy truck traffic on our streets, thereby reducing the amount of patching that is needed to maintain the streets.

D. Ordinance No. 2021-23 Amend as recommended by legal counsel

The council discussed the memorandum submitted by the city attorney and will make the recommended changes to be consistent with state statutes but needed clarification regarding “fines.” The mayor will add this to the conversation she will have with him.

**VII. Unfinished Business**

A. Status of NW exit project

Jeff reported that we will have a civil engineer shortly to provide guidance for this project. His name is Logan Mills (referred to us by Don Brittain). Mills told Jeff there will be a minimum cost of \$5,000.00 which will come from our ARPA funds. Alpha Land Surveyors has already surveyed the site which may be sufficient to determine drainage needs. The city’s part in the road construction is from Wovoka going directly West to Hendrick on city property The township will complete the road from that intersection to 108<sup>th</sup> street.

B. Continuing discussion on ordinance regarding duplexes

After another review by the council, this ordinance is ready to post on our website for a period of four (4) weeks to allow for citizen comments.

➤ Motion to post: Jeff Jackson, seconded by Kenny Nuss

C. Draft ordinance on Short-term Rental

Several changes were made to the draft after consultation –these will be reflected in the ordinance what will come back at the next meeting.

D. Email/texting communication

More time was requested to gather information. Place on the agenda for our next meeting.

**VIII. As may arise**

**IX. Date for next City Council Meeting**

A. September 23, 2024

B. October 14, 2024

➤ Motion to cancel the meeting for the 23<sup>rd</sup> and have the next council meeting on October 14<sup>th</sup>: Mark Kerschen, seconded by Jeff Jackson.

C. Agenda items for next meeting

1. Mayor's report on conversation with city attorney
2. Final approval of Ordinance 2024-31
3. Short term rental ordinance review
4. Texting Service

**X. Motion to Adjourn @ 7:37p.m.**

- Motion: Jeff Jackson, seconded by Mark Kerschen

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.