

The City of Andover, Kansas

City Council Minutes

**Andover City Hall
1609 East Central Avenue
June 10, 2025 at 7:00 PM**

Present

Mayor – Ronnie Price
Council President – Homer Henry
Council Member - Tim Berry
Council Member - Phil Hamilton
Governing Body Council Member - Jodi Ocadiz
Council Member - Paul Wemmer
Council Member - Mike Warrington

Absent - None

1. Call to Order

Mayor Price called the meeting to order at 7:00 pm.

2. Roll Call

City Administrator, Jennifer McCausland
Assistant City Administrator, Jolene Graham
City Attorney, Kendra Stacey
Fire Chief, Chad Russell
Police Chief, Buck Buchanan
Finance Director, Matt Koehn
Director of Community Development, Les Mangus
Interim Planning and Zoning Administrator, Julie Boyd
Public Information Officer, Megan Schapaugh
City Clerk, Dana Engstrom

3. Invocation

Council Member Wemmer led the invocation.

4. Pledge of Allegiance

5. Public Forum

Mayor Price opened the public forum. Speakers: None. Mayor Price then closed the public forum.

6. Acceptance of Agenda

Council President Henry moved, seconded by Council Member Warrington to accept the agenda as presented.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer
NOES: None
ABSENT: None
ABSTAIN: None
CARRIED 6/0.

7. Proclamation

7.1 Proclamation: Andover High School Boys Tennis Team

Council Member Hamilton recognized the Andover High School Boys Tennis team on their state championship.

8. Consent Agenda

8.1 City Council Minutes

8.2 Appropriation Ordinance B.10.2025 \$701,649.23

8.3 Non-Elected Personnel Changes

- Kerrigan West, Recreation Site Supervisor (Seasonal), New Hire, effective 6/4/25
- Jalanni James, Firefighter III, New Hire, effective 6/10/25
- Ben Johnson, Firefighter/EMT, Salary/Position Change, effective 6/8/25

8.4 Consent to ASC Real Estate, LLC Leasehold Mortgage on IRB Property

8.5 Rep'd - 3-month trial contract

8.6 Update to Appendix 1 - Salary Administration Plan

8.7 Utility Easement at the Wastewater Treatment Plant

Council President Henry moved, seconded by Council Member Ocadiz to approve the Consent Agenda items 8.1- 8.7 as presented.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer
NOES: None
ABSENT: None
ABSTAIN: None
CARRIED 6/0.

9. GO Bond - Temporary Notes, Series A 2025

9.1 Public Hearing - GENERAL OBLIGATION BONDS, SERIES A 2025

Director of Finance Matt Koehn presented this item. There were no Governing Body questions.

Mayor Price opened the Public Hearing. Speakers: None. Mayor Price closed the Public Hearing.

9.2 Special Assessments Ordinance - Series A 2024 General Obligation Bonds

Council Member Henry moved, seconded by Council Member Wemmer to adopt an ordinance levying special assessments against property in Heritage Way Paving, Summerlin addition, Heritage Third addition, Cottages at Cornerstone addition, and Prairie Point at Cornerstone 3rd addition for improvements in said additions and authorizing staff to send notice to property owners in such additions detailing special assessments and allowing such property owners until Tuesday, July 15th 2025 at noon to pay said special assessments in full without incurring interest costs related to debt issued for financing such improvements.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

10. Terradyne Fireworks Display Approval July 3, 2025

10.1 Fire Chief Chad Russell presented this item. City Administrator Jennifer McCausland addressed Council Member Berry's questions.

Council Member Henry moved, seconded by Council Member Ocadiz to approve the fireworks show at the Terradyne Country Club on July 3, 2025 at approximately 8:45 pm.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

11. Preliminary PUD Amendments

11.1 Preliminary PUD Amendment: Heritage Mixed-Use (Z-PUD25-0007)

Mayor Price went through the checklist for Zoning Case Z-PUD25-0007, to adopt an ordinance amending the Heritage Mixed-Use Preliminary Planned Unit Development.

No Council Members indicated they intended to disqualify themselves from participation in the case due to a conflict of interest.

No Council Members indicated they received any ex parte communication either verbally or in writing prior to this agenda item.

City Clerk Dana Engstrom indicated no protests were received in the City Clerk's office regarding this item.

All Council Members indicated they received draft minutes of the Planning Commission meeting held May 20, 2025 which summarizes the hearings of the case.

Interim Planning and Zoning Administrator Julie Boyd presented this item.

City Clerk Dana Engstrom indicated no written communication was received in the City Clerk's office regarding this item.

Mayor Price opened the public hearing. Speakers: None. Mayor Price then closed the public hearing.

Director of Community Development Les Mangus, Brian Lindebak from MKEC Engineering, and Interim Zoning Administrator Julie Boyd addressed Council Member Warrington's questions.

Council President Henry moved, seconded by Council Member Ocadiz to accept the Planning Commission recommendation to approve case number Z-PUD25-0007, and adopt an ordinance amending the Heritage Mixed-Use Preliminary Planned Unit Development.

AYES: Berry, Hamilton, Henry, Ocadiz, and Wemmer

NOES: Warrington

ABSENT: None

ABSTAIN: None

CARRIED 5/1.

Mayor Price noted that any persons aggrieved by the final decision of the Council on this matter has 30 days after today's action within which to appeal to District Court.

11.2 Preliminary PUD Amendment: Lafayette Addition (Z-PUD25-0008)

Mayor Price went through the checklist for Zoning Case Z-PUD25-0008 and adopt an ordinance amending the Lafayette Addition Preliminary Planned Unit Development plan.

No Council Members indicated they intended to disqualify themselves from participation in the case due to a conflict of interest.

No Council Members indicated they received any ex parte communication either verbally or in writing prior to this agenda item.

City Clerk Dana Engstrom indicated no protests were received in the City Clerk's office regarding this item.

All Council Members indicated they received draft minutes of the Planning Commission meeting held May 20, 2025 which summarizes the hearings of the case.

Interim Planning and Zoning Administrator Julie Boyd presented this item.

City Clerk Dana Engstrom indicated no written communication was received in the City Clerk's office regarding this item.

Mayor Price opened the public hearing. Speakers: Andover resident who resides on Church Street, spoke regarding concerns of street maintenance on Harrison Street, Church Street, and Lafayette Street and requested that these streets receive street improvements. Mayor Price then closed the public hearing.

Director of Public Works and Utilities Rick Lanzrath addressed Council President Henry's questions regarding the street improvements as indicated from the resident who spoke during the public hearing.

Council President Henry moved, seconded by Council Member Hamilton to accept the Planning Commission recommendation to approve case number Z-PUD25-0008 and adopt an ordinance amending the Lafayette Addition Preliminary Planned Unit Development plan.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

Mayor Price noted that any persons aggrieved by the final decision of the Council on this matter has 30 days after today's action within which to appeal to District Court.

11.3 **Preliminary PUD Amendment: Tuscany (Z-PUD25-0006)**

Mayor Price went through the checklist for Zoning Case Z-PUD25-0006, and adopt an ordinance amending the Tuscany Preliminary Planned Unit Development plan.

No Council Members indicated they intended to disqualify themselves from participation in the case due to a conflict of interest.

No Council Members indicated they received any ex parte communication either verbally or in writing prior to this agenda item.

City Clerk Dana Engstrom indicated no protests were received in the City Clerk's office regarding this item.

All Council Members indicated they received draft minutes of the Planning Commission meeting held May 20, 2025 which summarizes the hearings of the case.

Interim Planning and Zoning Administrator Julie Boyd presented this item and addressed Council President Henry's questions.

City Clerk Dana Engstrom indicated no written communication was received in the City Clerk's office regarding this item.

Mayor Price opened the public hearing. Speakers: None. Mayor Price then closed the public hearing.

Council President Henry moved, seconded by Council Member Ocadiz to accept the Planning Commission recommendation to approve case number Z-PUD25-0006, and adopt an ordinance amending the Tuscany Preliminary Planned Unit Development plan.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

Mayor Price noted that any persons aggrieved by the final decision of the Council on this matter has 30 days after today's action within which to appeal to District Court.

City Administrator Jennifer McCausland noted for the record that any persons aggrieved by the final decision of the Council regarding items 11.1-11.3 have 30 days after today's action within which to appeal to District Court.

12. Tuscany Addition 5th (Replat of Tuscany 4th)

12.1 Final PUD: Tuscany Addition Fifth Phase

Planning and Zoning Administrator Julie Boyd presented this item. There were no Governing Body questions.

Council President Henry moved, seconded by Council Member Wemmer to accept the Planning Commission recommendation to approve the dedications of land for public improvements in the Tuscany Fifth Phase Final Planned Unit Development.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

12.2 Tuscany 5th (replat of Tuscany 4th): Amended Petitions, Resolutions of Advisability, etc.

Assistant City Administrator Jolene Graham presented this item and addressed Council Member Warrington and Council Member Berry's questions.

Council President Henry moved, seconded by Council Member Wemmer to accept the revised petitions for paving, sanitary sewer and water distribution systemimprovements; approve the amended Developer's Agreement and adopt an Amending Resolution of Advisability related to the Tuscany 5th Addition.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

12.3 Tuscany 5th (replat of Tuscany 4th Addition): Amended Work Ordinance

Assistant City Administrator Jolene Graham presented this item and addressed Council President Henry's questions.

City Administrator Jennifer McCausland provided clarification regarding the item in terms of why the Governing Body is approving amended petitions, resolution of advisability, and work ordinance.

Council President Henry moved, seconded by Council Member Hamilton to adopt an amending Ordinance authorizing the construction of certain internal improvements related to the Tuscany 5th Addition.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer
NOES: None
ABSENT: None
ABSTAIN: None
CARRIED 6/0.

13. Bid Award Large Crack Repairs

- 13.1 Director of Public Works and Utilities Rick Lanzrath presented this item and addressed Council Member Berry's questions.

Council Member Warrington commented on the competitive bids received.

Council President Henry moved, seconded by Council Member Ocadiz to accept the lowest qualified bid from Barkley Construction, (Wichita, KS) in the not-to-exceed amount of \$448,784.20, and reject all other bids, and authorize the mayor to sign the contract for Arterial Crack Repair Improvements.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer
NOES: None
ABSENT: None
ABSTAIN: None
CARRIED 6/0.

14. Southern Hills Resolution for Electric Provider

- 14.1 **Selection of Electrical Provider for Southern Hills 1st**

Planning and Zoning Administrator Julie Boyd presented this item and addressed Council Member Warrington's question.

Council President Henry moved, seconded by Council Member Berry to adopt the Resolution selecting Butler Rural Electric Co-op as the electrical provider for the property that was annexed as a part of the Southern Hills 1st final plat by Ordinance No. 1954.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer
NOES: None
ABSENT: None
ABSTAIN: None
CARRIED 6/0.

15. Wastewater Treatment Plant

15.1 Butler Rural Electric Power Upgrades for Wastewater Treatment Plant

Director of Public Works and Utilities Rick Lanzrath presented this item and addressed Council Member Berry, Council Member Warrington, Council President Henry, and Mayor Price's questions

Butler Rural Electric Cooperative representative Doug Veatch spoke to address Governing Body questions

Council President Henry moved, seconded by Council Member Wemmer to authorize the installation of new electrical upgrades to provide a redundant power supply and additional service line with upgraded transformers at the Wastewater Treatment Plant in the amount of \$442,276.00.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer
NOES: None
ABSENT: None
ABSTAIN: None
CARRIED 6/0.

15.2 Wastewater Treatment Plant Supplemental Agreement 3

Director of Public Works and Utilities Rick Lanzrath presented this item. There were no Governing Body questions.

Council President Henry moved, seconded by Council Member Wemmer to accept Supplemental Agreement No: 3 with Professional Engineering Consultants, P.A., for additional inspection services on the Wastewater Treatment Plant Improvement project and authorize the Mayor to sign.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer
NOES: None
ABSENT: None
ABSTAIN: None
CARRIED 6/0.

16. Member Items

Council Member Wemmer reminded of Community of the City-wide Clean-up Day on June 14, 2025 from 8am-11am at Central Park. Director of Public Works and Utilities provided information on what is accepted.

Council Member Warrington confirmed with staff that the City-wide Clean-up Day is posted on social media. He also spoke regarding his frustration regarding applicants not being present for their scheduled items during meetings to make themselves available for questions if necessary. He recommended that this topic be brought up for discussion during a future workshop to explore potential solutions and improve meeting efficiency. City Attorney Kendra Stacey clarified the options to approve, reject, or send back to the Planning Commission with additional questions. Additionally, Council Member Warrington reported that June 26th is the deadline for the WAMPO Safe Streets and Roads for All Grant Program, Funds are still available, and members are encouraged to consider applying. Assistant City Administrator Jolene Graham addressed questions related to this program. Please keep an eye out for information regarding a new behavioral safety initiative from KDOT, further details are anticipated. Lastly, Council Member Warrington encouraged staff to reach out to WAMPO to have a representative set-up a booth at Greater Andover Days to provide information to the public on the Safe Routes to School Program.

Council member Ocadiz extended Happy Father's Day wishes to all fathers.

At the request of Mayor Price, Council Member Berry provided an update on his recent recycling center tour by Waste Connections.

Council President Henry expressed his interest in working with Waste Connections to promote recycling. He also wished his daughter Eliza a happy birthday!

Council Member Hamilton and Mayor Price had no items to report.

The Governing Body wished City Administrator McCausland a happy birthday!

17. Adjourn

Council Member Ocadiz moved, seconded by Council Member Hamilton to adjourn the City Council meeting at 8:22 pm.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer

NOES: None

ABSENT: None

ABSTAIN: None
CARRIED 6/0.

Respectfully Submitted by

Dana Engstrom
City Clerk

Approved this 24th day of June 2025 by the City Council, City of Andover, Kansas.