

# **The City of Andover, Kansas**

## **City Council Minutes**

**Andover City Hall  
1609 East Central Avenue  
May 13, 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, J.T. Klaus  
Fire Chief, Chad Russell  
Police Chief, Buck Buchanan  
Finance Director, Matt Koehn  
Director of Community Development, Les Mangus  
Director of Public Works and Utilities, Rick Lanzrath  
Public Information Officer, Megan Schapaugh  
Parks & Recreation Manager, Daniel Schapaugh  
GIS/Asset Analyst, Nathaniel Ingersoll  
City Clerk, Dana Engstrom

### **3. Invocation**

James Gillespie with First Baptist Church of Douglas led the invocation.

### **4. Pledge of Allegiance**

## **5. Public Forum**

Mayor Price opened the public forum. Speakers: George Theoharis resident at 519 Woodstone Place in Andover requested use of City metal detector. Kevin Hanschu spoke on behalf of the Heartbeat of Kansas Corvette Club regarding his coordination with staff on the upcoming Corvette Blitz that will be held at 13<sup>th</sup> Street Sports Park June 1<sup>st</sup> from 10am-4pm. Council President Henry gave kudos to Kevin on organizing such a fun event in the community. Marci Laffen resident at 301 S. Sunflower Lane expressed her concerns regarding construction trucks speeding down her street to the Heritage. Council Member Wemmer thanked Ms. Laffen for coming in to voice her concerns. Gary Adams resident at 428 E. Willowbrook Street, expressed his concerns regarding speeding on Willowbrook Street and requested additional patrol on his street. Police Chief Buchanan addressed Council President Henry and Council Member Warrington's questions. Mayor Price expressed his appreciation for the public comments received tonight. 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 or add any modifications requested at time of meeting.

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

## **7. Awards**

### **7.1 Public Works and Utilities Employee of Year Award**

Director of Public Works and Utilities Rick Lanzrath presented the Public Works and Utilities Employee of the Year Award to Nathaniel Ingersoll.

## **8. Presentations**

### **8.1 The Heritage Website/Event Update**

Public Information Officer Megan Schapaugh provided an update on what to expect at the first annual HeritageFest on May 17, 2025 from 11am-4pm at the Heritage.

Dr. Mike Lies showcased the new website featuring the Heritage sculpture, noting it is not a statue. He thanked Director of Public Works and Utilities Rick Lanzrath and Parks & Recreation Manager Daniel Schapaugh for keeping the park so immaculate. He also announced that a Farmers Market is in the works coming to the Heritage July 12, 2025.

## **9. Consent Agenda**

### **9.1 City Council Minutes**

### **9.2 Non-Elected Personnel Changes**

- Skyler Aikens, Salary Changes, Firefighter IV, effective 5/11/25
- Jason Emley, Salary Changes, Firefighter IV, effective 5/11/25
- Coulter Rieschick, New Hire, Seasonal Park Maintenance, effective 5/19/25
- Ethan Babb, New Hire, Seasonal Park Maintenance, effective 5/27/25
- Gavin Gomez, New Hire, Seasonal Street Maintenance Worker, effective 5/27/25

### **9.3 Job Description Update**

### **9.4 Appropriation Ordinance No. b.08.2025 \$2,487,534.13**

Council President Henry moved by Henry, seconded by Council Member Ocadiz to approve the Consent Agenda items 9.1- 9.4 as presented.

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

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

## **10. Property Maintenance Code**

- 10.1 Director of Community Development Les Mangus presented this item and addressed Mayor Price, Council President Henry, and Council Member Ocadiz's questions.

Council President Henry moved, seconded by Council Member Ocadiz to approve an ordinance amending Chapter IV, Article 5 of the City Code, adopting by reference the International Codes Committee Property Maintenance Code.

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

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

## **11. Unified Building and Trades Code Adoption**

- 11.1 Director of Community Development Les Mangus presented this item and addressed Council President Henry, Council Member Berry's questions.

Council President Henry moved, seconded by Council Member Berry to adopt an ordinance to incorporate the Metropolitan Building and Construction Department Unified Building and Trades Code.

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

## **12. Construction Permit Fee Resolution**

- 12.1 Director of Community Development Les Mangus presented this item. There were no Governing Body questions.

Council President Henry moved, seconded by Council Member Ocadiz to adopt a resolution amending the fee schedule for building, electrical, mechanical, plumbing, fire code, and related permits.

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

## **13. Resolution Relating to the Exercise of the Company's (Kansas Medical Center) Option to Purchase the Project**

- 13.1 City Attorney JT Klaus presented this item. There were no Governing Body questions.

Council President Henry moved, seconded by Council Member Ocadiz to adopt a Resolution approving and authorizing the sale of a Certain Project financed with the proceeds of Series A, 2014 and Series B, 2014 Industrial Revenue Bonds issued by the City of Andover for the purpose of paying the cost and improvements to KMC MOB, LLC and authorizing the execution and delivery of (i) a special warranty deed, (ii) a bill of sale, (iii) a termination and release of lease, and (iv) a satisfaction, discharge and release of indenture to the Kansas Medical Center, and the execution of all necessary legal documents to complete such transaction.

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

#### **14. Water Rates and Equity Surcharges Ordinance**

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

Council Member Berry noted, he isn't a fan of raising rates, but this is one that he has to vote for.

Mayor Price noted the Governing Body is aware of the drought and is working on solutions.

Council President Henry moved, seconded by Council Member Wemmer to adopt an ordinance amending Chapter 19, Article 2, sections 19-201 and 19-202 of the code of the City of Andover, Kansas regarding water rates and surcharges.

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

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

#### **15. Yorktown Parkway Supplemental Engineering Agreement #5**

15.1 Director of Community Development Les Mangus presented this item and addressed clarifying questions from Council President Henry.

Mayor Price made remarks about this being an example of the City helping businesses save the tax payers money.

Council President Henry moved, seconded by Council Member Hamilton to approve the supplemental engineering agreement #5 with PEC for additional services to modify the Yorktown Pkwy Project to accommodate adjacent residential development.

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

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED 6/0.

#### **16. Prairie Creek 7th ADDITION**

16.1 **Prairie Creek 7th Revised Petition, Amended Resolution of Advisability, Amended Developer's Agreement**

Assistant City Administrator Jolene Graham presented this item. Staff and City Attorney Klaus addressed Council Member Berry, Council President Henry, Council Member Warrington, and Council Member Hamilton's questions.

There was discussion regarding establishing a fee for repetitions and the timing of bringing this item before the Governing Body for consideration.

Council President Henry moved, seconded by Council Member Ocadiz to accept the revised petitions for paving improvements; approve the amended Developer's Agreement and adopt an Amending Resolution of Advisability related to the Prairie Creek 7th Addition.

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

#### **16.2 Prairie Creek 7th Addition: 2nd Amending Work Ordinance**

This item related to the prior item and there was no further discussion or questions from the Governing Body.

Council President Henry moved, seconded by Council Member Ocadiz to adopt an amending Ordinance authorizing the construction of certain internal improvements related to the Prairie Creek 7th Addition.

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

#### **16.3 Bid Award Prairie Creek 7th Addition Paving and Stormsewer Improvements**

There was no additional discussion on this item.

Council President Henry moved, seconded by Council Member Wemmer to accept the lowest qualified bid from Pearson Construction LLC, (Wichita, KS) in the not-to-exceed amount of \$691,198.00, and reject all other bids, and authorize the mayor to sign the contract for Paving Improvements to serve Prairie Creek Addition, 7th Phase.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer  
NOES: None

ABSENT: None  
ABSTAIN: None  
CARRIED 6/0.

## 17. Central Square CAD/Field Ops/RMS Annual Renewal - 2025

17.1 911 Director Becky Day presented this item and addressed Council President Henry's questions. Council Member Ocadiz clarified that Emergency Responders would not be able to do their job without this technology.

City Administrator McCausland spoke regarding this being a critical tool for staff to do their job and is a regular agenda item because the threshold if so high. Noting this is important to know the operational cost for doing business as a City.

Council Member Warrington and Council President Henry acknowledged this software is expensive but necessary to conduct the business of the City.

Mayor Price stated residents' quality of life starts right here in the City.

Council President Henry moved, seconded by Council Member Ocadiz to authorize payment to CentralSquare Technologies for annual software costs in the amount of \$92,706.28 for Andover Police Department's Computer Aided Dispatch (CAD) and Records Management Software (RMS) systems.

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

## 18. Series A 2025 General Obligation Bonds

### 18.1 Series A 2025 General Obligation Bonds - Public Hearing Resolution

Director of Finance Matt Koehn presented this item. There were Governing Body questions.

Council President Henry moved, seconded by Council Member Hamilton to adopt a resolution to set a public hearing for June 10th, 2025 to hear public input on special assessments for Heritage Way Paving, Summerlin addition, Heritage Third addition, Cottages at Cornerstone addition, and Prairie Point at Cornerstone 3rd addition.

AYES: Berry, Hamilton, Henry, Ocadiz, Warrington, and Wemmer  
NOES: None  
ABSENT: None

ABSTAIN: None  
CARRIED 6/0.

## **19. Ordinance Amending City Code Regarding Park Hours**

19.1 Parks and Recreation Manager Daniel Schapaugh presented this item. Chief Buchanan addressed Council Member Hamilton and Council President Henry's questions.

Council President Henry moved, seconded by Council Member Ocadiz to move to amend Chapter XI, Article 2, Section 11-202 of the Code of the City of Andover, regarding Park hours as presented.

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

## **20. Public Works Purchases**

### **20.1 Zero-Turn Mowers**

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

Council Member Berry, seconded by Council President Henry to approve the purchase of two mowers from Hoover Mower Sales (Benton,KS) in the amount of \$26,618.00.

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

## **21. Member Items**

Council Member Berry announced that school dismisses for summer May 22<sup>nd</sup> and to be aware that kids will be out and about. Additionally, Director of Public Works and Utilities Rick Lanzrath provided an update on the lights at 159th and the manhole covers at the request of Council Member Berry.

Council Member Hamilton expressed his excitement for HeritageFest and the Historians Panel Discussion at the Library Friday night. He also indicated he is interested in assisting with waxing the Heritage sculpture when needed.

Council President Henry expressed excitement for the City that the Kansas Medical Center expansion will now be going on the tax roll and it's awesome to see a lot more economic development coming. He gave a nod to Director Lanzrath's speech and cited how important it is to have good staff in positions throughout the City. He noted he felt inspired by his Employee of the Year speech. Additionally, he acknowledged the HeritageFest teamwork and thanked staff for all their hard work.

Council Member Ocadiz congratulated all the 2025 graduates. Additionally, she acknowledged Law Enforcement Appreciation Week, Fire Appreciation Week, and our Communications team thanking them for all they do.

Council Member Warrington said to be on the lookout for the social media posts regarding the sale and discharge of fireworks and to make sure everyone helps get the word out on Andover's regulations.

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

## **22. Adjourn**

Council President Henry moved, seconded by Council Member Ocadiz to adjourn the City Council meeting at 8:53 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 27th day of May 2025 by the City Council, City of Andover, Kansas.