

Minutes of the City Commission's January 21, 2026 Meeting

I. SPECIAL SESSION

Commissioners Present: Mayor Dean Hayse, Vice-Mayor Tim White, and Commissioner Scott Smith

City Staff Present: Kelly Passauer, City Manager; David Cowan, Assistant City Manager; Jeff Chubb, City Attorney; Lacey Lies, Finance Director; John Garris, City Engineer/Director of Public Works and David Schwenker, City Clerk/City Treasurer.

Visitors Present: None

A. Call to Order

Mayor Hayse called the meeting to order.

II. EXECUTIVE SESSION

A. Consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission recessed for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception, KSA 75-4319(b)(2). The open meeting will resume at 9:20 a.m. in the Commission Room of City Hall.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

The open meeting resumed at 9:20 a.m.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission recessed for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception, KSA 75-4319(b)(2). The open meeting will resume at 9:25 a.m. in the Commission Room of City Hall.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

The open meeting resumed at 9:25 a.m.

Motion:

On the motion of Dean Hayse, seconded by Scott Smith, the Commission recessed for an executive session for consultation with an attorney representing the City regarding a legal issue pursuant to the attorney/client privilege exception, KSA 75-4319(b)(2). The open meeting will resume at 9:30 a.m. in the Commission Room of City Hall.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

The open meeting resumed at 9:30 a.m. with no action taken.

III. ITEMS FOR DISCUSSION

A. Discuss idle meter fee.

The purpose of this worksession is to provide the City Commission with an updated overview of staff's evaluation of an idle water meter fee, summarize prior Commission discussion and direction, and present financial and operational considerations to determine whether the Commission wishes to provide additional policy direction or take no further action at this time.

Since the Commission has reorganized and includes one new Commissioner who has not previously reviewed this information, this item is intended to ensure a common baseline understanding of the issue, prior discussion, and policy considerations.

No formal action is requested at this meeting.

As part of the City's Beautification – Assist Homes initiative, staff was directed to establish a process to evaluate data and policy options related to the potential implementation of an idle water meter fee. The concept has been explored as a mechanism to address system costs associated with inactive or vacant properties that remain connected to the municipal water system.

The item was added to the City's Goals and discussed by the City Commission at a Special Meeting on February 26, 2025. At that meeting, staff presented preliminary concepts related to inactive meters, potential fee structures, and related enforcement considerations. Following discussion, a majority of the Commission indicated they did not wish to move forward with an idle meter

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fee at that time but requested additional evaluation and a structured timeline before revisiting the issue.

Director Lies led the discussion.

B. Discuss sanitation services.

Engineer Garriss and Director Lies led the discussion.

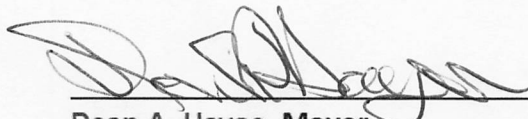
IV. ADJOURNMENT

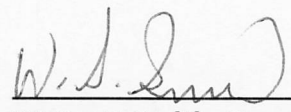
Motion:

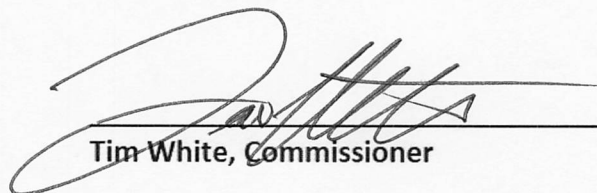
On the motion of Scott Smith, seconded by Tim White, the Commission adjourned the meeting.

Aye: Dean Hayse, Scott Smith, Tim White

Nay: None

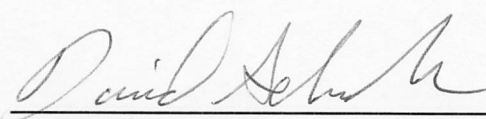


Dean A. Hayse, Mayor

W. Scott Smith, Commissioner

Tim White, Commissioner

Attest:



City Clerk/Treasurer