

## March 8, 2023

The scheduled monthly meeting of the Chapman City Council was held Wednesday, March 8, 2023, at City Hall at 7:00 pm. Mayor Howard Battishill was present. Councilmembers Jim Bell, Sheryl Coyner, Tim Jury, Mary Monasmith, and Dale Nelson were present. Also in attendance were City Attorney Brad Jantz, City Administrator Bill Flanery, Police Chief Kevin Diercks, Assistant Director of Public Works Elizabeth Berg, Golf Superintendent Austin Murphy, Director of Parks and Recreation Victoria Heller, Christy Loy, Shawn Monasmith, Rick Johnson, Marc Riegel, Carol Frasure, Laveta Horner, and Betty Babcock.

### **#2 Consent Agenda**

Motion by Bell to approve the consent agenda as presented, 2nd by Jury, vote: yes, unanimous (5-0). Motion carried.

### **#3 Public Comments**

Laveta Horner stated there is trash and tree limbs all over the place in Chapman. She asked if the city would consider conducting a spring clean-up. There is a street light at 8th and Glick that goes off and on and there is another one on the north corner of the Methodist Church. Mrs. Horner asked what happened to the rain garden next to the storm shelter. It was put there to collect the water from the building and was native grass and native flowers. The knockout roses were taken out a couple of years ago from next to the tennis courts. Mrs. Horner stated that she would like to see the minutes from the council meetings published in the newspaper.

Betty Babcock stated that there were numerous cases of urban blight in the community. The state of the house on Stone Lane could result in rats, snakes, and other vermin coming on to Mrs. Babcock's nearby property. Mrs. Babcock asked if the city enforced the blight notices. Mrs. Babcock stated that the blight properties bring down the property value of other properties.

Rick Johnson stated that the golf course in Abilene was reopening. They are completely remodeling the kitchen and replacing the greens. Based on the reopening of the Abilene golf course, Mr. Johnson asked the council to rescind their vote to build the new maintenance shop at the golf course. He recommended the council table the vote for a year and see what happens. Mr. Johnson stated that he would like the city to focus on paying off debts.

### **#4 Proclamation for March being March for Meals Month – Senior Center**

City Administrator Bill Flanery read the proclamation declaring March as March for Meals month.

### **#5 Discussion on Phase III of Disc Golf**

Phase II of the disc golf proposal has been finished. Phase I was building the disc golf course near the municipal pool. Course usage can be calculated on an App called UDisc. Not everyone uses the App, but the App shows 500 rounds being played at the course near the pool since it opened. The actual amount of rounds played is probably closer to 2000. Over 50 people participated in the tournament on Labor Day. Phase II provided 300 discs and 25 mobile baskets that were delivered to all of the Chapman schools. Phase III will be to put in a full nine-hole disc golf course behind DK Fitness. If possible, Phase III would also include putting in a walking path. There is also a possibility of putting in a pavilion with some benches and lighting along the walking path. The disc golf course would bring people and additional revenue to Chapman. The plan is for the course to be funded by grants if possible. The course would be located in the floodplain, but there are no issues with the course or a pavilion, provided it is open on all four sides, being built in the floodplain. Most disc golf courses have a walking path. Marc

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Riegel asked the council to approve allowing the land behind DK Fitness to be used to build a disc golf course. Phases I and II were previously approved by the council. There were more than 6,000 people in Emporia last year for a world tournament. In 2021, there were 5.26 new courses in the world every day. The land is currently mowed monthly by the public works crew and that would not need to be increased for the disc golf course. The course would be at least 20-25 yards from the creek. Some trees would need to be removed but not many. Disc golfers want trees as obstacles.

Motion by Jury to move forward with Phase III of the disc golf course and allow the use of city owned property east of Dollar General and DK Fitness for the course, 2nd by Bell. Vote: yes, unanimous (5-0). Motion carried.

### **#6 Presentation of 2021 Audit – April Swartz**

Mrs. Swartz was not available to present the audit but provided a letter summarizing the findings of the audit. The findings were positive except for the old recreation fund that carries a negative balance. The city will need to budget to bring the recreation fund balance to up to zero.

Motion by Jury to accept the 2021 audit, 2nd by Bell. Vote: yes, Nelson abstained, votes to abstain count with the majority, unanimous (5-0). Motion carried.

### **#7 Resolution 03082023 – CMB Permit Kansas Coffee and Ice Cream**

Motion by Bell to approve Resolution 03082023 – CMB Permit for Kansas Coffee and Ice Cream, 2nd by Monasmith. Vote: yes, unanimous (5-0). Motion carried.

### **#8 Resolution 03082023B – CMB Permit for Mark's Beer Stand**

Motion by Bell to approve Resolution 03082023B – CMB Permit for Mark's Beer Stand, 2nd by Monasmith. Vote: yes, unanimous (5-0). Motion carried.

### **#9 Resolution 03082023C – Road Closure of 400 and 500 Blocks of Marshall Street for St. Patrick's Day Festival on 18 March 2023**

Motion by Bell to approve Resolution 03082023C – Road Closure of 400 and 500 Blocks of Marshall Street for St. Patrick's Day Festival on 18 March 2023, 2nd by Jury. Vote: yes, unanimous (5-0). Motion carried.

### **#10 Resolution 03082023D – Show Cause Hearing for 118 Noble Street**

Motion by Bell to approve Resolution 03082023D – Show Cause Hearing for 118 Noble Street on 10 May 2023 at 6:30pm, 2nd by Jury. Vote: yes, unanimous (5-0). Motion carried.

### **#11 Lease of Public Works Commercial Mower**

The city has a two-year lease for a commercial mower that expires this year. Hometown Outdoor Power will sell the mower to the city for \$6481.48.

Motion by Nelson to approve the purchase of the commercial mower for \$6481.48 and enter into a new lease agreement with Hometown Outdoor Power for \$4109.00 per year for two years, 2nd by Jury. Vote: yes, unanimous (5-0). Motion carried.

### **#12 Discussion on Dog Park**

Fencing for the dog park would cost approximately \$14,000 for one 100ft by 100ft section with a large gate in the back for a mower to pass through. You could add more features in the future. A dog park would require more maintenance. It would need to be mowed more often and cleaned up regularly, and

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the public works team is already short-staffed. The city would also need to develop rules, policies, and requirements for the dog park. A grant could be used for the benches and picnic tables. The dog park would be located on the north side of Irish Drive near Nicholson Road. KDHE has approved the property to be used as a dog park. The issue was tabled until the next meeting. A Facebook survey will be developed to gauge interest from the community.

### **#13 Current Lease, Lease Purchases, and General Obligation Bonds**

No action taken. Current leases, lease purchases, and bonds were provided to the council for informational purposes.

### **#14 Policy for Disconnection of Utilities**

The disconnection policy will require a \$100.00 reconnect fee for residents on the shut-off list if a member of public works must go to their residence to perform a shut-off. The reconnect fee will still be required if the resident immediately contacts the city to pay the outstanding balance. If a member of public works goes to the residence due to nonpayment, the reconnect fee will still be required even if they do not actually turn off the utilities.

Motion by Bell to approve the policy for disconnection of utilities, 2nd by Nelson. Vote: yes, unanimous (5-0). Motion carried.

### **#15 Committee Assignments**

A council member was appointed as a representative for each committee. The mission statement of each committee should be looked at and modified if necessary.

Motion by Bell to appoint Marc Riegel and Christy Loy to the Zoning and Planning Committee, 2nd by Nelson. Vote: yes, unanimous (5-0). Motion carried.

### **#16 Discussion on Building Permit for Agri Trails Coop**

No action required.

### **#17 Discussion on Repairs for Well 2**

The pump for well 2 is down and well 2 needs routine maintenance. The pump will be replaced with a submersible pump to lower maintenance costs. They will acid and chlorine treat the well and bring it up to standard. The well is currently down and needs to be repaired quickly. There is a limit on how much can be pumped from each well. The city could be fined if we exceed the limit on any of the wells. Councilmember Nelson asked if the city bid out the project and stated the city has a procurement policy for projects over \$5,000.00. The project was not bid out as it is considered an emergency.

Motion by Bell to approve payment to Sargent Drilling in the amount of \$28,855.00 for repairs to well 2, 2nd by Jury. Vote: yes, Jury (yes), Bell (yes), Monasmith (yes), Coyner (yes), Nelson (no) - (4-1). Motion carried.

**Motion by Bell to switch agenda item 18 (renewal of City Administrator position) with agenda item 19 (reports), 2nd by Jury. Vote: yes, unanimous (5-0). Motion carried.**

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**#18 Reports**

**Director of Public Works Ed Wehrmeister**

The public works crew has been working on water leaks. Public works is sending employees to water operator and lineman training. The city has not conducted a spring clean-up in several years. The city normally conducts a fall clean-up and picks up leaves for residents. The tree dump is located south of the pool and is open Monday through Friday.

**Police Chief Kevin Diercks**

The police department has been remarkably busy at the schools. The council approved partial funding for a school resource officer last year, but the school has not voted on creating a school resource officer position.

**Director of Parks and Recreation Victoria Heller**

The recreation department has a lot of activities coming up. Soccer starts on April 1st. T-Ball starts right after that. The recreation cheer clinic participants will perform at the Irish Fest. Forty-five children participated in the cheer clinic. Revenue for this year is almost double what it was last year at this time. The golf course is a part of the Sunflower Golf Trail. Members receive a card to get discounted green fees at 16 golf courses throughout the state.

**Councilmember Nelson** stated that several years ago the city was setting money aside in a CIP for a water tower. He recommended the city consider building a new water tower for fire protection.

**#19 Renewal of City Administrator Position**

Motion by Nelson to recess the council into executive session to discuss the city administrator position pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The executive session will include the Council and the City Attorney, 2<sup>nd</sup> by Jury, vote: yes, unanimous (5-0). Motion carried. The open meeting will resume in the city council chambers at 8:50 p.m.

The open meeting resumed at 8:50 p.m. No action was taken by the council during the executive session.

Motion by Nelson to approve the contract with Bill Flanery as the City Administrator for \$85,000.00 annually, 2<sup>nd</sup> by Monasmith. Vote: yes, unanimous (5-0). Motion carried.

**City Administrator Bill Flanery**

There have been numerous complaints about the parking lot behind Londeen's. The city does not own the parking lot. The alleyway and the area directly behind the fitness center are the responsibility of the city. The community garden will be started again this year. It is located by the municipal pool. Nick Saunto is starting repairs on the pool. A representative from ChargePoint will attend next month's council meeting to discuss options for electric vehicle charging stations. The previous city administrator made an agreement with Roland Kuntz to replace the fence on the west side of the municipal park. The agreement was that Mr. Kuntz would be responsible for the labor and the city would provide the material to put up a new fence. Mr. Kuntz has framed the fence with pipe and we need to decide on the type of fencing. Privacy fence is incredibly expensive so the city needs to look at fencing alternatives.

**#20 Adjournment**

Motion by Bell to adjourn, 2<sup>nd</sup> by Nelson, vote: yes, unanimous (5-0). Motion carried.

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Howard Battishill, Mayor

ATTEST:

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Bill Flanery, City Clerk