

**November 8, 2023**

The scheduled monthly meeting of the Chapman City Council was held Wednesday, November 8, 2023, at City Hall at 7:00 pm. Mayor Howard Battishill was present. Councilmembers Tim Jury, Mary Monasmith, Sheryl Coyner, and Jim Bell were present. Also in attendance were City Administrator Bill Flanery, City Attorney Brad Jantz, Director of Public Works Edward Wehrmeister, Police Chief Kevin Diercks, Director of Parks and Recreation Tori Heller, Golf Superintendent Austin Murphy, Fire Chief Cecil Thrush, Christy Loy, Shawn Monasmith, Steve Blacketer, Mike Solida (EVERGY), Amber Slater (EVERGY), Robbie Biggs (KMEA), Mike Schmaderer (KMEA).

## **#2 Consent Agenda**

Motion by Jury to approve the consent agenda as presented, 2nd by Bell, vote: yes, unanimous (4-0). Motion carried.

## **#3 Public Comments**

None

**Councilmember Dale Nelson arrived at 7:09pm**

## **#4 Discussion on Substation – EVERGY / KMEA**

Mike Solida, EVERGY Wholesale Customer Manager, stated the substation located north of Casey's is owned and maintained by EVERGY. The City of Chapman pays a wholesale distribution service charge for using the substation and it currently runs about \$964.00 a month. The distribution charge is adjusted every year based on the value of the assets within the substation. The substation maintenance crew approached EVERGY and informed them that the transformer within the substation that services the City of Chapman is in poor health. The transformer will need to be replaced within a year or two. A new transformer would cost between \$500,000 and \$600,000. If EVERGY places a new transformer within the substation, it will increase the value of the assets within the substation and the City of Chapman's costs will increase from \$964.00 per month to close to \$5,000.00 per month. If the transformer failed today, EVERGY would replace it and get it back in service. The increase in the bill would be the following year. Another option would be for the City to build their own substation. This would eliminate the wholesale distribution service charge. The substation not only serves the City of Chapman, but it also serves some of EVERGY's retail customers outside of the city limits. The City of Chapman pays about 70 percent of the cost of the assets within the substation. EVERGY's retail customers pay the other 30 percent. EVERGY's retail customers are serviced by another transformer within the substation. The transformer that services EVERGY's customers will probably need to be replaced in the next five years. One transformer is in poor health and needs to be replaced within a year or two, the other transformer will probably need to be replaced in five years. If EVERGY replaced both transformers within the substation, the wholesale distribution service cost to the City of Chapman could increase to \$9,000 per month. It is an old substation and everything within the substation has almost fully depreciated. That is why it is only \$964.00 per month today. Once EVERGY puts new equipment in the substation, everyone will have to pay for it. Seventy percent of the substation services Chapman and thirty percent services EVERGY retail customers. The wholesale distribution service charge has been in place since 2014.

Councilmember Jury noted that this scenario was much like the power pole replacement when EVERGY told the City that it had to replace 18 poles and the City needed to pay \$100,000 for the replacement. Councilmember Jury stated that as a businessperson, the City paying to replace EVERGY's equipment while EVERGY was generating the revenue simply did not make sense. Mr. Solida stated all substations are set up this way for wholesale customers. If the City does not want to pay the wholesale distribution service cost, the City could build their own substation. The City would then be responsible for the

**November 8, 2023**

maintenance of the substation. KMEA could provide an estimate of how much it would cost to build and maintain a new substation. The transformer that needs to be replaced is dated 1949. Councilmember Jury stated that one of the transformers went out and had to be replaced after a tornado in 2008. Mr. Solida stated that EVERGY did not have a preference. If the City wants to take over the substation or build a new substation, EVERGY would build something north of town to service their customer base. The new wholesale distribution service charge goes into effect in September of each year. If the transformer is replaced early next year, the new rate would go into effect in September 2024. If the City decides to take over the substation or build a new substation, they still need a new transformer which would cost between \$500,000 and \$600,000. Mike Schmaderer with KMEA stated his former company built the generation plant in Chapman and KMEA is very familiar with the City of Chapman's system. Several other towns have been faced with this situation. To get away from paying the wholesale distribution service charge, several cities have built their own substations. KMEA can put together a proposal for a new substation and present it to the council. If you finance the substation over 20 years, the payments would more than likely be lower than what the city would pay in distribution charges. Mr. Schmaderer will present some options at the council meeting in January.

No action taken by council.

#### **#5 Youth Center Discussion**

The survey for the future site of the youth center has been completed. The property is the corner lot south of DK Fitness and is 5.03 acres.

No action taken by council.

#### **#6 Old Grocery Store Discussion**

Steve Blacketer has agreed to purchase the old grocery store at 105 East 3rd Street. The City will provide up to \$20,000 reimbursement for the replacement of the roof. City Attorney Brad Jantz will prepare a purchase contract and set a closing date with Security First.

#### **#7 Quotes for Library Roof Repair**

Two contractors have submitted quotes for the library roof repair. Larson and Superior Roofing have submitted quotes, but the City is waiting on quotes from three more contractors. Shawn Monasmith, President of the Library Board, went on the roof with a couple of the contractors and believes Wray Roofing would do the best job. The other contractors want to put two or three coats on the roof instead of repairing it. Mr. Monasmith stated they are going to put dropped ceilings in the library but need to wait until the roof is fixed. The City Administrator will contact Wray, Murdock, and Apple to get their quote before the council meeting in December.

No action taken by Council.

#### **#8 Discussion on Neighborhood Revitalization Program**

No action taken by Council. The NRP will be placed on the agenda in December.

#### **#9 Contract Renewal with Mayer Specialty Services for Sanitary Sewer Cleaning / Inspection**

The City has contracted with Mayer for six years for the cleaning and inspection of the sewer system. They clean the lines and scope 10 percent of them. This helps identify any problem areas with the sewer lines.

## **November 8, 2023**

Motion by Jury to renew the contract with Mayer Specialty Services for Sanitary Sewer Cleaning and Inspection, 2nd by Bell. Vote: yes, unanimous (5-0). Motion carried.

### **#10 Renewal of CMB for Chapman Food Mart**

Motion by Bell to approve the renewal of the CMB for Chapman Food Mart, 2nd by Jury. Vote: yes, unanimous (5-0). Motion carried.

### **#11 Renewal of CMB for Casey's**

Motion by Bell to approve the renewal of the CMB for Casey's, 2nd by Nelson. Vote: yes, unanimous (5-0). Motion carried.

### **#12 Discussion on COLA Increase**

Traditionally, the Council has provided a three percent cost of living allowance increase to full-time and part-time city employees each year. This increase does not apply to seasonal employees. The Council budgeted for a three percent increase in 2024.

No action taken by council. The COLA increase will be placed on the agenda in December.

### **#13 Governing Body Handbook**

The League of Kansas Municipalities distributes a Governing Body Handbook, and it applies to all cities in the State. The proposed Governing Body Handbook removes language that does not apply to Cities of the 3rd Class and makes it applicable to Chapman. The purpose is to provide information to new council members or residents that have questions on procedures for the Governing Body.

No action taken by council. The Governing Body Handbook will be placed on the agenda in December.

### **#14 Ordinance 1064 – School Crossing at Nicholson and 7th Street**

An employee of the school currently stops traffic at Nicholson and 7th Street each afternoon to allow the school buses to pass through without delay. The employee does not have any legal authority to stop the traffic. Ordinance 1064 identifies the intersection as a school crossing and provides the school crossing guard with the authority to stop traffic.

Motion by Bell to approve Ordinance 1064 (School Crossing at Nicholson and 7th Street), 2nd by Monasmith. Vote: yes, unanimous (5-0). Motion carried.

### **#15 Employee Gift Certificates**

Traditionally, the City has given part-time employees \$30.00 in Chapman Bucks gift certificates and full-time employees have received \$60.00 in gift certificates.

Motion by Nelson to approve providing part-time city employees with \$30.00 in gift certificates and full-time employees with \$60.00 in gift certificates. This does not include seasonal employees but does include EMS and fire volunteers. 2nd by Bell. Vote: yes, unanimous (5-0). Motion carried.

### **#16 Chapman Bucks for Holiday Lighting Ceremony**

Motion by Jury to approve \$400.00 in Chapman Bucks for the Holiday Lighting Ceremony and drawing at the Senior Center, 2nd by Bell. Vote: yes, unanimous (5-0). Motion carried.

**November 8, 2023**

**#17 Reports**

**Sheryl Coyner – Tree Committee**

The tree inventory went well. Kim Bomberger will present the findings at the December council meeting. Councilmember Monasmith applied for a small grant for the Tree Committee and will know if it has been approved in January.

**Golf Superintendent Austin Murphy**

The maintenance shop is coming along and may be completed by the end of December. The golf course has generated about \$84,000 more in revenue than this time last year. The golf course has not seen a decrease in revenue since the reopening of the golf course in Abilene.

**Director of Public Works Ed Wehrmeister**

The parks and the pool have been winterized. The public works team is putting up Christmas lights downtown. Power and water have been connected to the new maintenance shop at the golf course.

**Fire Chief Cecil Thrush**

There has been some discussion about contracting with District 1 Fire Department to provide service to Chapman. Doing away with the Chapman Fire Department and contracting with District 1 would be a huge disservice to the residents of Chapman. Chapman Fire Department responds to a lot of medical calls each year. Eighty-five percent of the calls in Chapman are medical calls. Almost 50 percent of the staff are full-time EMTs or firefighters at other locations that volunteer their time to respond to calls in Chapman. The closest ambulance is 12-15 minutes away if they are coming out of Abilene. It takes an ambulance 30 minutes to get here from Herington. If Chapman can build a Fire Station with the capacity, we could potentially have an ambulance stationed here. We have state-certified EMS personnel on the staff. You cannot ask for a better group of personnel when responding to a call and we have a very fast response time. We have mutual-aid agreements with District 1 and Enterprise. If we switch services to District 1 and there is a structure fire in Chapman, they will have to call someone else if they are already responding to a grass fire. Cecil reiterated that he is very much opposed to switching from the Chapman Fire Department to District 1. City Administrator Bill Flanery asked if District 1 could use the same list of volunteers that are currently servicing Chapman. Cecil stated that if there is a large grass fire, everything from District 1 will be used for that fire. Cecil also stated that he was not sure how many members of the Chapman Fire Department would be willing to transfer to District 1 or how many members District 1 would be willing to take. Members of the Chapman Fire Department have applied at District 1 in the past and were not accepted. Our first responders fall under the Chapman Fire Department. District 1 generally does not respond to medical calls. They only have a handful of EMS certified personnel in their Fire Department. Councilmember Jury stated that it doesn't seem to make good business-sense to have two fire departments within a mile of each other and he would like to combine the two to make an even better fire department. The current building for the Chapman Fire Department is so small that you can't purchase a newer truck because it would not fit inside. The building is also in need of repairs to include a new roof. The main problem seems to be chemistry and EMS calls. The Chapman Fire Department has qualified and trained personnel to do the job safely.

**Police Chief Kevin Diercks**

The Police Department has been in several meetings with the Department for Children and Families. There have been a lot of incidents involving mental health in children and adults. There are a lot of

**November 8, 2023**

abuse, neglect, and behavioral problems that are being worked at the grade school. Work is underway on planning the Holiday Lighting Ceremony. Trunk or Treat was a success despite the temperature being only 32 degrees. The Take-Back Program was a success and the Police Department received about 10 pounds of expired prescription medication.

**Director of Parks and Recreation Tori Heller**

Basketball season has started. The City partners with the school for the 3-on-3 season. About 80 kids have signed up from 3rd through 6th grade. The baseball complex was cleaned up about two weeks ago. Three canopies still need to be put away, but they will be taken care of this weekend. Tori stated she would like to hire a Sports Supervisor a little earlier this year to assist with several projects. She would also like to revamp the fitness center to better utilize the space and run some programs that will generate revenue for the department. The city purchased batting cage nets from DK Fitness to redo the batting cages.

**City Administrator Bill Flanery**

The office holiday party is on 16 November at 6:00pm at the Golf Course. The office will be closed on 10 November in observance of Veterans' Day. The poles and gates have been installed at the dog park. The Future Farmers of America (FFA) is moving forward with their plan to plant an orchard around the dog park. A meter needs to be installed to monitor the amount of water being used for the orchard. The school has agreed to put in a flashing crosswalk sign by the elementary school and the city will place one in front of the middle school. These are button-operated signs that are used when there is no crossing guard. A person will press the button and the sign will start flashing to alert drivers to someone crossing the road.

**Councilmember Jim Bell**

Congratulated Mary Monasmith, Tim Jury, and Rick Johnson on their selection as new council members.

**Councilmember Tim Jury**

Thanked all the department heads for their hard work and the Police Department for putting together Trunk or Treat.

**Mayor Howard Battishill**

Thanked everyone for their hard work and assistance.

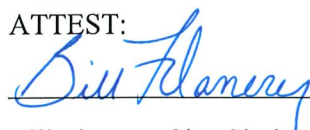
**#18 Adjournment**

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



Howard Battishill, Mayor

ATTEST:



Bill Flanery, City Clerk