

January 10, 2024

The scheduled monthly meeting of the Chapman City Council was held Wednesday, January 10, 2024, at City Hall at 7:00 pm. Mayor Howard Battishill was present. Councilmembers Sheryl Coyner, Rick Johnson, Tim Jury, Mary Monasmith, and Dale Nelson were present. Also in attendance were City Attorney Brad Jantz, City Administrator Bill Flanery, Director of Parks and Recreation Tori Heller, Director of Public Works Edward Wehrmeister, Police Chief Kevin Diercks, Golf Superintendent Austin Murphy, Fire Chief Cecil Thrush, Jeffery Wenger, Douglas Kiessling, Nick Saunto, Matthew Hutzenbiler (American Legion), John Vahsholtz, Josh Hettenbach, Joshua and Jennifer Chambers, Tom Saitta and Mike Schmaderer (KMEA), Renee Jury, Jacey Kuntz, Ellie Kuntz, Shawn Monasmith, Christy Loy, Chance Hultgren, Rose Lindsey, and Emily Coalson.

#2 Consider Certificate of Election Results

Motion by Nelson to accept the certificate of election results appointing Mary Monasmith, Rick Johnson, and Tim Jury to the City Council, 2nd by Coyner, Vote: yes, unanimous (4-0).

Motion by Nelson to switch agenda item 5 (consent agenda) with agenda item 3 (oath of office), 2nd by Coyner, Vote: yes, unanimous (4-0). Motion carried.

#3 Consent Agenda

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

Motion by Jury to adjourn sine die to reconstitute the council with the new members, 2nd by Nelson, Vote: yes, unanimous (4-0). Motion carried.

#4 Oath of Office (Johnson, Jury, and Monasmith)

City Administrator Bill Flanery administered the oath to Mary Monasmith, Rick Johnson, and Tim Jury.

Motion by Nelson to reconvene the meeting, 2nd by Jury, Vote: yes, unanimous (5-0). Motion carried.

#5 Appointment of Council President

Motion by Monasmith to appoint Rick Johnson as the Council President, 2nd by Jury, Vote: Yes (Coyner, Johnson, Jury, and Monasmith), No (Nelson). Motion carried 4-1.

#6 Public Comments

Jeffery Wenger – Was accepted as a Weather-Ready Nation Ambassador for the City of Chapman. The group notifies the community about significant current and upcoming weather events that will impact the area. The group has seven members of the North Central Kansas Weather Syndicate designated as storm spotters/ambassadors. Weather information will be posted on the local Facebook page.

#7 Substation Discussion with KMEA/EVERGY – Mike Schmaderer

City Administrator Bill Flanery – EVERGY is considering installing a new transformer into the substation that provides electricity for the residents of Chapman. The cost of the transformer is approximately \$500,000. If the transformer is replaced, the city's wholesale distribution cost for electricity would increase from \$1,000 to approximately \$4,000 or \$5,000 monthly. If EVERY replaces another transformer in the substation that currently provides service to those outside of Chapman, the city's wholesale distribution cost would increase by another \$4,000 or \$5,000. KMEA is providing

January 10, 2024

information and an estimate of how much a new substation would cost if the City decided to build one and not continue to lease the current substation from EVERGY.

Mike Schmaderer (KMEA) – KMEA is providing information on substations to several communities as EVERGY updates equipment in their substations. EVERGY has placed the transformer that provides service to the residents of Chapman on their 2026 budget to be replaced. EVERGY would like to know if the city plans to build a new substation, purchase the current substation, or continue to lease the current substation by May or June 2024. The city has three options. The city can continue to lease the equipment in the substation and pay EVERGY the wholesale distribution cost, purchase the existing substation and replace the transformer, or build a new substation and no longer pay the wholesale distribution cost. KMEA can assist with the maintenance of the new substation. Building a new substation would cost a little over a million dollars. The monthly payment on a 20-year loan would be about \$7,300 per month. The estimate does not include the price of the land or dirt work if the site must be elevated. When EVERGY replaces the main transformer, the wholesale distribution cost will increase to around \$4,500 per month. New substations are generally maintenance free for the first 10-15 years. KMEA is assisting several other cities with the same issue as EVERGY continues to upgrade equipment in their substations. The best location for a new substation would be next to the generation plant.

The item will be placed on the agenda again in February. No action taken by council.

#8 American Legion Memorial Day Services Discussion – Matt Hutzenbiler

Matt Hutzenbiler, Post Commander for American Legion Post 240 in Chapman – The American Legion currently performs Memorial Day ceremonies at Talmage Cemetery, Indian Hill Cemetery, the Catholic Cemetery, the Purple Heart Bridge, the Veteran's Memorial, and the Mount Hope Cemetery. All the services are completed between 9:00am and 11:30am on Memorial Day. Instead of several ceremonies at various locations, the American Legion is proposing a consolidated community event. The American Legion is looking for input from the community to see if there is support for one consolidated observance at the football field in Chapman or in the gym in the case of inclement weather. The average age and mobility of the American Legion's active members is changing, and it is getting more difficult to support the numerous events.

No action taken by council.

#9 Fire Department Discussion

City Administrator Bill Flanery stated that Rural District 1 declined to submit an offer to provide emergency services to Chapman.

No action was taken by council and the item will be taken off the agenda.

#10 Reappointment of City Positions

Motion by Jury to reappoint City Attorney Brad Jantz, Municipal Judge John Barker, Municipal Court Attorney Brad Jantz, Chief of Police Kevin Diercks, Fire Chief Cecil Thrush, Treasurer Jennifer Helmer, and City Clerk/Administrator Bill Flanery to their current positions, 2nd by Nelson, Vote: yes, unanimous (5-0). Motion carried.

City Administrator Bill Flanery stated that Chief Diercks will be retiring in July 2024. The council will need to consider how to replace Chief Diercks and whether they want to promote from within the organization or post the job vacancy and take applications.

January 10, 2024

#11 Declare Astra Bank as Official Bank

Motion by Nelson to declare Astra Bank as the city's official banking institute, 2nd by Johnson, Vote: yes, unanimous (5-0). Motion carried.

#12 Declare Dickinson County News-Times as Official Newspaper

Motion by Nelson to declare Dickinson County News-Times as the city's official newspaper, 2nd by Monasmith. Vote: yes, unanimous (5-0). Motion carried.

#13 Resolution 01102024 – GAAP Waiver

City Attorney Brad Jantz explained that the GAAP waiver is statutory in nature and is used assert that the city does not intend to use Generally Accepted Accounting Principles (GAAP) but cash basis principles instead. A GAAP waiver resolution is approved every year unless the City produces a Charter Ordinance allowing City to permanently waive the GAAP requirement.

Motion by Nelson to approve Resolution 01102024 – GAAP Waiver, 2nd by Jury. Vote: yes, unanimous (5-0). Motion carried.

#14 Resolution 01102024B – Neighborhood Revitalization Program

Motion by Jury to approve Resolution 01102024B – Neighborhood Revitalization Plan, 2nd by Coyner. Vote: yes, unanimous (5-0) Motion carried.

#15 Ordinance 1065 – Dog Park Regulations

Ordinance 1065 places the rules and regulations of the dog park into the city code. It adopts all the mandatory and recommended requirements of the City's insurance provider (EMC). City Attorney Brad Jantz stated the minimum age of owners was changed to 18 years old to prevent any violations of the code from having to go to district court instead of the local municipal court.

Motion by Jury to approve Ordinance 1065 – Dog Park Regulations, 2nd by Nelson. Vote: yes, (Coyner, Jury, Nelson, and Monasmith), No (Johnson). Motion carried 4-1.

#16 Renewal of Health Insurance Plan with Total Plan Solutions

The City has four employees that utilize the provided health coverage, and the city has contracted with the ECCHIC group and Total Plan Solutions to provide the health benefit. The price will increase over \$400 per month this year. KMIT is offering a health coverage plan through Blue Cross Blue Shield. City Administrator Bill Flanery stated he would like to contact KMIT and compare prices and benefits of their program with the city's current program before renewing with ECCHIC.

No action taken by council.

#17 Youth Center Discussion

No action taken by council.

#18 Old Grocery Store Discussion

City Attorney Brad Jantz stated there was an issue with the legal description of the property. A closing date will be set once the legal description has been corrected.

No action taken by council.

January 10, 2024

#19 Fitness Center Discussion

Director of Parks and Recreation Tori Heller introduced Emily Coalson as her assistant in Parks and Recreation. The fitness center is currently being utilized by about 20 residents that pay \$8.00 per month. The equipment in the fitness center needs to be replaced or removed. The City owns the fitness center. Tori proposed revamping the fitness center by removing the old equipment and using the space for group exercise classes. Some equipment would be needed for active adult classes. The facility could also be used for youth fitness classes. The old equipment could be sold or auctioned off to clear out the space. The facility could be painted and revamped to accommodate youth and adult fitness classes. The City spends money each month on utilities for the building and does not generate a profit. Some members of the community may be upset with the change but hopefully the offer of adult and youth classes will generate some positive interest. Some of the equipment in the facility is over 15 years old. Six pieces of refurbished equipment is over \$14,000. With two age groups and classes, the fitness center could generate around \$900 a month. Tori asked the council for permission to move forward with the plan to remove the equipment from the fitness center and develop a plan to offer courses.

The item will be placed on the agenda again in February. No action taken by council.

#20 Discussion on Adoption Updated International Building Code – Cecil Thrush

Building Inspector/Fire Chief Cecil Thrush stated the City is currently using International Building Code (IBC) 2006. The 2024 IBC was released this year, and most cities are using the 2018 version. Cecil recommended the City update to the 2018 versions of the International Building Code, International Fire Code, and International Plumbing Code. The 2018 IBC requires an ice and water shield on new and renovated roofs. The 2006 version does not have this requirement and insurance companies are not covering the cost of the ice and water shield. If the City adopted the 2018 version, insurance companies would start covering the cost. This is just one example of some of the changes. There are some grants that require the city to adopt at least the 2018 versions. City Administrator Bill Flanery recommended tasking the Zoning and Planning Committee with identifying the changes between the 2018 and 2006 versions and presenting the findings to the Council. You can opt out of portions of the IBC if there are provisions that are not in the best interests of the residents of Chapman. Councilmember Jury stated there are some portions of the IBC that could significantly increase the cost of a project if the City failed to opt out of them. Cecil will contact the members of the Zoning and Planning Committee and start the process of reviewing the changes to the IBC.

#21 Reports

Director of Parks and Recreation Tori Heller

Registration for soccer is starting soon. The recreation department will be switching to the new recreation software in the next couple of months.

Director of Public Works Ed Wehrmeister

There have been a couple of storms that required clearing the roadways. We continue to mix salt and sand to prepare the roads. The public works team took down all the Christmas lights. There have been a few water leaks and the crew finished picking up leaves. The water level at lagoon continues to rise. We have a meeting with KAW Valley Engineering next week to discuss our options. Wesley Phillips is monitoring the lift station and recording the amount going to the lagoons. Several residents complimented the public works crew for clearing the roads after the snowstorms.

January 10, 2024

Police Chief Kevin Diercks

The Police Department continues to monitor the weather. We made it through the last storm without any accidents in town. We did assist with a couple of accidents on the interstate. Extra personnel have been out for a few events. There was a large wrestling match a couple of weeks ago. Christmas week was busy, and we assisted in four chases in five days the week before Christmas.

Golf Superintendent Austin Murphy

The golf course is getting a break due to all the snow. The shop is almost complete. Dorrie is selling tickets for a magician show in a couple of weeks. We have started maintenance on all the equipment and oil changes for the golf carts.

Fire Chief Cecil Thrush

The city owns the land between 1855 and Stalder's. This would be an ideal location for a new fire department. I was invited to Tampa a couple of weeks ago to look at their new fire station. Their building is 84' by 56' and is a red iron building with 12-inch concrete. They paid around \$270,000 for their building. We could have a very nice department for under \$350,000. I would like to enter into an automatic aid agreement with Enterprise and will present it at the next council meeting for approval. Enterprise has a ladder truck that would provide more equipment. The Chapman Fire Department has 19 firefighters. Nine of those are EMS personnel that are state or nationally certified. All nineteen are AED certified. Thirteen of them are Firefighter I certified. Seven are Firefight II certified. The Department responded to 162 fire calls and 124 EMS calls last year. The Department will need a new fire truck in the next few years. It does not have to be brand new. Abilene may have a 2006 truck available for purchase in 2025. The Fire Department will sponsor a Chili Feed on February 17th at St. Michael's Parrish from 5:00pm to 8:00pm.

City Administrator Bill Flanery

Wray Roofing has completed the roof at the Library. The City Hall roof needs to be repaired quotes will be submitted to council at the next meeting. The Irish Fest will take place on March 16th at the Middle School Gym.

Councilmember Tim Jury

Thanked Public Works for the wonderful job with snow removal.

#22 Adjournment

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

Howard Battishill, Mayor

ATTEST:

Bill Flanery, City Clerk