

October 14, 2015

The regular monthly meeting of the Chapman City Council was held October 14, 2015 at the Chapman City Office. Mayor Phil Weishaar called the meeting to order at 7:00pm. Council members present were Lee Wolf, Jeff Blixt, Luan Sparks, Tim Jury and Jim Murrison. Also in attendance were City Attorney John Purvis, City Administrator Austin St. John and City Clerk Erin Tilton. Also in attendance were Carol Lacer, Emil Halfhill, Ty Lemon, Bobby Kamm, Jamie Reynolds, Austin Murphy, Thaniel Monaco, Bob Diehl, Joan Atkinson, Chancy Smith and Ty Moore.

Mayor Weishaar requested changes to the agenda to add Thaniel Monaco with GB Consultants to the agenda after #5 and before #6 for approval of funds for the street project draw down and also a motion regarding signatures for the street project signature card. Mayor also added an agenda item for a library board replacement after #10 and before #11.

Motion by Jury to accept the changes to the agenda, 2nd Blixt Vote: yes unanimous. Motion carried.

Agenda #3 Consent Agenda

Motion by Sparks to accept the consent agenda, 2nd Jury, Vote: 4-0-1. Blixt abstained. Motion carried.

Agenda #4 City Announcements

St. John announced that the street project continues to go well. Mayor Weishaar asked how city clean up went. Bobby Kamm announced fall cleanup went well with few complaints.

Agenda #5 Public Comments

There were no public comments

Additional agenda item – Thaniel Monaco with GB Consultants

Mr. Monaco updated the council on the progress of the street project. Everything is going well. Phase 1 is about 95% done, Phase 2 is about 65% done and Phase 3 has not yet started. Good progress is being made and hopefully within another week Phase 3 will be done. The first pay request has been submitted by Bayer Construction. The total request is \$191,544.30. Most of that amount is for work that has been done in Phase 1. At the 5th and Anderson intersection, Bayer will be waiting on three of the corners that will be done when the sidewalk project gets complete. Roughly 50% of the project is covered in this pay request. There will also be a draw down that has to be approved so that the grant money that the City of Chapman has received from CDGB can be released to pay a portion of the \$191,544.30. That amount will be \$135,996.46. Monaco also stated that the CDBG portion of the project will hopefully be completed by the end of the month.

Motion by Blixt to approve the pay request to Bayer Construction in the amount of \$191,544.30, 2nd Wolf Vote: yes unanimous. Motion carried.

Motion by Blixt to approve the CDBG draw down in the amount of \$135,996.46, 2nd Sparks Vote: yes unanimous. Motion carried.

Tilton explained that a motion also needed to be made to remove Terra Hummel off of the signing card for the street project funds and to make sure Phil Weishaar, Austin St. John and Rich Hite were the authorized signatures.

Motion by Jury to remove Terra Hummel from the signing card, 2nd Murrison, Vote: yes unanimous. Motion carried.

Monaco also wanted to make sure that the Mayor or St. John had the authority to sign a stop work order if need be, without holding a special meeting. A stop work order does not extend or add days to the project. The council agreed that St. John had that authority.

Monaco updated council on the sidewalk project. All paperwork is going well and moving along. Monaco does not think that it is possible to get it done yet this fall. The deadline to secure a contractor is April 1, 2016.

Jury wanted to make sure that the motion passed to remove Terra off of the signature card suffices to make sure Phil Weishaar, Austin St. John and Rich Hite were the signatures authorized. Motion by Jury to accept Phil Weishaar, Austin St. John and Rich Hite as the authorized signatures, 2nd Murrison, Vote: yes unanimous. Motion carried.

Agenda #6 New Fire Chief – Jamie Reynolds

St. John announced Jamie Reynolds as the new City of Chapman Fire Chief. Fire Chief Reynolds talked about his experience in fire and is looking forward to the opportunity. Ryan Hall is the assistant chief who will work primarily over the EMTs. Reynolds also let the council know that the old truck, truck #332, has a gear box that went out in it. It was towed to Salina to Weis Fire for repair and will hopefully be back in a week or two.

Blixt also asked on the process of interviewing and hiring appointed positions, such as the City Clerk and Fire Chief. Do those have to go in front of the council and be appointed by the Mayor and approved by the council? It was discussed briefly and council felt that St. John, as City Administrator, has the authority to hire without going through a vote process. Jury stated that he appreciates St. John coming to council with different questions that come up from time to time.

Agenda #7 Dickinson County Leadership project sign approval

Ty Moore with Leadership Dickinson County, class of 2015, presented their class project to the council. The class has been proposing the idea to each individual city within Dickinson County of a 3X5 white, metal sign, that would be put up and represent Chapman. The leadership class is covering all costs and installation of the sign. The project is low maintenance for the city. Moore said that the class would like to complete the project by early spring and bulleted points for what the city would like to see on the sign would need to be submitted no later than December. Mayor recommended to Bob Diehl that he run some ideas past the EDC committee members for some ideas at their next meeting.

Agenda #8 Adoption of the Multi-Hazard, Multi-Jurisdictional Hazard Mitigation Plan – Resolution 09092015
Chancy Smith briefly described that this plan is the same plan that Dickinson County already has had in place. However, now this plan is in conjunction with the 12 other counties in our Northcentral Region. The big thing with the plan is that this plan has to be in effect in order to get reimbursement back on money spent from FEMA for disasters that may occur. Prior to the 2008 tornado, this plan was not in effect. Every five years the plan has to be updated and reapproved. At the last council meeting when the council was going through the plan, they had questions on the inaccuracy of some of Chapman's specific information. Smith stated that information can be gone through and changed at any time. Motion by Blixt to adopt Resolution 09092015, 2nd Jury, Vote: yes unanimous. Motion carried.

Agenda #9 Kansas Gas Easement

St. John explained that the city had been contacted by Kansas Gas. The county had called Kansas Gas inquiring why there was no easement recorded with the county for a pipeline that they have in the ground over by the CO-OP in Chapman. The pipe is already there and everyone is assuming the easement had been granted by the city to Kansas Gas and approved but never recorded. John Purvis stated that he had also talked to Kansas Gas regarding this. Kansas Gas was under the understanding that the easement with the city had been approved, just never made its way over to the county. John prepared an ordinance for approval by the council so that everything is in black and white and so that it's on record not only with the county but also with the city. The easement prepared is to be recorded at the county. There was also brief discussion as to if another easement Kansas Gas once had had ever been vacated since it is no longer in use. Kansas Gas will be contacted in regards to this.

Motion by Sparks to accept Ordinance 975 for grant of easement to Kansas Gas for \$1, 2nd Wolf, Vote: yes unanimous. Motion carried.

Motion by Blixt for grant of right of way for the said area to Kansas Gas, 2nd Wolf, Vote: yes unanimous. Motion carried.

Agenda #10 Golf Course Greens Mower- Austin Murphy

Austin Murphy presented a proposed purchase of a greens mower for the golf course in the amount of \$17,500. Murphy has been selling unused items on Purple Wave and will use the proceeds from those sales to make this purchase. It is a used greens mower from Kansas Golf and Turf with low hours. He will be keeping the Toro mower that he currently has and use the verdict blades on it. He spends about 100-150 hours a year to mow greens and the new mower should last 1500 to 2000 hours. The money that was originally budget for the purchase of a new greens mower can still be transferred to the equipment reserve for future equipment. No new money is coming out of the budget for this purchase.

Motion by Blixt for the purchase of a greens mower from Kansas Golf and Turf at the price of \$17,500, 2nd Murrison, Vote: yes unanimous. Motion carried.

Additional agenda item – Library Board Replacement

Mayor Weishaar explained that Craig Janke got on the library board last May and has resigned because of new job obligations. Gene Gober is willing to replace his spot on the library board.

Motion by Jury to nominate Gene Gober for the library board replacement nominee for Craig Janke, 2nd Blixt, Vote: yes unanimous. Motion carried.

Agenda #11 Reports

Chief Halfhill announced that Officer Reynolds worked hard and received a \$3500 grant from Trans Canada to purchase new radios. Chief has also been talking to Enterprise about equipment that they are selling from their disbanded police department.

Ty Lemon is to be meeting with the core of engineers and division of water resources regarding the flood problems and bridge east of town. This is the first step in a long process to get a study done and evaluated.

Bobby Kamm said the guys have been busy trying to get things done before it turns cold. There are two new houses being put in up in Irish Aces that they have been getting electric and water service to. The tubes are in out at the commercial addition. They will be patching streets as well. Trees are still needing to be trimmed and hopefully if things start slowing down a little they will be getting that done soon.

Austin Murphy has been purchasing seed to convert the fairways to new grass. It is a warm season grass seed that will save on water usage. Next spring they will begin this process of replanting.

John Purvis touched on the new city elections laws that are coming out. Purvis attended a city attorney training where they were to be going through some of the new laws. There is still a difference of opinion as to if the new law goes into effect in 2016 or 2017. The League is still trying to work things out with the Secretary of State office regarding regulations. Hopefully within the next month or so we can sit down and try and make decisions as to how the city will proceed.

St. John discussed the sewer fund and its need for adjustment of rates. At this time the sewer fund is currently struggling. St. John is having our rates evaluated, free of charge, by Kansas Rural Water Association to see if our rates are standing up. There are some major projects coming up down the pipeline and going forward this will need to be considered as to how we can do these projects and still have a solvent sewer fund. After the report is in from KRW St. John will come back to the council with the findings for further discussion and a possible work meeting. The city has been approached by the Moyers regarding a piece of land that they would like to see the city purchase. The land is located right next to the city's west shop that would help clean up the areas we currently have. The purchase price of the land is \$1500. The City is going to make up an ordinance to put it in black and white and at the next council meeting it will be presented and the purchase of the land will be voted upon. St. John announced that he had attended a conference in Seattle and at the conference Google was there. Free of charge you can go in and update your business' information. He brought back with him a "Get your business' on the map" program that he thought would be a great project for our local economic development. St. John went on to discuss the International City Managers conference that he had the great opportunity to represent Chapman at. He was able to go after receiving a scholarship of roughly \$1900. He learned a ton

that expanded his knowledge and culture that he brought back with him. The conference also reinforced that he was moving Chapman and himself in the right direction. Chapman was likely the smallest community represented at the conference. Next year's conference is in Kansas City. Dickinson County Economic Development is looking to hire an at large position. They are looking for a willing and able person to get involved. If the council knows someone that wants to work on a regional basis to help the county out they are looking for recommendations and people to step forward. Currently, along with the street project, the standpipe is being worked on. Once the curing is done they will fill the standpipe back up and come back a week later or so to work on the low pressure standpipe. The city doesn't expect very many problems with this, however, if residents do have pressure issues they need to call the city to report it.

Mayor Weishaar also brought up that at the last meeting Donna Shepard came in and talked about the situation she is facing with the people trying to run the bar she currently owns. There are other issues in the process and the city isn't the one holding up the process. Until paperwork is submitted and approved by the state, there really is nothing for the council to discuss. Mayor also reported briefly on the Butterfield Trail committee he has been putting together. The first meeting was held and there are about 7 committee members. It has been suggested, by the city's auditor, that any funds donated for this will go through the Dickinson County Historical Society. It will be cleaner and they already have the 501C3 set up.

The next meeting, due to Veteran's Day on November 11, 2015, will be on Thursday, November 12, 2015.

Agenda #12 Adjournment

Motion by Wolf to adjourn, 2nd Murrison, Vote: yes unanimous. Motion carried.