

## January 11, 2017

The regular monthly meeting of the Chapman City Council was held January 11, 2017 at the Chapman City Office. Mayor Jeff Blixt called the meeting to order at 7:00pm. Council members present were Howard Battishill, Lee Wolf, Luan Sparks, Tim Jury and Jim Murrison. Also in attendance were City Attorney John Purvis, City Clerk Erin Tilton and Interim City Administrator Jay Newton. Also in attendance were Carol Lacer, Kevin Diercks, John Betz, Ty Lemon Brent Fahey, Kyle Fahey, Ken Fahey, Sandy Fahey, Bob Diehl, JoAnn Atkinson, Rod Geisler, Ryan Eldreadge, Austin Murphy, Linda Jark-Stoffer, Thaniel Monaco, Trevor Mosher, Molly Mosher, and Cindy Rose

### Agenda #2 Consent Agenda

Motion by Sparks to accept the consent agenda, 2<sup>nd</sup> Wolf, Vote: yes, unanimous. Motion carried.

### Agenda #3 City Announcements

Bob Diehl spoke on behalf of the Chapman EDC and noted that they would not be attending the Kansas Sampler this year. His opinion was that it was strictly an Abilene event at this point, nobody in Abilene cared about any of the smaller communities within Dickinson County. John Betz, owner of the Chapman & Enterprise News-Times who was in attendance, said that he had been to Abilene earlier in the day and really encouraged everyone to work together for the betterment of Dickinson County. It's a wonderful place to live and we have a lot of people involved that truly care. Mayor Blixt is wanting everyone to try a little harder to come together for our community and the entire county.

### Agenda #4 Public Comments

No public comments

### Agenda #5 Declare Astra Bank as the Official Banking Institute

Motion by Jury to accept Astra Bank as the Official Banking Institute of the City of Chapman, 2<sup>nd</sup> Wolf, Vote: yes, unanimous. Motion carried.

### Agenda #6 Declare Chapman & Enterprise News-Times and Abilene Reflector Chronical as Official Newspapers

John Betz, owner of the Chapman & Enterprise News-Times stood up to thank the council and city for their support. Community newspapers are very important to him and they have had great success since they have bought the paper. Carol Lacer, Chapman reporter, does a great job and keeps very good focus on the community and everything going on. If ever there is something the paper can do better of there are any concerns the council is encouraged to contact him or Carol at any time.

Motion by Wolf to accept Chapman & Enterprise News-Times and Abilene Reflector Chronical as the Official Newspapers of the City of Chapman, 2<sup>nd</sup> Murrison, Vote: yes, unanimous. Motion carried.

### Agenda #7 Discussion of Utilities from Shamrock Estates, LLC to the City of Chapman

Brent and Ken Fahey presented the council with a letter addressing their concerns of Ordinance 983 that was adopted at the December council meeting. The ordinance passed now adds an additional \$20 minimum to the sewer and a \$20 minimum to the water for each trailer at Shamrock Estates. In the past, Shamrock Estates did not have these two charges. Newton summarized that the Fahey's were requesting, due to the additional fees, that they City of Chapman now take over the ownership and metering of all individual water/sewer meters at Shamrock Estates. Newton noted that this is not a simple problem. Water lines and meters are all on private property with no easements. Certainly, current city standards do not exist that would likely need to be in place before it could ever be considered the city's responsibility. The ordinance addresses individual residential units. As to why this was not done in the past, that question cannot be answered; however, a mobile home is an individual residential until that falls under this category, effective January 1, 2017. Council members understand that this is a big jump for many of

the citizens in Shamrock Estates. Due to the fact that taxes were not raised, the revenue generated has to come from somewhere to run the city, continuously maintaining and improving what the city has. City Attorney Purvis was asked what the liability would be for the city if they were to take over these meters. Purvis explained that without easements being in place and without the current structure being brought up to city standards, there are many liability issues that the city would not want to take on. A conclusion to continue additional discussion with Newton was agreed upon. Fahey's will set up a time to come in to talk to Newton about what it would take to bring the current structure up to those standards and put easements in place. It must be determined if this is a feasible option.

Agenda #8 KDHE Director, Rod Giesler and City Engineer, Thaniel Monaco to discuss wastewater treatment issues facing the community and options for addressing the problem  
Rod Giesler, KDHE Director and Thaniel Monaco, City Engineer discussed the wastewater treatment plant as it is now and the issues that are needing to be addressed before the permit comes due again in 2019. There are constant changes coming. Regulations are in place and will continue to be enforced. The wastewater treatment plant that we are currently operating is operating in the capacity in which it was built for. However, it will not be able to keep up with the new regulations what will be enforced with the new permit and therefor looking at options to redo the plant we currently have or looking at various other options is something the council will have to look at. The council has considered looking at options of also fixing the lift station but it's important to know that fixing the lift station will not correct the issues with the plant. The permit for the City of Chapman is due in less than two years, in 2019, and at this point completing a project within that timeframe isn't even possible. It was noted that if work is being done when the new permit is enforced there would not be a negative impact on the city. Giesler also stated that when looking at the options of a plant vs lagoons, plants are not very energy efficient, where lagoons tend to work out very well. The goal is to simply be proactive, not reactive. Luan Sparks stated that talking about it doesn't make it happen. A work study will be scheduled at the next council meeting so that the council can sit down and exam the direction they want to proceed forward. Lee Wolf requested that Monaco put together a breakdown of the options that would be available. Include diagrams and pros and cons of each so that they could really look at each option in detail. Monaco will get that sent out prior to the next council meeting.

Agenda #9 Discussion of requirements for Water and Wastewater Treatment Operator certification and the need to employ a qualified person to fill the position  
Newton explained that when Ryan Hall left, his position was never re-filled. The city currently works under Linda Jark-Stoffer's wastewater certification and under Ty Lemon's water certification. Linda has agreed that we can work under her certification only until the end of May 2017. At that time, she will be out of the country. Newton is making the suggestion that the city move ahead to replace Ryan's position and look to do so with an assistant public works director, with the requirement that they must be water and waste-water certified. Jim Murrison noted that the sewer plant is not a full time job. However, replacing Ryan is not asking for an additional position, the public works department is still one person short. The objective is to replace the existing position with a higher classification to make the job more appealing to applicants. Ideally, a city will have two people at every position, having continuous backup in place. The council was in agreeance for Newton to move forward with filling this position.

Agenda #10 Consider Approval of Ordinance 984 – Amending Sewer Rates  
Interim City Administrator Newton presented Ordinance 984 to the council. He noted that nothing in the ordinance changed except for when the consumer began getting charged. There will be a \$20 minimum charge and then \$3/1000 gallons used.  
Motion by Jury to pass Ordinance 984, 2<sup>nd</sup> Battishill, Vote: yes, unanimous. Motion carried.

Agenda #11 Discuss a proposal to use the building located at 413 Marshall owed by Memorial Health Systems as a City of Chapman exercise and fitness center

Interim City Administrator Newton let the council know that he had been having discussions with Austin Murphy about possible relocation of the fitness center to a location downtown. Newton began conversations with Memorial Hospital about the facility they have across the street from City Hall. The discussion was had with Mark Miller, CEO, asking if they would have any interest in making that available to the city at no cost and he said yes. Newton and Murphy have a meeting set up with Miller on January 25 where they will work out more of the details, assuming that the council directs them to pursue additional conversations about the possible change. Discussion would note that repairs would be the responsibility of the owner of the property. The building is handicap assessable and there is parking in the front and the back of the building. The council all agreed that additional discussion with Miller was a good idea and to proceed forward.

Agenda #12 105 E 3<sup>rd</sup> St., - condemnation, demolition and removal of debris

Mayor Blixt requested additional discussion on the building at 105 E 3<sup>rd</sup> St. now that the resolution for cleanup had been passed to make sure that the removal of debris will happen as soon as possible. No demolition will have to be done as the entire back part of the building that had been added on has already fallen down. City crews will do the cleanup work. The main building structure will be handled at a later time. Lemon noted that the last time he had checked the taxes were delinquent on the building.

Agenda #13 Progress update and discussion for proceeding with 409 N Marshall, Chapman, KS

Mayor Blixt requested an update from Ty Lemon and City Attorney Purvis on the building located at 409 N Marshall that had been discussed in past council meetings. Both Lemon and Purvis agreed that there was no threat to the public at this time. The top five feet of the building was once recommended to be removed but had not been done at this time by the property owner. The feeling from Purvis is that the city has done its due diligence and can monitor the building as seen fit but no additional action is needed.

Agenda #14 Contractor License – Prometrics – Ty Lemon

Ty Lemon, code enforcement, has been working with City Attorney John Purvis to review the way we currently license contractors who are doing work within the city. When reviewing the codes, it was found that there are some other issues that need to be resolved before additional information is given to the council regarding the prometrics test that could be an option when being licensed within the city. A prometrics test is a test that could be given, scores sent to the city, on the individual trying to get licensed within a certain area (plumbing, electrical, HVAC, etc.). Currently a contractor must produce a license from another city in order to be licensed in Chapman. There are a couple of issues with that. One, it may be that they are just getting started and have not been licensed in another city and two, nothing is guaranteed by the ones who can and do produce another license. Lemon and Purvis will work on this further and request that it be tabled until February so additional information can be obtained and given to the council.

Agenda #15 Reports

Bobby Kamm reported that the generators were serviced at the beginning of January by Cummins and everything seems to be working properly. Automatic meter reading was done for the first time in December and went very smoothly. Water meters are a bit more difficult to work with but are coming along and once everything is completely in place it will save a great deal of time. The public works department has also been working to service all of their vehicles.

Kevin Diercks reported that all the vehicles are up and running OK. Both him and Chad have been working to prepare everything for the possible ice storm that is in the forecast. Luan asked Kevin about the amount of animal complaints that had been logged in the last month. Diercks noted that they have spiked up, no specific reason, but this isn't unusually, it typically spikes up once in a while.

Ty Lemon reported that he had installed 5K electric heaters in two of the well houses. Lemon also received word that the mitigation project that he had been working on has been passed over at this point. New flood maps are projected to come out in 2019.

Austin Murphy announced that Mary Stopper was retiring and would be done at the clubhouse the end of January. Murphy hired Ray Arveson to take her position as clubhouse manager. Murphy has been working with Ray, as well as meeting and working with Jay on the possible move of the fitness center. Linda Jark-Stoffer reported that there have been some efficiency issues out at the sewer plant that they are working through them. They have also been having problems with the truck that they use to haul sludge with. Their biggest issue is finding parts for the outdated truck. They will continue working on this and hope to have a solution soon.

Jay reported that he has still been talking to TCT about a 75 X 50 lot that they would like to purchase from the city for a building. Mayor Blixt asked that the city minimize what they sell, only to what TCT would actually need, as he believes if we can get the flood map changed there could be a potential for additional growth in that area. Newton received an OK from the council to proceed with additional conversations with TCT.

Luan Sparks thanked all city workers for their hard worked that many people do not see because it is behind the scenes. Sparks is appreciative of our entire city staff.

Agenda #16 Adjournment

Motion by Wolf, 2<sup>nd</sup> Jury, Vote: yes, unanimous. Motion carried.