

March 8, 2017

The regular scheduled monthly meeting of the Chapman City Council was held March 8, 2017 at the Chapman City Office. Mayor Jeff Blixt called the meeting to order at 7:00pm. Council members present were Lee Wolf, Luan Sparks, Tim Jury, and Jim Murrison. Howard Battishill was absent. Also in attendance were Interim City Administrator Jay Newton, City Clerk Erin Tilton and City Attorney John Purvis. Others in attendance were Bob Diehl, JoAnn Atkinson, Ken Fahey, Sandy Fahey, Janice Scales, Mike Stutz, Kevin Diercks, Bobby Kamm, and Carol Lacer.

Mayor Blixt requested an amendment to the agenda. Blixt requested to add 6A for digger truck discussion and 7A for discussion of a street maintenance project.
Motion by Wolf to add 6A and 7A to the agenda, 2nd Jury, Vote: yes unanimous. Motion carried.

Agenda #2 Consent Agenda

Motion by Wolf to approve the consent agenda, 2nd Sparks, Vote: yes unanimous. Motion carried.

Agenda #3 City Announcements

Bob Diehl reminded council members that the parade was March 15th at 1:00pm.
Bobby Kamm introduced Mike Stutz, the new Assistant Public Works Director. Mike gave a little background of himself; he comes with water and wastewater certifications.

Agenda #4 Public Comments

No public comments.

Agenda #5 Consider authorizing site selection for a wastewater lagoon and authorizing update on the 2014 wastewater plan to be accomplished with funding and grant applications
Newton explained that the council had talked on February 23rd about having BG Consultants work on the collection system and update the plan from 2014 that had been put together. The fee to move forward would be around \$5000. This would update cost estimates on various options the council could look at in moving forward. Tim Jury said that he is looking forward to seeing how much the current plant vs lagoons compares at a per month cost and this report is the only thing that is going to give the most accurate information. Newton recommended getting the information as soon as possible, as time is working against the city for funding opportunities. Luan Sparks noted this is a need; the city must plan and get the process moving.
Motion by Sparks to move forward with the 2014 wastewater plan update and site selection process, 2nd Jury, Vote: yes unanimous. Motion carried.

Agenda #6 Consider approval of Ordinance 986 – Amending Article 1, Chapter XV of the Code of the City of establishing utility deposits and deleting the requirement that landlord be responsible for unpaid utility bills created by tenants

At the request of the council, Newton made some changes to the original ordinance that was adopted that put the landlord responsible for unpaid utility bills when a tenant moved out. The new ordinance will remove the landlord responsibility and anyone putting utilities into their name with the City of Chapman will be required to put down a deposit, on top of the connect fee.

Motion by Wolf to approve Ordinance 986, 2nd Jury, Vote: yes unanimous. Motion carried.

Agenda #6A Digger Truck – Bobby Kamm

Kamm explained that they have had issues with the digger truck and the winch and seals need to be replaced in order to get the leaking that has been occurring fixed. Kamm believes this is the only option, as new digger trucks are \$200,000 and since he has been at the city they have already replaced the engine. The truck has to be able to pass inspection. Sparks wanted to know if there were any guarantees that come with the repairs. Kamm noted that Altec is a certified dealer and guarantees their work. Murrison wanted to make sure that yearly inspections were still being done. Kamm confirmed that Altec comes out once a year to do the annual inspections. The estimate received for the repairs and travel time was \$12,268.08. Newton explained that this repair would come out of the electric operating budget and although it takes a big chunk, it is feasible.

Motion by Sparks to authorize repairs to the digger truck in the amount not to exceed \$13,000.00, 2nd Murrison, Vote: yes unanimous. Motion carried.

Agenda #7 – Consider approval of the Advantage Computer/Jayhawk Software accounting system update

Tilton presented the council with a proposal to update and integrate the accounting software to what the city currently uses for utility and court software. Tilton believes that this is something that needs to happen in order to bring the system up-to-date and reduce the time it takes to manual enter data into the current accounting software that doesn't integrate with our utility software. Tilton explained in her memorandum to the council that she had also spoken with the auditor from Varney and Associates about the switch over and three other cities that currently use the software. Tilton's hope is to get it approved, set up and go live with it by May 1st.

Motion by Wolf to approve the Advantage Computer/Jayhawk Software account system update in the amount of \$9,449.00, 2nd Jury, Vote: yes unanimous. Motion carried.

Agenda #7A – Street Maintenance Program

Newton presented the idea of a street maintenance program. Likely there will be a new city administrator by the next council meeting and Newton would really like to see this started. Crack sealing in Irish Acres will be done in the next couple of days. Irish Acres is now eleven years old and has had no maintenance up to this point. Bobby Kamm and Newton worked on getting proposals for Mastic Seal and Chip and Seal, with numbers being found in the memorandum he included in the council packet. Hall Brothers have a good price because the county has been using them and they can coordinate the time to work in Chapman when they are already in the county. Martin, from the county, recommended highly going with the mastic seal. Martin said the county is slowly getting away from the chip and seal and he sees it as a much better product, especially when we are looking at doing Irish Acres. Newton wants to set a precedence for going forward. Kamm noted that Hall Brothers will come in and help us look at all the streets and see what needs to be done and what is best for those streets as the maintenance program gets going. The hope is to cover the entire town within a four to five year plan. Sparks stated that we have very busy roads with farming traffic and school and up to this point they have not been taken care of properly. The idea is to have a maintenance program, not a major construction project. Mayor Blixt said that Nicholson Road was put in at the same time as Irish Drive and he wondered if that should also be included in the Irish Acres maintenance. Kamm will get the

additional cost of adding Nicholson Road to the project before the council makes a firm decision to proceed forward. Blixt also noted that there were curbs, bricks and storm drains that needed to be included in the program, as they all contribute to degrading roads if not fixed.

Agenda #8 Commercial Update

Newton let the council know that he had someone come up to him regarding a potential business investment in the commercial additional that the city owns. Newton posed the question on what incentives may be offered to a potential business owner looking at the vacant lots. Newton was simply putting a bug in the council's ear so that if something comes to the council it's not a complete surprise. Mayor Blixt brought up the idea of finding a place to get fill dirt and not do what Dollar General ended up doing and leaving an eyesore behind the buildings. Lee Wolf wondered if someone could get a plan or drawing put together so businesses that might be interested could actually see what that area would look like once developed. Newton thought that land use planning was a great idea and that he could put together a list of what other cities in Kansas have done.

Agenda #9 Executive Session – Acquisition of Real Estate

Motion by Sparks to go into executive session for acquisition of real estate until 8:15pm to include City Attorney John Purvis and Interim City Administrator Jay Newton, 2nd Wolf, Vote: yes unanimous. Motion carried.

End of executive session. Motion by Jury to authorize Jay Newton to inquire and proceed forward with acquisition of real estate regarding the upcoming waste water treatment project, 2nd Wolf, Vote: yes unanimous. Motion carried.

Agenda #10 Reports

John Purvis reported that he will be looking at the CHAP membership contract, he believes that there are some things that need to be looked at, possibly changed and possibly added for further clarification.

Chief Diercks noted that it had been another busy month. They were also busy helping with meals on wheels, the St. Patrick's parade and are currently in the process of setting up interviews for a third full-time officer.

Bobby Kamm asked the council for clarification on who the nets at the downtown tennis courts belong to. The nets belong to the high school. In the last storm they took a pretty good beating and likely need to be taken down. The guys have also been working on crack sealing in Irish Acres. Due to weather it was delayed but should be finished within the next week or so. They are going to be getting the pool and ball complex ready to go for the spring/summer. There are brick issues at the pool that still need to be dealt with and they are trying to come up with a temporary fix for the upcoming season.

Lee Wolf was to attend the Flint Hills Regional Council meeting on April 17th. He can't attend. Mayor Blixt said he would plan on going in his place.

Luan Sparks wished to remind citizens that with the St. Patrick's parade and spring break coming up, watch out for young people who will be out and about.

Tim Jury thanked Newton and Kamm for working to get a street maintenance program up and running. These are things that need to be addressed and we are now on the right track.

Mayor Blixt asked for a brief update on the sidewalk project. Newton noted that there was a preconstruction meeting coming up on Thursday so that work can start at a date after the meeting. Mayor Blixt will attend the preconstruction meeting at 9:30 on Thursday morning.

Agenda #11 Adjournment

Motion by Wolf to adjourn the meeting, 2nd Jury. Vote: yes unanimous. Motion carried.