

**June 14, 2023**

The scheduled monthly meeting of the Chapman City Council was held Wednesday, June 14, 2023, at City Hall at 7:00 pm. Mayor Howard Battishill was present. Councilmembers Sheryl Coyner, Tim Jury, Mary Monasmith, and Dale Nelson were present. Also in attendance were City Attorney Brad Jantz, City Administrator Bill Flanery, Director of Public Works Edward Wehrmeister, Police Chief Kevin Diercks, Director of Parks and Recreation Victoria Heller, Rick Johnson, Shawn Monasmith, Christy Loy, Tracy Lucas, and Mallory Sullivan.

## **#2 Consent Agenda**

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

## **#3 Public Comments**

None

## **#4 Discussion on Dog Park (Rick Johnson)**

Rick Johnson stated he had done research on building a dog park on top of a landfill and, according to the Michigan Department of Environmental Quality, landfills are classified as environmental contamination. To become public parks, adequate provisions must be put in place to prevent or minimize exposure to hazardous substances. Anthropologist Sarah Hill believes the biggest worry is poor construction of the landfill. When a landfill is originally filled, the trash is packed really tight, but during decomposition, sinkholes may appear. Other problems that arise include maintaining landfill cap integrity, limiting gas accumulation, and preventing liquids from entering the landfill. According to the EPA, 30 years of monitoring groundwater and methane emissions after closure is required. City Administrator Bill Flanery stated the city contacted the Kansas Department of Health and Environment (KDHE) and KDHE stated a dog park was a good use of the former landfill as nothing can be built at that location. Rick Johnson asked if the city knew how much it was going to cost to maintain the dog park. Councilmember Jury stated the city is already maintaining the location and mowing it. Rick Johnson stated that in addition to mowing, maintenance would include filling in holes, re-seeding grass, hand weeding (toxic sprays cannot be used at the dog park), removing dog waste, spraying and hosing down equipment, emptying trash receptacles, inspecting fencing for damage, tending to bacterial growth, inspecting gates and locking mechanisms, and inspecting equipment and amenities. The number one transmittable disease for dogs is Parvo and the number one transmission of the disease is dog poop. Mr. Johnson stated he did not believe having a dog park is a good idea and that it would create a lot of additional work for the city employees. Councilmember Jury stated the council was aware that there would be additional maintenance and work as a result of the dog park and considered it before making their decision. Councilmember Jury stated that he considered the dog park to be a quality-of-life issue and the city is going to build the dog park for the residents that are in favor of it. The result of the Facebook poll was 60 percent of people were in favor of having a dog park. Rick Johnson stated he would like to see the funds allocated for the dog park used in different areas (ballpark, parking lot at the golf course). Ed Wehrmeister stated the site used to be an actual landfill many years ago. Rick Johnson asked the council to reconsider their decision and put the issue back on the agenda for another month.

Councilmember Monasmith made a motion to place the approval of the dog park back on the agenda for further discussion. Councilmember Nelson stated the Council had already voted on the issue once.

Shawn Monasmith stated the community did not have all the facts when they voted, and the Facebook poll was not overwhelmingly in favor of a dog park. Mr. Monasmith stated he believes people may have

**June 14, 2023**

voted differently if they were aware of the cost and maintenance of the dog park. Rick Johnson stated there was a motion on the table to add the issue back to the agenda for further discussion. Mayor Battishill pointed out that the motion had not received a second. No action was taken by Council.

**#5 Parking Time-Limit Signs in front of Londeen's (Rick Johnson)**

Rick Johnson stated there are two parking spaces in front of Londeen's and sometimes people park in those spaces for two or three hours while they are going to other stores. This makes it difficult for elderly customers to get into Londeen's and they must park around the corner. Rick Johnson asked the council to approve placing signs in front of Londeen's that would limit parking between 7:30am and 5:30pm to 20-30 minutes. Councilmember Jury stated he would like to know the cost to put in the signs.

Councilmember Coyner asked who would be responsible for monitoring the parking spaces. Rick Johnson stated that he did not want anyone to receive a ticket, and he hoped by having the signs in front of the store people would reconsider parking there for an extended period. Police Chief Diercks stated that other businesses may be impacted the limiting the duration of parking in front of Londeen's and they could request signs in front of their own business as well. No action was taken by Council.

**#6 Discussion on 2000 Block, 2650 Avenue (Tracy Lucas)**

Tracy Lucas would like to use approximately six acres located southeast of DK Fitness to build a new youth center. Councilmember Nelson mentioned the disc golf course would be located at the far east of the lot. Tracy Lucas stated the building would be located on the west side of the lot and would be located just south of DK Fitness. Tracy Lucas has spoken with Marc Riegel, and they are willing to work with each other on the building of the disc golf course. Tracy stated she would like to have the money raised for the project in 2024 and break ground on the project in 2025. Councilmember Nelson proposed allowing the project to use the land contingent upon funding being available after 18-24 months. This would allow the city to retain the property if Tracy was not able to secure the funding for the project.

Motion by Nelson to commit to donating approximately five acres of land adjacent to DK Fitness to the Chapman Project Youth Center contingent on the project receiving funding within 24 months, 2nd by Monasmith. Vote: yes, unanimous (4-0). Motion carried.

**#7 Renewal of CMB License for Kansas Coffee and Ice Cream**

Motion by Nelson to renew the CMB License for Kansas Coffee and Ice Cream, 2nd by Jury. Vote: yes, unanimous (4-0). Motion carried.

**#8 Renewal of Liquor License for La Hacienda**

Motion by Nelson to renew the Liquor License for La Hacienda, 2nd by Jury. Vote: yes, unanimous (4-0). Motion carried.

**#9 Discussion on Charging Stations - ChargePoint**

To lease two dual-port charging stations would cost approximately \$4,800 annually. There are two electric vehicles in the city that might use the charging stations. It's unknown how much revenue would be generated by the stations. Councilmember Nelson stated that he did not know if there was enough demand for the stations. Councilmember Jury stated he did not believe the city should be in the charging station business and he was hoping a business located near the interstate would put in a few charging stations. No action was taken by Council.

**June 14, 2023**

**#10 Discussion on Old Grocery Store**

An engineer from Kaw Valley inspected the old grocery store and determined it was not structurally sound. Ty Prosser is willing to work on the building to make it structurally sound provided the city offset some of the costs. Ty would like \$15,000 to \$20,000 from the city to offset some of the costs. The city received two bids to demolish the building and the lowest bid was \$30,000. Councilmember Monasmith stated she has talked with Ty Prosser, and he is willing to start working on the project and did not expect the city to simply hand over \$15,000. Ty would agree to have the front of the store presentable in a set number of days and agree to make it a functional business within so many years. Councilmember Nelson stated the \$30,000 quote for demolishing the building did not seem too high. The issue will be placed on the agenda again in July.

**#11 On-Call Compensation for Public Works**

Having one public works employee on call after hours would cost approximately \$6,650 if the employee was paid at \$1.00 per hour. This would require public works to establish a schedule of on-call employees and would restrict the employees to a certain radius to ensure they were able to respond to any after-hours emergency. Currently, the city does not restrict any employees or require them to remain within a certain radius of the city. Employees called out after hours receive a minimum of a two-hour call-out and it is paid as overtime. No action taken by Council.

**#12 Committee Assignments**

Ashley Prosser is no longer on the Tree Committee. No action taken by Council.

**#13 Reports**

**Director of Public Works Ed Wehrmeister**

There have been several water leaks this month and there was an issue with the lift station near Casey's. The city requested an emergency discharge of the lagoons after the last rain. The lagoons reached 6 feet and KDHE authorized an emergency discharge. Ryan Hall is the water and wastewater operator for the city right now. Public works has hired a couple of part-time employees. Due to technical difficulties, meters had to be read twice this month.

**Police Chief Kevin Diercks**

The police department has slowed down since school has let out. Officers have been busy serving blight notices. We have assisted the county with several calls.

**Director of Parks and Recreation Victoria Heller**

The ballfields are busy every night. Our numbers from last year have doubled. Prices have been raised at the concession stand. A lot of work needs to be done at the ballfields. The fields need a lot of work. The batting cages need a lot of work as well.

**City Administrator Bill Flanery**

The new floodplain maps should be effective in February 2024. CMB inspected the golf course to see if our employees would serve alcohol to an underage person. Employees did the right thing and refused to serve the person. The sidewalk in front of the senior center is on hold until there is no rain in the forecast for a week. The city's webpage is gone. It was hosted by AT&T but is now hosted by Digital Space. Digital Space is unable to restore the website. CivicPlus will build the city's new website. We have

**June 14, 2023**

issued several new citations for blight notices and the judge has started to fine the individual on Stone Lane for his citation. Elizabeth Berg provided a termination letter that is in the council members packets.

**Councilmember Sheryl Coyner**

The tree committee has another meeting next week. The tree inventory is scheduled for October and volunteers are needed to assist with the inventory.

**Councilmember Dale Nelson**

The council should conduct an annual evaluation of the City Administrator. The council will conduct the annual evaluation in September.

A budget workshop was scheduled for 5 July 2023 at 6:00pm.

**#13 Adjournment**

Motion by Nelson to adjourn, 2nd by Jury, vote: yes, unanimous (4-0). Motion carried.

---

Howard Battishill, Mayor

ATTEST:

---

Bill Flanery, City Clerk