

CALL TO ORDER – PLEDGE OF ALLEGIANCE

Mayor Jacob LaRue presided and called the meeting to order at 6:30 p.m., the Pledge of Allegiance was recited.

Commissioners Present: Mayor Jacob LaRue and Commissioners Kevin Berthot, Sam Budreau, Phillip Chaney, and Tim Fairchild.

Staff Present: Todd Newman, Interim City Manager; Brian Duncan, Assistant City Attorney; Tina Bailey, City Clerk; Ryan Follmer, Assistant City Manager; Cory Kepley, Chief Finance Officer; Gas Distribution Superintendent, Monty Bailey; and Chief Power Plant Operator, Brandon Westerman.

INVOCATION

The invocation was given by Commissioner Tim Fairchild.

AGENDA

The Agenda was approved on motion by Commissioner Fairchild, seconded by Commissioner Berthot. Voting Aye: All. Motion carried unanimously.

CONSENT AGENDA

The Consent Agenda is used to approve non-controversial or routine matters by a single motion and vote. The Consent Agenda consisted of the following:

- Minutes – City Commission – July 13, 2020
- Minutes – Planning Commission – July 2, 2020
- Warrant Register dated July 15, 2020
- Warrant Register dated July 22, 2020

Motion made by Commissioner Fairchild, seconded by Commissioner Budreau, to approve the Consent Agenda. Voting Aye: All. Motion carried unanimously.

PUBLIC COMMENTS

None

CITY MANAGER’S REPORT

Interim City Manager Todd Newman gave his report on City activities and operations. Items reported on included an update on City Pool operations, the City’s Chip and Seal project, the Santa Fe Sports Complex Turf project, recent discussion by the Neosho County Commission

relating to the 21st and Plummer intersection, and a potential September Joint Work Session between the Chanute City Commission and Neosho County Commission.

General discussion was made.

Commission consensus was for the City Manager to move forward with obtaining an Engineer Traffic Study for the intersection located at 35th Street and South Santa Fe.

The Commission requested additional information relating to road maintenance options for the east northbound lane of South Santa Fe at 21st Street.

OLD BUSINESS

REQUEST TO EXTEND DEADLINE – CHANUTE CDBG-CV LOCAL PLAN FOR DISTRIBUTION OF FUNDS

At the June 22, 2020 regular meeting the City Commission approved the Chanute CDBG-CV Local Plan for Distribution of Chanute Grant No. 20-CV-008. The approved plan was to have all funds approved and/or allocated at the July 27, 2020 City Commission meeting.

Due to changes and documentation requirements that have occurred at the Federal level to the distribution of CDBG-CV program funds, Chanute Regional Development Authority Executive Director Matt Godinez is requesting that the deadline for these funds to be distributed be pushed back to October 26, 2020. This will allow CRDA to submit individual applications to the City Commission for review and approval until all funds are depleted.

General discussion was made. Comments were made by CRDA Director of Programming and Community Progress Kim Ewert.

Motion made by Commissioner Fairchild, seconded by Commissioner Berthot, to approve the October 26, 2020 deadline date for the Chanute CDBG-CV Local Plan for Distribution of Funds. Voting Aye: All. Motion carried unanimously.

Commissioner Chaney requested that Ms. Ewert follow-up with the City Manager verifying the process for City Commission approval related to approval of applications all at once versus one at a time.

NEW BUSINESS

APPOINT CITY COMMISSION MEMBER TO THE CITY OF CHANUTE LAND BANK BOARD

At their regular meeting on March 9, 2020 the governing body adopted an Ordinance creating a Land Bank for the City of Chanute.

Chanute Regional Development Authority Executive Director Matt Godinez is requesting a member of the City of Chanute Commission to serve on the City of Chanute Land Bank Board. A copy of the Ordinance and Bylaws was provided for review.

General discussion was made. Comments were made by CRDA Director of Programming and Community Progress Kim Ewert.

Motion made by Mayor LaRue, seconded by Commissioner Berthot, to appoint Chanute City Commissioner Tim Fairchild to serve on the City of Chanute Land Bank Board for a two-year term. Voting Aye: All. Motion carried unanimously.

CONSIDER PURCHASE OF NEW GAS ODORIZATION SYSTEM AND REGULATOR STATION WITH LINE HEATER

The City's current Gas Odorization System and Regulator Station is outdated and some replacement parts are obsolete. The odorant piping is leaking which results in numerous call-outs for reports of smelling gas. The odorant pump loses prime and oil resulting in continuous maintenance.

City staff received quotes for the purchase of a new Gas Odorization System and Regulator Station with Line Heater and provided a brief summary of the request.

General discussion was made. Comments were made by Interim City Manager Todd Newman, Assistant City Manager Ryan Follmer, Gas Distribution Superintendent Monty Bailey, and Chief Power Plant Operator Brandon Westerman.

Motion made by Commissioner Budreau, seconded by Commissioner Fairchild, to approve the purchase of New Gas Odorization System from Utility Safety & Design, Inc. in the amount of \$93,786.75 and Regulator Station with Line Heater from Koons Gas Measurement in the amount of \$66,519.72, totaling \$160,306.47. Voting Aye: All. Motion carried unanimously.

CONSIDER PUBLIC HEARING DATE FOR 2021 MUNICIPAL BUDGET

Pursuant to K.S.A. 79-2933, the City is required to hold a budget hearing prior to August 15th.

The budget establishes the allocation of financial resources expected to be available to deliver municipal services for 2021.

General discussion was made. Comments were made by Chief Finance Officer Cory Kepley and Interim City Manager Todd Newman.

The Commission thanked the City Manager and Chief Finance Officer for transparency during the budget work sessions.

Motion made by Commissioner Budreau, seconded by Commissioner Berthot, to set August 10, 2020 as the date to hold the required Public Hearing for the 2021 Municipal Budget. Voting Aye: All. Motion carried unanimously.

Commission consensus was to place refuse, sewer, and water rates on the next Agenda for City Commission further discussion and review.

CONSIDER ORDINANCE GRANTING APPROVAL OF SPECIAL USE PERMIT – 332 WEST MAIN

Request was made by USD 413 Board for a Special Use Permit for the Operation of Educational Use for Grades 5-12 on the property located at 332 West Main as required in the Comprehensive Zoning Regulations.

On July 2, 2020, the Planning Commission conducted the required public hearing at which no appearances in opposition were made or letters in opposition received. After the hearing, the Planning Commission approved this request for a Special Use Permit.

Under the provisions of Article 11 of the Chanute Zoning Regulations, this permit can be issued only after approval of both the Planning Commission and the City Commission. Either Commission may place reasonable conditions to said permit.

Motion made by Commissioner Chaney, seconded by Commissioner Budreau, to pass the Ordinance Granting Approval of a Special Use Permit for the Operation of Educational Use for Grades 5-12 on the property located at 332 West Main. Voting Aye: All. Motion carried unanimously.

The Ordinance was assigned: No. S-535

APPOINT MEMBERS TO THE HUMAN RELATIONS BOARD

The City of Chanute Human Relations Board was formed to further provide an amicable relation among various groups of Chanute's population, make studies, surveys and investigations to provide data as needed; work to improve intergroup relations when needed; to eliminate discriminatory practices if identified.

The term for the five (5) current board members expired. Board vacancies were published and the City Manager's office received two (2) board applications to date.

General discussion was made.

Mayor LaRue, with the consent of the City Commission, appointed James Halstead and Laura Mallett to the Human Relations Board, each serving a three-year term beginning August 1, 2020.

The City will continue to accept board applications to fill the remaining three (3) vacancies.

NEIGHBORHOOD REVITALIZATION APPLICATION – GRATZ PETERS

Gratz Peters has submitted an application under the Neighborhood Revitalization Program. It has been verified that the property listed under the scope of the application, 1116 Osa Martin Blvd., parcel identification number 067-049-30-0-10-13-010.00-0 is within the scope of the city limits of Chanute. The application has been reviewed by the Neosho County Appraisers office along with the Neosho County Treasurer's office.

General discussion was made.

Motion made by Commissioner Budreau, seconded by Commissioner Berthot, to approve the Neighborhood Revitalization Application – Gratz Peters. Voting Aye: All. Motion carried unanimously.

PROPERTY RESOLUTION – 1609 SOUTH EVERGREEN

Motion made by Commissioner Fairchild, seconded by Commissioner Budreau, to adopt resolution declaring that the above property is in violation of Chanute Municipal Codes and

authorizing abatement of certain nuisances as presented. Voting Aye: All. Motion carried unanimously.

The Resolution was assigned: No. 2020-34

PROPERTY RESOLUTION – 112 WEST ASH

Steve Fickel, property owner 112 West Ash requested that the City Commission not adopt the Resolution as presented and allow him a 30-day extension.

General discussion was made.

Motion made by Commissioner Fairchild, seconded by Commissioner Budreau, to adopt resolution declaring that the above property is in violation of Chanute Municipal Codes and authorizing abatement of certain nuisances prior to August 26, 2020. Voting Aye: All. Motion carried unanimously.

The Resolution was assigned: No. 2020-35

PROPERTY RESOLUTION – 909 SOUTH FOREST

PROPERTY RESOLUTION – 309 SOUTH TENNESSEE

PROPERTY RESOLUTION – 921 SOUTH SANTA FE

PROPERTY RESOLUTION – 8 EAST 4TH

Motion made by Commissioner Budreau, seconded by Commissioner Berthot, to adopt resolution declaring that the above properties are in violation of Chanute Municipal Codes and authorizing abatement of certain nuisances as presented. Voting Aye: All. Motion carried unanimously.

The Resolutions were assigned: No. 2020-36, No. 2020-37, No. 2020-38, and No. 2020-39

PROPERTY RESOLUTION – 1019 NORTH GRANT

General discussion was made. Comments were made by Mr. Steve Fickel.

Motion made by Commissioner Budreau, seconded by Commissioner Berthot, to adopt resolution declaring that the above property is in violation of Chanute Municipal Codes and authorizing abatement of certain nuisances as presented. Voting Aye: All. Motion carried unanimously.

The Resolution was assigned: No. 2020-40

COMMISSION COMMENTS

Commissioner Chaney requested that City staff research approval of a “no parking” zone on East 4th Street between South Santa Fe Avenue and Lincoln Avenue.

General discussion was made. Comments were made by Interim City Manager Todd Newman.

City Manager Newman will provide follow-up to the City Commission relating to this item.

Commissioner Chaney requested the City staff provide a list and the number of occupants utilizing the Trade School.

Interim City Manager Todd Newman reported that the Trade School currently has two (2) occupants.

Commissioner Chaney requested follow-up relating to City utility bill distribution by e-mail.

General discussion was made. Comments were made by Chief Finance Officer Cory Kepley.

Commissioner Chaney commented on the City's sewer revenue and expense fund report.

General discussion was made. Comments were made by Chief Finance Officer Cory Kepley.

Commissioner Chaney thanked the community for wearing their masks in public and encouraged everyone to continue wearing mask, practice social distance, and wash your hands.

Mayor LaRue commented on tonight's property resolution discussion and encouraged anyone with violations to contact the City Manager for available abatement options, prior to City Commission review and approval.

Mayor LaRue reminded everyone that the Chamber of Commerce will hold a candidate forum at the Memorial Building on Thursday, July 30, 2020.

ADJOURNMENT

Motion made by Commissioner Fairchild, seconded by Commissioner Budreau, to adjourn.
Voting Aye: All. Motion carried unanimously. Meeting adjourned at 8:04 p.m.

Tina L Bailey, CMC
City Clerk