

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, Phillip Chaney and Tim Fairchild.

Commissioners Absent: Commissioner Sam Budreau.

Staff Present: Todd Newman, City Manager; David Brake, City Attorney (via Zoom); Tina Bailey, City Clerk; Ryan Follmer, Assistant City Manager; Cory Kepley, Chief Finance Officer; and Wayne Robinson, Public Works Director.

INVOCATION

The invocation was given by Commissioner Tim Fairchild.

AGENDA

Mayor LaRue requested the removal of Agenda Item 9E-Resolution Declaring Property at 319 North Central in Violation of Chanute Municipal Codes. The amended Agenda was approved on motion by Commissioner Berthot, seconded by Commissioner Fairchild. 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 – October 26, 2020
- Warrant Register dated October 28, 2020
- Warrant Register dated November 4, 2020

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

PUBLIC COMMENTS

Bernie Neyer, 319 South Lafayette provided the City Commission with a handout and commented on the cost of construction for new buildings in Chanute, fair market rent documentation, and City codes.

Robert Smith 18 E 9th, commented on his rental properties and City water and sewer utility charges.

CITY MANAGER'S REPORT

City Manager Todd Newman gave his report on City activities and operations. Items reported on included an update on storm clean-up, City offices closed Wednesday to observe Veterans Day, and Orizon's Development Agreement and their scheduled incentive payouts.

City Manager Newman provided a brief update on the City's CERG Grant.

General discussion was made.

City Manager Newman reported that he will provide a project update at the next regular meeting.

OLD BUSINESS

FUNDING REQUEST – WE ARE 1 CHANUTE

At the October 26, 2020 regular City Commission Meeting, We Are 1 Chanutte representatives Gene Huston and Gilbert Haynes provided a brief overview of their 2020 projects and fundraising activities. They requested that the City Commission consider a contribution of \$25,000 to assist with their 2021 projects including a landfill fee waiver.

Their group assist with cleaning up area houses for people who don't have the necessary resources or ability to do so.

Gene Huston, We Are 1 Chanutte Representative, provided a brief of their request.

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

Motion made Commissioner Chaney, seconded by Commissioner Fairchild to approve We Are 1 Chanutte's request in the amount of \$25,000, payable through the City Commission Fund, contingent upon execution of a formal Outside Agency Agreement.

Further discussion was made.

Mayor LaRue called for a vote for the motion on the floor.

Voting Aye: Mayor LaRue and Commissioners Chaney and Fairchild

Voting Nay: Commissioner Berthot

Motion carried.

Motion made by Mayor LaRue, seconded by Commissioner Fairchild to approve We Are 1 Chanutte's request for waiver of 2021 landfill fees. Voting Aye: All. Motion carried unanimously.

NEW BUSINESS

FUNDING REQUEST – CITY OF CHANUTE LAND BANK

At their March 9, 2020 regular meeting the City Commission approved the Cities plan to create the City of Chanute Land Bank to be administered by the Chanute Regional Development Authority (CRDA).

The Chanute Land Bank Board of Directors is requesting that the City Commission consider a \$5,000 contribution to the Land Bank Fund.

City of Chanute Land Bank Administrator Kim Ewert provided a brief overview of their request.

General discussion was made.

Motion made by Commissioner Berthot, seconded by Mayor LaRue, to approve a \$5,000 contribution to the City of Chanute Land Bank Fund, payable through the City Commission Fund. Voting Aye: All. Motion carried unanimously.

CONSIDER APPROVAL FOR ENVIRONMENTAL ENGINEERING SERVICES

During our regular City Commission Meeting on October 26, 2020 discussion was made during the City Manager’s report for continued engineering services at the Chanute Sanitary Landfill from Blackstone Environmental. Staff has received a proposal for Environmental Engineering Services for years 2021 and 2022.

Blackstone Environmental has provided engineering services to the City of Chanute for numerous years. Blackstone is responsible for Compliance Summary Reporting, Groundwater Monitoring, and Annual Permit Renewals. Copy of proposal attached for City Commission review.

General discussion was made. Comments were made by City Manager Todd Newman, Public Works Director Wayne Robinson, and Assistant City Manager Ryan Follmer.

Motion made by Commissioner Chaney, seconded by Commissioner Fairchild, to approve engineering services from Blackstone Environmental for years 2021 and 2022. Voting Aye: All. Motion carried unanimously.

RESOLUTION AUTHORIZING A REQUEST TO WAIVE THE USE OF GENERAL ACCEPTED ACCOUNTING PRINCIPLES (GAAP)

The waiver is provided to cities which demonstrate compliance with the cash basis and budget laws of Kansas, which is a comprehensive basis of accounting and differs with GAAP in the United States of America.

The Resolution and waiver request must be presented each year and the Resolution requires that financial statements and financial reports be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of the State. The City of Chanute audit is conducted in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in

Government Auditing Standards, issued by the Comptroller General of the United States, and the Kansas Municipal Audit and Accounting Guide.

Motion made by Commissioner Fairchild, seconded by Commissioner Chaney, to adopt the Resolution authorizing a request to waive the use of GAAP specified in K.S.A. 75-1120a (a).
Voting Aye: All. Motion carried unanimously.

The Resolution was assigned: No. 2020-82

PROPERTY RESOLUTION – 115 NORTH HIGHLAND

PROPERTY RESOLUTION – 322 WEST 4TH

PROPERTY RESOLUTION – 1101 NORTH FOREST

PROPERTY RESOLUTION – 628 SOUTH SANTA FE

Motion made by Commissioner Fairchild, seconded by Commissioner Chaney, 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. 2020-83, No. 2020-84, No. 2020-85, and No. 2020-86

EXECUTIVE SESSION – DISCUSSION OF NON-ELECTED PERSONNEL

Motion made by Commissioner Chaney, seconded by Commissioner Berthot, that the City Commission recess into executive session to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the City Commission Chambers at 8:20 p.m. Voting Aye: All. Motion carried unanimously.

The City Commission returned to open session at 8:20 p.m.

No action taken.

Motion made by Commissioner Chaney, seconded by Commissioner Berthot, that the City Commission recess into executive session to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the City Commission Chambers at 8:45 p.m. Voting Aye: All. Motion carried unanimously.

The City Commission returned to open session at 8:45 p.m.

No action taken.

Motion made by Commissioner Fairchild, seconded by Commissioner Berthot, that the City Commission recess into executive session to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the City Commission Chambers at 9:00 p.m. Voting Aye: All. Motion carried unanimously.

The City Commission returned to open session at 9:00 p.m.

Motion made by Commissioner Berthot, seconded by Commissioner Fairchild to approve a City Manager Employee Agreement with Todd Newman as discussed during executive session without changes. Voting Aye: All. Motion carried unanimously.

COMMISSION COMMENTS

Commissioner Fairchild requested that the City Commission and staff consider Capital Budgeting for the City's Special Sales Tax Fund using the recently identified list of City buildings that need repair or maintenance.

General discussion was made.

This item will be placed on a future agenda for further discussion and review.

Commissioner Fairchild thanked City Manager Newman and City staff for taking care of the City and working through the pandemic.

Commissioner Chaney thanked City Manager Newman and City staff for their dedication to Chanute.

Commissioner Chaney commented on the Downtown Revitalization Committee and requested that Commissioner Berthot consider switching liaison representation with him. Commissioner Chaney would like to be the City Commission liaison for the Downtown Revitalization Committee.

General discussion was made.

Commissioner Berthot reported that he would think about it.

Commissioner Berthot thanked City Manager Newman and City staff for their dedication to the community and that he is proud that he was able to make the motion to approve appointing Mr. Newman as the official City Manager.

Mayor LaRue commented on the City Commission's fiscal responsibility and the City Commission fund.

Mayor LaRue reported that he was glad to have Mr. Newman as the new official City Manager.

ADJOURNMENT

Motion made by Commissioner Fairchild, seconded by Commissioner Berthot, to adjourn. Voting Aye: All. Motion carried unanimously. Meeting adjourned at 9:08 p.m.

Tina L Bailey, CMC
City Clerk