

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 LaRue and Commissioners Kevin Berthot, Phillip Chaney, and Tim Fairchild.

Staff Present: Todd Newman, City Manager; Ryan Follmer, Assistant City Manager; Tina Bailey, City Clerk; David Brake, City Attorney; and Cory Kepley, Chief Finance Officer.

INVOCATION

The invocation was given by Mayor Jacob LaRue.

AGENDA

The Mayor requested the removal of Agenda Item 8L-Property Resolution for 120 South Lincoln and the addition of Agenda Item-Publish Notice & Set Public Hearing/CDBG Child Care Grant. The amended Agenda was approved on motion by Commissioner Berthot, seconded by Mayor LaRue. 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 – March 13, 2023
- Warrant Register dated March 15, 2023
- Warrant Register dated March 22, 2023
- Review Various Board and Committee Minutes and Reports
- Reappoint One Member to the Planning Commission

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

PUBLIC COMMENTS

Jane Brophy, Chanute Chamber of Commerce and Office of Tourism Executive Director provided a brief update on the 2023 Biking Across Kansas event that has scheduled an overnight stop in Chanute, Thursday, June 15, 2023.

CITY MANAGER’S REPORT

City Manager Todd Newman gave his report on City activities and operations. Items reported on included an update on the traffic signals for the 21st and Plummer Project. He also distributed a 2024 Budget Calendar to the City Commission.

NEW BUSINESS

PRE-ANNEXATION/DEVELOPMENT AGREEMENT

Cornell and Chelsey Walls are looking to build a new home located on West 21st Street which resides in the County. They have requested hookups to the City’s existing utilities. To receive the City’s current utilities the Walls have agreed to enter into a Pre-Annexation Agreement and pay any required fees.

This property is in an area controlled by the City’s extraterritorial zoning. The Walls have agreed to build their residence in conformance with the Chanute Building Code. Since this property is not contiguous to the City’s current boundaries, the Walls have agreed to seek annexation when requested to do so by the Chanute City Commission.

The City Attorney has prepared a Pre-Annexation/Development Agreement that has been signed by the property owners.

General discussion was made. Comments were made by City Manager Todd Newman, City Attorney David Brake, Assistant City Manager Ryan Follmer, Cornell Walls, and Pam Rutledge.

Motion made by Commissioner Chaney, seconded by Commissioner Berthot, to approve a Pre-Annexation/Development Agreement between the City of Chanute and Cornell & Chelsey Walls, to allow new residential construction consistent with the City’s extraterritorial zoning.

Voting Aye: Mayor LaRue and Commissioners Berthot and Chaney.

Voting Nay: None

Abstained: Commissioner Fairchild

Motion passed.

NEIGHBORHOOD REVITALIZATION APPLICATION – ORTIZ

Kaila Ortiz has submitted an application under the Neighborhood Revitalization Program. It has been verified that the property listed under the scope of the application, 1200 Osa Martin Blvd., parcel identification number 067-049-30-0-10-14-008.00-0 is within the scope of the city limits of Chanute. The application has been submitted and reviewed by the Neosho County Appraisers office along with the Neosho County Treasurer’s office.

The application is now being submitted to the City Commission for consideration and approval. The application will be void one year from the date of the application being approved unless the construction is finished before then. The applicant is to notify the County Appraiser of the commencement of construction within ten (10) days after starting the project.

General discussion was made. Comments were made by City Manager Todd Newman, Assistant City Manager Ryan Follmer, and City Attorney David Brake.

Motion made by Commissioner Berthot, seconded by Mayor LaRue, to approve the Neighborhood Revitalization Application – Kaila Ortiz – 1200 Osa Martin Blvd. Voting Aye: All. Motion carried unanimously.

REAPPOINT/APPOINT MEMBERS TO THE BOARD OF ZONING APPEALS

All seven positions on the Board of Zoning Appeals have expired. Members were contacted and four (4) of the seven (7) members have expressed interest to serve new terms if appointed. The members are John Alonzo, Gary Davidson, John Farrell-Stuart, and David Robinson.

In addition, the Board of Zoning Appeals currently has three board vacancies. Notice of Board Vacancy was made and the City received one application from Lawrence Clark. City staff recommends that the Commission appoint Mr. Clark to fill one of the board vacancies. (Appointment: Mayor with consent of City Commission/3-year term).

General discussion was made. Comments were made by City Manager Todd Newman and City Attorney David Brake.

Mayor LaRue with consent of the City Commission, reappointed John Alonzo, Gary Davidson, John Farrell-Stuart, David Robinson and appointed Lawrence Clark to the Board of Zoning Appeals; each for three-year terms.

CAMPGROUND FEES

At their March 2, 2023 regular meeting the Parks Advisory Board passed a recommendation for the Governing Body to raise the current campground fee from \$10 to \$20 per night. The first night will remain free and there will be a fee for days 2-10 with a 10-night maximum stay.

Consider Ordinance Amending Chanute Municipal Code Section 12.24.150 Pertaining to City of Chanute Campground Fees, allowing the City Manager to set the fees for use of the Safari Campground section of Santa Fe Park, the proposed changes must be placed before the City Commission at a regularly scheduled meeting.

General discussion was made. Comments were made by City Manager Todd Newman and Parks Advisory Board member Jane Brophy.

Motion made by Commissioner Chaney, seconded by Commissioner Berthot, to pass Ordinance Amending Chanute Municipal Code Section 12.24.150 Pertaining to City of Chanute Campground Fees and the proposed changes as presented. Voting Aye: All. Motion carried unanimously.

The Ordinance was assigned: No. 2656

LAND BANK – REVIEW

On March 9, 2020, Chanute City Commission passed an ordinance setting up the City Land Bank pursuant to state law. In the three years since its inception the Land Bank has received relatively few donated properties.

The Land Bank board of trustees has to comply with Chanute's municipal ordinance and the state law governing Kansas land banks. Handling donated properties at the rate of two or less a year may not justify the time and work it takes to continue the Land Bank in its current form.

The City Attorney will prepare ordinances at the direction of the Commission. Staff remains available to perform further analysis if requested.

General discussion was made. Comments were made by City Manager Todd Newman, City Attorney David Brake, and CRDA Executive Director Matt Godinez.

Commission consensus was to table this item and place it on the Agenda at the next regular scheduled meeting to discuss CRDA's function/role and also the Land Bank Bylaws.

PROCESS FOR FILLING VACANT CITY COMMISSION SEAT

Commissioner Sam Budreau has turned in his resignation. In 2019 the City Commission adopted a Charter Ordinance in regards to filling a vacancy on the City Commission. At that time, the City Commission published the opening and received seven applications for the vacant position.

The City Commission could follow the same procedure as 2019 and comply with the provisions of the Charter Ordinance. The City Commission could repeal the Charter Ordinance or amend the Charter Ordinance.

If the Commission chooses to have a special election it may have to pay the costs if the County does not have a primary election in August. The City Attorney will take action as directed by the commission.

General discussion was made. Comments were made by City Manager Todd Newman and City Attorney David Brake.

Commission consensus was to table this time and place it on the Agenda at the next regular scheduled meeting for further discussion.

PUBLISH NOTICE & SET PUBLIC HEARING/CDBG CHILD CARE GRANT

City staff has received a request for partnership from Taylor Hogue at Southeast Kansas Regional Planning Commission on behalf of USD 413 for a CDBG grant.

USD 413 Interim Superintendent Matt Koester and Programming and Finance Coordinator Taylor Hogue for SEKRPC provided a brief overview of the grant and answered questions from the City Commission.

General discussion was made.

Motion made by Commissioner Fairchild, seconded by Commissioner Chaney, to Publish Notice and Set Public Hearing for application for CDBG Child Care Grant Funds for April 10, 2023. Voting Aye: All. Motion carried unanimously.

PROPERTY RESOLUTION – 626 SOUTH CENTRAL
PROPERTY RESOLUTION – 112 SOUTH WESTERN
PROPERTY RESOLUTION – 1022 SOUTH FOREST
PROPERTY RESOLUTION – 1008 WEST BEECH
PROPERTY RESOLUTION – 212 WEST 5TH
PROPERTY RESOLUTION – 1418 SOUTH EVERGREEN
PROPERTY RESOLUTION – 1520 SOUTH EDITH

General discussion was made. Comments were made by City Manager Todd Newman, Assistant City Manager Ryan Follmer, and City Attorney David Brake.

Motion made by Commissioner Berthot, seconded by Commissioner Fairchild, 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. 2023-34, No. 2023-35, No. 2023-36, No. 2023-37, No. 2023-38, No. 2023-39, and No. 2023-40.

COMMISSION COMMENTS

Commissioner Chaney commented on the I&I Sewer Project, Swimming Pool Concessions, the old Trade School utility bill, and the new ballfields.

General discussion was made. Comments were made by City Manager Todd Newman and Assistant City Manager Ryan Follmer.

Commissioner Chaney commented on City Boards and Apathy.

Commissioner Fairchild thanked Commissioner Budreau for his service as a commissioner.

Commissioner Fairchild commented on the new ballfields, the City's Strategic Plan, and also the City's Comprehensive Plan.

Commissioner Fairchild wished everyone a Happy Easter.

Mayor LaRue thanked Commissioner Budreau for his service as a commissioner.

ADJOURNMENT

Motion made by Commissioner Fairchild, seconded by Mayor LaRue, to adjourn. Voting Aye: All. Motion carried unanimously. Meeting adjourned at 8:05 p.m.

Tina L Bailey, CMC
City Clerk