

City Commission Minutes
Regular Session
July 14, 2025

City Commission Chambers
101 S Lincoln Ave.
Chanute, KS 66720

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, Tim Fairchild, and Larry Taylor.

Commissioners Absent: Commissioner Tim Egner.

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

INVOCATION

The invocation was given by Mayor Jacob LaRue.

AGENDA

Mayor LaRue requested to table Agenda Item 9A-Presentation of the 2024 Audit and to place it on the July 28, 2025 Agenda. The amended Agenda was approved on motion by Commissioner Berthot, seconded by Commissioner Taylor. 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 – June 23, 2025
- Warrant Register dated June 25, 2025
- Warrant Register dated July 2, 2025
- Warrant Register dated July 9, 2025
- Review Various Board and Committee Minutes and Reports
- Request for Temporary Road Closure – Neosho County Health Department
- Request for Temporary Road Closure and Approval for Food Vendors to Set Up on City Property – Chanute Sharks Swim Team

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

PUBLIC COMMENTS

Ruthann Boatwright, Main Street Chanute Interim Executive Director reported on Chanute Main Street activities.

CITY MANAGER'S REPORT

City Manager Todd Newman gave his report on City activities and operations. Items reported on included an update on the purchase of 112 West Main, the Osa Martin Option B Road Project, and Fiber Pon 13.

OLD BUSINESS

SPECIAL USE PERMIT – SOLAR PROJECT

The City of Chanute has entered into a Power Purchase Agreement with Evergy for the energy capacity to be generated by a new solar farm to be situated at Power Plant 3. Evergy is making an approximate \$13 million dollar investment in Chanute for this project.

Power Plant 3 existed before the City adopted the current ordinance requiring a special use permit for electric generating facilities. The Chanute Planning Commission at its June 24, 2025, meeting voted unanimously to authorize the special use permit.

Evergy Development Project Manager Cole Hoing provided a brief overview of the project.

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

Motion made by Commissioner Berthot, seconded by Commissioner Taylor, to pass AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT FOR AN ELECTRIC GENERATING FACILITY ON CERTAIN LANDS LOCATED IN THE CITY OF CHANUTE, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY OF CHANUTE, KANSAS.
Voting Aye: All. Motion carried unanimously.

The Ordinance was assigned: No. S-579

CRDA – BALLOT QUESTION

At the June 23, 2025, Chanute City Commission meeting, the Commission voted to place on the ballot a quarter cent sales tax question for CRDA. The Commission took this action since the current quarter cent sales tax was fully allocated to pay for the \$3,000,000 cost of renovations to The Depot building.

Kansas cities are allowed to have up to a two-cent general sales tax and a one-cent special purpose sales tax. Currently, the City of Chanute has a one-cent general sales tax and a quarter-cent sales tax which will fund The Depot project.

CRDA has requested different language for the ballot question, which requires the City to adopt a different Resolution.

General discussion was made. Comments were made by City Attorney Davide Brake, City Manager Todd Newman, CRDA Executive Director Bailey Schwegman, and CRDA Board Members Shelli Sheerer, Darin Luebbering, and Matt Koester.

Commissioners Taylor, Berthot, and Fairchild suggested changing the proposed special sales tax amount for CRDA from 1/4% to 1/8%.

Motion made by Commissioner Berthot, seconded by Commissioner Taylor, to adopt a **RESOLUTION AUTHORIZING AND PROVIDING FOR THE CALLING OF A SPECIAL QUESTION ELECTION IN THE CITY OF CHANUTE, KANSAS, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS OF THE CITY A QUESTION RELATING TO A CITYWIDE RETAILERS' SALES TAX FOR CHANUTE REGIONAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT** and the proposed sales tax will be in the amount of one eighth of one percent.

Voting Aye: Commissioners Berthot, Fairchild, and Taylor

Voting Nay: Mayor Jacob LaRue

Motion carried.

The Resolution was assigned: No. 2025-87

NEW BUSINESS

REINVESTMENT HOUSING INCENTIVE DISTRICT FOR CHANUTE HOUSING, LLC

The Chanute City Commission on June 9, 2025, approved the initial Resolution for a Reinvestment Housing Incentive District for Chanute Housing, LLC. This project is to be approximately 32 units on the land behind Wal-Mart.

Based on the initial Resolution passed by the Chanute City Commission, the Kansas Department of Commerce has granted initial approval for the Reinvestment Housing Incentive District. The next step is to set a public hearing for the project.

Motion made by Commissioner Berthot, seconded by Commissioner Taylor, to adopt **A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CHANUTE, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (HIDDEN HILLS REINVESTMENT HOUSING INCENTIVE DISTRICT)**. Voting Aye: All. Motion carried unanimously.

The Resolution was assigned: No. 2025-88

SEK-CAP'S – GENERAL TRANSPORTATION SERVICES PRESENTATION

SEK-CAP Community Engagement Coordinator Casey Brown gave a presentation on General Public Transportation Services active in Neosho County.

SEK-CAP is requesting that the City Commission discuss the potential for a general letter of support and potential financial support of the project.

General discussion was made. Comments were made by City Manager Todd Newman and Mr. Casey Brown.

Motion made by Commissioner Taylor, seconded by Commissioner Fairchild, to approve a one-year sponsorship in the amount of \$5,000.00 for a City Fiber advertisement and to execute a General Letter of Support for the project. Voting Aye: All. Motion carried unanimously.

PROPERTY RESOLUTION – 13 WEST 4TH

PROPERTY RESOLUTION – 114 SOUTH STEUBEN

Motion made by Commissioner Berthot, seconded by Commissioner Taylor, 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. 2025-89 and No. 2025-90.

PROPERTY RESOLUTION – 222 SOUTH KANSAS

PROPERTY RESOLUTION – 224 SOUTH KANSAS

Property owner Ronald Simmons provided a brief overview of his efforts to abate the reported violations at 222 South Kansas and 224 South Kansas.

General discussion was made. Comments were made by City Manager Todd Newman 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. 2025-91 and No. 2025-92.

COMMISSION COMMENTS

Commissioner Fairchild commented on the City Land Bank and property ownership.

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

Commissioner Fairchild provided a brief overview of an event he attended that was sponsored by the Chanute Public Library. The event was a Kansas Humanities Program that featured music in Kansas. He encouraged everyone to check your local library for area activities.

Commissioner Taylor reported that he had received a complaint that the street lights located on Osa Martin Boulevard between 12th Street and 14th Street were not working properly.

Commissioner Taylor reported that he has heard several compliments of the Fourth of July Fireworks Display.

Mayor LaRue commented on the recent purchase of the building located at 112 West Main and the community's excitement about the proposed project for this property.

ADJOURNMENT

Motion made by Commissioner Fairchild, seconded by Mayor LaRue, to adjourn. Voting Aye: All. Motion carried unanimously. Meeting adjourned at 8:01 p.m.

Tina L Bailey, CMC
City Clerk