

CALL TO ORDER – PLEDGE OF ALLEGIANCE

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

Commissioners Present: Mayor Sam Budreau and Commissioners Phillip Chaney, Tim Fairchild, Randy Galemore, and Jacob LaRue.

Staff Present: Jeff Cantrell, City Manager; David Brake, City Attorney; Cory Kepley, Chief Finance Officer; Rick Willis, IT Director; Ryan Follmer, Community Services Director; Todd Newman, Cemetery and Parks Director; and Chad Snyder, Power Plant Superintendent.

INVOCATION

The invocation was given by Commissioner Jacob LaRue.

AGENDA

The Agenda was approved on motion by Commissioner Galemore, 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 – November 26, 2018
- Warrant Register dated November 28, 2018
- Warrant Register dated December 6, 2018

Motion made by Commissioner LaRue, seconded by Commissioner Galemore, 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 reported on upcoming Chamber and Main Street Events.

Sherrie Cotant on behalf of her parents Ronnie and Rita Roach requested that the Commission consider placing their golf cart reimbursement claim on the Agenda for discussion. She reported that the golf cart was lost during the cart barn fire.

Hal Jones, 1018 S Plummer commented on his recent purchase of rural residential real estate and City electric service. He would like the Commission to consider waiving the City's fee for running electric service to this property.

Sherrie Cotant on behalf of Southeast Kansas Independent Living commented on the Memorial Building ADA entrance door.

CITY MANAGER'S REPORT

City Manager Jeff Cantrell reported that the Chanute Chamber of Commerce and Office of Tourism Committee would like to hold a future Joint Work Session with the Governing Body to discuss tourism collections.

Comments were made by Chanute Chamber of Commerce and Office of Tourism Executive Director Jane Brophy.

City Manager Cantrell reported that staff have been working on a Solar Renewable Energy Proposal and that he hopes to present to the City Commission at the next regular meeting.

General discussion was made. Comments were made by City Attorney David Brake.

Commission consensus was to place this item on the Agenda at the next regular City Commission meeting for discussion and consideration.

PUBLIC HEARING

CONDUCT PUBLIC HEARING ON 2018 BUDGET AMENDMENT

Conduct a public hearing for the purpose of hearing comments for the record on the 2018 Budget Amendment and for that purpose the Mayor opened a hearing at 6:44 p.m.

As there were no comments from the public the hearing was closed at 6:45 p.m.

OLD BUSINESS

RESCHEDULE/CANCEL DECEMBER 24TH REGULAR CITY COMMISSION MEETING

During their regular meeting on November 26, 2018, the City Commission tabled this item and asked that it be placed on the Agenda at the next regular meeting for further discussion.

The last regular City Commission meeting for the year 2018 is scheduled for December 24th, Commission may wish to consider either cancelling the second meeting in December and/or rescheduling for another date to wrap up any unfinished end-of-year business.

General discussion was made. Comments were made by City Manager Jeff Cantrell.

Motion made by Commissioner Fairchild, seconded by Commissioner LaRue, to approve cancellation of the December 24, 2018 regular City Commission meeting. Voting Aye: All. Motion carried unanimously.

CONTINUED DISCUSSION – NEIGHBORHOOD FIBER DEPLOYMENT OPTIONS

Prior directive of the Commission sought cost-based solutions for deploying fiber in two neighborhoods that were recognized as having potential for high residential subscribership.

ACRS President James Lightfoot gave a brief presentation of a Chanute Fiber Project for design and cost estimate options of fiber deployment for two proposed areas.

General discussion was made. Comments were made by City Manager Jeff Cantrell.

Commission consensus was to set a model cost of \$100 for a monthly subscription to the customer with agreement terms and to place this fiber modeling on a future Agenda for further review and discussion.

CONTINUED DISCUSSION – JOINT BALLFIELD AGREEMENT

This matter was last discussed during a joint work session where general consensus was to have both agency attorneys review the agreement.

City staff is recommending a three-party binding agreement consisting of local agencies that annually supports the anticipated debt service and parameters of intended use.

Chanute Recreation Commission Executive Director Steve Slane provided a brief overview of a Joint Ballfield agreement.

Parks Director Todd Newman distributed a handout of financing options for ballfield lighting from Musco Sports Lighting in the amount of \$545,000 to the Commission for review.

General discussion was made. Comments were made by Parks Director Todd Newman, City Attorney David Brake, City Manager Jeff Cantrell, and CRC Executive Director Steve Slane.

Motion made by Commissioner Fairchild, seconded by Commissioner Chaney, to authorize the City Manager to enter into a contract effective January 2019 for the purchase of ballfield lighting from Musco Sports Lighting in the amount of \$545,000. Voting Aye: All. Motion carried unanimously.

Further discussion was made. Comments were made by CRC Executive Director Steve Slane and City Attorney David Brake.

Commission consensus was to place ballfield lighting finance options and the Joint Ballfield Agreement on a future Agenda for further review and discussion.

CONTINUED DISCUSSION – POTENTIAL SALE OF 615 W CHERRY

At the request of a majority number of commissioners this item was placed on the Agenda for continued discussion.

Commissioner Chaney commented on an email that the Governing Body received from Jeff Ports regarding the cash offer made by Mr. Morris and Mr. Eby for the purchase of 615 W Cherry in the amount of \$291,000.

CRDA Executive Director Matt Godinez reported that he had attended a Site Selection Conference last week and provided the City Commission with feedback he received from three

site selectors on the recent proposals the City of Chanute had received for the purchase of 615 W Cherry.

Mr. Godinez reported that Bridgewood Custom Cabinetry President Jim Caldwell is offering an amendment to his original offer and that the job count incentive will only apply to jobs created at the 615 W Cherry location.

General discussion was made.

Motion made by Commissioner Chaney, seconded by Commissioner Galemore, to approve the cash offer for the purchase of 615 W Cherry in the amount of \$291,000, with property sold as is.

Further discussion was made. Comments were made by Bridgewood Custom Cabinetry President Jim Caldwell. Mr. Caldwell provided a brief review of his offer.

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

Voting Aye: Commissioners Chaney and Galemore
Voting Nay: Mayor Budreau and Commissioner LaRue
Abstained: Commissioner Fairchild
Motion failed.

Further discussion was made. Additional comments were made by Bridgewood Custom Cabinetry President Jim Caldwell.

Motion made by Mayor Budreau, seconded by Commissioner Galemore, to approve a counter proposal to Mr. Morris and Mr. Eby for the purchase of 615 W Cherry in the amount of \$300,000 cash, with property sold as is.

Voting Aye: Mayor Budreau and Commissioners Chaney, Galemore, and LaRue
Voting Nay: None
Abstained: Commissioner Fairchild
Motion passed.

NEW BUSINESS

ADOPT 2018 BUDGET AMENDMENT

For 2018, the following 11 funds are included in the Budget Amendment: City Roof Repair, Library Employee Benefit, Recreation Complex, Special Park/Recreation, Special Alcohol Prog, City Infrastructure, Gas Fund, Refuse Fund, Sewer Fund, Vehicle Services, and Utility Complex. 2018 revenue will support the proposed amendment.

Increasing the limit in these funds is necessary for the City to pay its obligations through the end of the year. This will not increase taxes, but allows us to spend revenue already received.

Motion made by Commissioner Chaney, seconded by Commissioner Galemore, to adopt the 2018 Budget Amendment and by signature of the Governing Body authorize Certificate to the County Clerk. Voting Aye: All. Motion carried unanimously.

AGREEMENT BETWEEN CITY OF CHANUTE AND CHANUTE MAIN STREET, INC FOR 2019

The City preliminarily budgeted \$32,000 to Chanutte Main Street, Inc. for the year 2019. An agreement describing Main Street services for the year 2019 was provided to the Commission for review. The current agreement expires December 31, 2018.

General discussion was made.

Motion made by Commissioner Chaney, seconded by Commissioner Galemore, to approve the agreement and compensation of \$32,000 to Chanutte Main Street, Inc. for 2019. Voting Aye: All. Motion carried unanimously.

Commission consensus was to review the Agreement between the City of Chanutte and Chanutte Main Street prior to December of each year.

APPLICATIONS FOR 2019 LICENSE TO RETAIL CEREAL MALT BEVERAGE

Cereal Malt Beverage Licenses are approved annually in December for the following year. Inspection of the buildings have been made and approved by the Building Inspector and Fire Department with no deficiencies noted. Clearance through the Police Department has been approved. The City License Fee and the State Cereal Malt Tax have been paid by all applicants.

General discussion was made. Comments were made by City Attorney David Brake.

Motion made by Commissioner Chaney, seconded by Commissioner Galemore, to approve the applications for a 2019 Cereal Malt Beverage License. Voting Aye: All. Motion carried unanimously.

APPLICATION FOR 2019 LICENSE TO RETAIL CEREAL MALT BEVERAGE - WALMART

Cereal Malt Beverage Licenses are approved annually in December for the following year. The business located at 2700 S. Santa Fe, Wal-Mart #111, has applied for renewal of their Cereal Malt Beverage License. The applicant answered yes to question #2 of their application and included a written statement. A copy of the application and a section of the KDOR/ABC Handbook for Cereal Malt Beverage Act was provided to the Commission for review.

Inspection of the buildings have been made and approved by the Building Inspector and Fire Department with no deficiencies noted. Clearance through the Police Department has been approved. The City License Fee and the State Cereal Malt Tax has been paid. City staff recommends approval of the application.

General discussion was made. Comments were made by City Attorney David Brake and Community Services Director Ryan Follmer.

Motion made by Commissioner Chaney, seconded by Commissioner Galemore, to approve the Wal-Mart application for a 2019 Cereal Malt Beverage License. Voting Aye: All. Motion carried unanimously.

NEIGHBORHOOD REVITALIZATION APPLICATION – T&A DEVELOPMENT

T&A Development, has submitted an application under the Neighborhood Revitalization Program. It has been verified that the property listed under the scope of the application, 3040 S. Santa Fe, parcel identification number 067-048-33-0-0003-015.00-0 is within the scope of the city limits of Chanute. The application has been approved 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.

Motion by Commissioner Chaney, seconded by Commissioner Fairchild, to approve the Neighborhood Revitalization Application – T&A Development. Voting Aye: All. Motion carried unanimously.

PROPERTY RESOLUTION 629 S LINCOLN

PROPERTY RESOLUTION 416 N KANSAS

PROPERTY RESOLUTION 407 W 1ST

Motion made by Commissioner Galemore, 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. 2018-68, No. 2018-69, and No. 2018-70

EXECUTIVE SESSION – DISCUSSION OF NON-ELECTED PERSONNEL

Motion made by Commissioner Chaney, seconded by Commissioner Galemore, 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 8:30 p.m. Voting Aye: All. Motion carried unanimously.

The Commission returned to open session at 8:30 p.m. No action taken.

COMMISSION COMMENTS

Commissioner Chaney requested that the Commission consider future discussion for the installation of a stoplight at the intersection of 35th Street and South Santa Fe.

Commissioner Chaney commented on the 21st Street and South Plummer Project.

Commissioner Chaney requested that the Commission consider future discussion to review funding for a downtown improvement project and also enforcement of the City’s downtown maintenance code.

Commissioner Chaney commented that he would like the Commission to liquidate additional City property next year.

Commissioner Chaney commented that he thought the Commission worked well together this year and were able to accomplish several projects. He is looking forward to the same next year.

Commissioner Galemore agreed with Commissioner Chaney and is looking forward to the same next year. He wished everyone a Happy New Year.

Commissioner Fairchild also agreed with Commissioner Chaney and added that we need to give just glory to God and that he is watching over us, tis the season to remember that. He provided a short story and wished everyone a Merry Christmas.

Commissioner LaRue agreed with the great productive year and learning opportunity for himself. He wished everyone a Merry Christmas.

Mayor Budreau agreed that the Commission had productive communication this year and that is how things are accomplished.

Mayor Budreau commented on the comment made by Mr. Hal Jones during Public Comments and would like further review of City policy.

General discussion was made. Comments were made by City Manager Jeff Cantrell.

Mayor Budreau wished everyone a Merry Christmas and Happy New Year.

ADJOURNMENT

Motion made by Commissioner Fairchild, seconded by Commissioner Galemore, to adjourn. Voting Aye: All. Motion carried unanimously. Meeting adjourned at 8:40 p.m.

Tina L Bailey, CMC
City Clerk