

KECHI CITY COUNCIL MEETING MINUTES
Reconvened meeting of March 28, 2019 & Regular meeting of April 11, 2019

Reconvened Meeting of March 28, 2019

I. CALL TO ORDER

Mayor, John Speer reconvened the meeting of March 28, 2019 of the Kechi City Council to order. The time was 6 PM

Council present: Kevin Opat, Betty Washington, Brian Adams, Margaret McCormick & David McConnaughay

Staff present: Robert Conger, City Administrator; Laura Hill, City Clerk; Andrew Kovar, City Attorney

Visitors present: none

II. EXECUTIVE SESSION

A. Non-elected personnel

Motion by Brian Adams to go into executive session. The subject to be discussed during the executive session is non-elected personnel. The justification for closing the Meeting is discussion relating to non-elected personnel matters; and the time and place at which the open meeting shall resume is 6:50 PM in the city council chamber and to include the Mayor, Council, City Administrator & City Attorney. Second by Betty Washington. Motion carried 5-0-0. The time was 6:05 PM

III. ADJOURNMENT

Motion by David McConnaughay to adjourn the meeting of March 28, 2019. Second by Brian Adams. Motion carried 5-0-0. The time was 6:51 PM

April 11, 2019

I. CALL TO ORDER

Mayor, John Speer call the regular meeting of the Kechi City Council to order. The time was 7 PM

Council present: Kevin Opat, Betty Washington, Brian Adams, Margaret McCormick & David McConnaughay

Staff present: Robert Conger, City Administrator; Laura Hill, City Clerk; Andrew Kovar, City Attorney; Nicole Bailey, City Treasurer; John Blevins, Chief of Police

Visitors present: Marilyn Dotts, Mr. & Mrs. Jack French, Sandra McConnaughay, Taylor Messick, Ark Valley News; Curtis Zerr, Mr. & Mrs. Richard Wolf, Shirley Jefferson, Mr. & Mrs. Phil Near, Jump Start #16 owners; Mr. & Mrs. Doug Bonnessen

A. PLEDGE OF ALLEGIANCE

B. APPROVE CONSENT AGENDA

Motion by David McConnaughay to approve the consent agenda. Second by Margaret McCormick. Motion carried 5-0-0.

Consent agenda

- 1. Approve Minutes of March 28, 2019**
- 2. Approve Appropriation Ord # 748**

C. APPROVE AGENDA

Motion by Kevin Opat to approve the agenda. Second by Betty Washington. Motion carried 5-0-0.

II. COMMUNICATIONS

A. PUBLIC FORUM

1. Marilyn Dotts 404 Cherokee Dr.; spoke to the council regarding a number of issues as follows a copy of her report is attached to the permanent minutes.

- a. spoke to the condition of a home located at 302 Cherokee Dr. stating it was an eyesore and a disgrace to the neighborhood.
- b. reference the April Lamp and the starting of a neighborhood watch in the business district. She reported to the council that she was watch leader in her neighborhood from March 24, 2009 until March 14, 2013.
- c. has some reservations regarding some of the Playhouse grant application process. She thought some of the citizen participation requirements weren't followed. Voiced concerns of the playhouse being open for business during the renovation project. (Her written comments will become part of the Playhouse grant file, as required)

B. KECHI CIVIC GROUPS/COMMITTEES

1. Confirm Mayor's appointment of Shirley Jefferson & Richard Haddock to the Economic Development Committee. Mayor Speer introduced Shirley Jefferson to the council and noted her community involvement, also spoke to the council about Richard Haddock who wasn't in attendance at the meeting, but stated he was a resident who had been renovating the Whiteside farm. Mayor Speer asked the council of confirmation of his appointees to the Economic Development Committee.

Motion by Betty Washing to confirm the Mayor's appointment of Shirley Jefferson & Richard Haddock to the Kechi Economic Development Committee. Second by Kevin Opat. Motion carried 5-0-0.

C. INTRODUCTIONS-Welcome Jump Start Stores #16 - Mayor Speer introduced Phil & Cheryl Near to the council as new owners of the convenience store. He stated he has visited several times since they had started operations at the store, enjoying the delicious donuts and visiting with employees. He also had visited other Jump Start locations and was very impress with the operation of their stores. Mrs. Near spoke to some of the changing coming to the store such as fresh pizza, a coffee and tea bar and social gathering spot. Mayor Speer presented the Near's with a Karg Art Plaque which welcomed the Jump Start Store #16 to Kechi.

III. OLD BUSINESS -None

IV. NEW BUSINESS

A. Young Industrial Phase 2 Sewer Improvements

Robert Conger, City Administrator reported at the City Council meeting of October 24, 2018, the City Council adopted an Advisability Resolution and authorizing Ordinance for the Young Industrial Phase 2 Sewer Improvements on Huffman Drive. These improvements were petitioned by a majority of property owners in the Addition.

Bids were taken on February 21, and the bids came in well above the \$115,000 petitioned amount. As a result, property owners have again petitioned for the sewer improvements at the higher amount of \$234,000.

1. Accept Petition as Received 4/2/2019 – Sanitary Sewer Phase 2

Motion by Margaret McCormick to accept the revised petition for Young Industrial Sanitary Sewer. Second by Brian Adams. Motion carried 5-0-0.

2. Adopt Resolution 19-700 - A Resolution amending Resolution No. 18-688 of the City of Kechi, Kansas

Motion by Kevin Opat to adopt amending Resolution 19-700. Second by David McConnaughay. Motion carried 5-0-0.

3. Adopt Ordinance 1739-19 – An Ordinance amending Ordinance No. 1732-18 of the City of Kechi, Kansas.

Motion by Margaret McCormick to adopt amending Ordinance 1739-19. Second by Kevin Opat. Motion c carried 5-0-0.

4. Bid Tabulation – Accept the low bidder and authorize Mayor to sign notice of award

Motion by Brian Adams to accept the low bid from Donlinger & Sons in the amount of \$220,015.00 and to authorize the Mayor to sign the Notice of Award. Second by Margaret McCormick. Motion carried 5-0-0.

B. Kechi Playhouse Rehabilitation Project

Nicole Bailey, City Treasurer, updated the council with regards to the Playhouse Rehabilitation Project.

- On March 14, 2019, staff was notified the City was awarded a \$250,000 Community Development Block Grant by the Kansas Department of Commerce to rehabilitate the property located at 100 E. Kechi Road, the Kechi Playhouse. The project will consist in two phases. Phase 1 will address structural and code issues and will be paid by CDBG funds, the Kechi Arts Council cash match, and the property owner's personal match. Phase 2 will address interior issues and will be paid completely by the property owner.
- On March 28th the City Council authorized the Mayor to sign a Subrecipient Agreement with the property owner detailing the property owner's responsibilities to the City throughout the project.
- Part of this agreement also required the property owner to submit a petition for the creation of a Community Improvement District (CID) consisting of only the Kechi Playhouse property.

1. Accept Petition- for the creation of a Community Improvement District (CID)

Motion by Brian Adams to accept the petition for the creation of the Community Improvement District. Second by Betty Washington. Motion carried 5-0-0.

2. Adopt Ordinance 1740-19 -An Ordinance creating the Kechi Playhouse Community Improvement District in the City of Kechi, Kansas; determining the advisability of making certain improvements in the Kechi Playhouse Community Improvement District; setting forth the general nature of the improvements, the estimated or probable costs thereof, the extent of the community improvement district to be assessed for the costs thereof, the method of assessment and the apportionment of the costs between the community improvement district and the city-at-large; and authorizing and providing for the making of the improvements in accordance with the findings of the governing body.

Motion by Kevin Opat to adopt Ordinance 1740-19 creating the Kechi Playhouse Community Development Improvement District. Second by Brian Adams. Motion carried 5-0-0.

C. KDOT Agreement with City of Kechi – Oliver & Kechi Rd. Improvement

Robert Conger, City Administrator; reported KDOT and the City are empowered by the laws of Kansas to enter into agreements for the construction and maintenance of city streets utilizing federal funds. Cities are, under certain circumstances, entitled to receive assistance in the financing of the construction and reconstruction of streets and state highways, provided however, in order to be eligible for such federal aid, such work is required to be done in accordance with the laws of Kansas. Without this Agreement, funds for the Oliver and Kechi Rd. Project cannot be released.

Motion by Betty Washington to approve the above referenced agreement between KDOT and the City of Kechi, authorizing the Mayor to sign. Second by Brian Adams. Motion carried 5-0-0.

D. ARTS COUNCIL – Public Art Placement & Funding

Richard Wolf, Kechi Arts Council requesting partial funding for the placement of the recently donated Art Sculpture by Karg Art Glass. The Sculpture is valued at \$59,000. The cost to erect the sculpture is approximately \$4,000. He stated the plan is to ask the Fair Committee & Over 55 Club to assist with the funding as well. He stated the Arts Council had met to discuss where to place the art, taking in to consideration vandalism, visibility, available electricity for lighting etc. He said the city administrator had suggested to replace the fountain. The council discussed other options to place the Art. Consensus was to come up with a Primary & Alternate location for the Art and bring back to the next meeting.

E. APRIL 25TH COUNCIL MEETING LOCATION CHANGE – 101 Club, 2206 E. 101st N. 7 PM

Robert Conger, City Administrator requested the council consider holding the council meeting of April 25th at the 101 Club in north Kechi. He also requested to hold a workshop prior to the next meeting for an executive session for discussion of Non-elected personnel. Council discussed it would be more convenient to hold the workshop here at city hall and then travel to the 101 Club for the meeting.

Motion by Brian Adams to hold the next regular meeting at 101 Club at 7 PM. Second by David McConnaughay. Motion carried 5-0-0.

V. EXECUTIVE SESSION-None

VI. ADJOURNMENT/RECESS

Motion by Brain Adams to recess the meeting until 5:30 PM, April 25th in order to hold a workshop for Executive Session for the discussion of Non-elected personnel. Second by Betty Washington.
Motion carried 4-0-0.

Signed: _____
John Speer, Mayor

Attest: _____
Laura Hill, City Clerk