

KECHI CITY COUNCIL MEETING MINUTES
August 12, 2021

I. CALL TO ORDER/ROLL CALL

Mayor Speer called the meeting to order at 7:00pm

Council present: Mayor John Speer, Brian Adams, Betty Washington, Richard Haddock, and Margaret McCormick.

City staff present: Kamme Sroufe, City Administrator; Andrew Kovar, City Attorney; Theresa Morlan, City Clerk; Thomas Bevan, Director of Public Works; Jessie Woodrow, Chief of Police; Kate Watson, Administrative/Court Clerk; and Joseph Trumbull, Police Lieutenant.

Guests present: Beth Ann & Ron McKean, Ashley Velasquez, Christi Koontz, and Chris Strunk.

A. PLEDGE OF ALLEGIANCE – Led by Mayor Speer.

B. APPROVE CONSENT AGENDA

Motion by Richard Haddock to approve the Consent Agenda. Seconded by Betty Washington, the motion carried 4-0-0.

Consent Agenda

1. Meeting Minutes June 10, 2021
2. Meeting Minutes June 24, 2021
3. Meeting Minutes Special Meeting July 15, 2021
4. Meeting Minutes July 22, 2021
5. May 2021 Appropriation Report
6. Appointment of Director and Alternate to KMGGA Board of Directors

C. APPROVE AGENDA

Motion by Richard Haddock to approve agenda with 10 minutes for the Executive Session for non-elected personnel. The motion was seconded by Betty Washington and carried 4-0-0.

II. COMMUNICATIONS

A. Public Forum – Beth Ann McKean, 6434 N Hillside and owner of 6436 and 6450 N Hillside addressed the council regarding mowing the ditches. The council directed the staff to give her contact information for non-profit organizations that can assist her.

B. Kechi Civic Groups – None

C. Staffing Update - Theresa Morlan, City Clerk introduced Kate Watson, Administrative/Court Clerk. She started with the City in June and has had training with Bel Aire, Towanda, Park City and Goddard Court Clerks as well as started cross-training in City Hall.

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. PEC Supplemental Agreement #1 Gas Line Replacement – City Administrator (CA), Kamme Sroufe recommended closing out the contract and reducing the total amount from \$70,000 to \$58,500.

Motion by Betty Washington to approve the close out of the contract and to authorize Mayor Speer to sign. Motion was seconded by Brian Adams and carried 4-0-0.

- B. PEC Supplemental Agreement #4 Kechi Rd and Oliver Project** – CA Sroufe presented the agreement which is being modified to provide an additional concept design within the original contract amount. The staff recommends an alternative design to the intersection to accommodate existing infrastructure and eliminate the need to move the gas lines, which adds an additional \$1 million to the project. Additionally, the alternate concept will include above ground electrical lines, rather than burying them which would also add \$1million to the project. The three items being removed from the original contract are: provide final check/final plans, provide project specifications for construction, and construction administrative services.

Motion by Betty Washington to approve PEC supplemental agreement #4 to modify the Kechi Rd and Oliver intersection contract and authorize the Mayor to sign. Motion seconded by Brian Adams and carried 4-0-0.

- C. Land Disturbance Fee Resolution 21-731 – A Resolution of the City of Kechi, Kansas Governing Body establishing a Land Disturbance and Grading Permit Fee** – This would allow the fee to be assessed to commercial developments smaller than two acres.

Motion by Margaret McCormick to adopt Resolution 21-731 and authorize the Mayor to sign. The motion was seconded by Richard Haddock and carried 4-0-0.

- D. Operation of Worksite Utility Vehicles and Golf Carts** – CA Sroufe introduced the ordinance that would allow UTV's and golf carts to operate legally on the streets and the conditions of licensure and inspection that were a collaborative effort of Chief Woodrow and City Attorney Andrew Kovar. Seatbelts would be required which can be a feature offered before or after market for both UTV's and golf carts. Standard Traffic Ordinance defines technical specifications for UTV's. Yearly permits would require inspections, insurance and that drivers be licensed. The recommended fee for permit and inspections is \$30.

- 1. Ordinance #1790-21 – An Ordinance creating Article “Operation of Work-Site Utility Vehicles” and Article 7 “Operation of Golf Carts” of Chapter XIV of the Code of the City of Kechi, Kansas, authorizing the operation of work-site utility vehicles and golf carts on the streets within the corporate limits of the City and providing for related restrictions including penalties for violations thereof.**

Motion by Brian Adams to adopt Ordinance 1790-21 and authorize the mayor to sign. Seconded by Margaret McCormick, the motion carried 4-0-0.

- 2. Resolution 21-732 – A Resolution of the City of Kechi, Kansas Governing Body establishing work-site utility vehicle and golf cart license fees.**

Motion by Brian Adams to adopt resolution 21-732 and authorize the mayor to sign. Seconded by Richard Haddock, the motion carried 4-0-0.

V. INTERACTIVE DIALOG

- A. OLD CITY HALL** – CA Sroufe reported that she was received a cost analysis that a monthly lease charge would be approximately \$1000 per month, and the sell price would be between \$80,000 and

\$100,000. There is the possibility that there is asbestos in the building which would be required to be abated prior to rental or sell, as well as for full use. If the building is leased, property tax would apply. CA Sroufe would recommend lease over sell so that the City would maintain control of the property in the future. Mayor Speer suggested that funds from the sale or lease could be used to facilitate the movement of historic items to the original City Hall, as well as add revenue to the community including the Fair Committee. If sold, there would need to be a lot split as well as zoning change and changes in service lines. Staff was directed to get cost estimates for asbestos remediation.

B. Budget – CA Sroufe highlighted use of fund balance for 2022. The proposed budget is balanced to the same mill levy.

VI. EXECUTIVE SESSION-

Motion by Betty Washington to go into Executive Session for 10 minutes to discuss non-elected personnel with the meeting to resume at 8:29pm. Seconded by Brian Adams and carried 4-0-0.

Meeting resumed at 8:30pm. There was no binding action taken during Executive Session.

VII. RECESS

Motion made by Betty Washington to recess until the budget workshop on August 26, 2021 at 6:00pm at City Hall with a second by Brian Adams. The motion carried 4-0-0.

Signed: _____

John Speer, Mayor

Attest: _____

Theresa Morlan, City Clerk