

KECHI CITY COUNCIL MEETING MINUTES
September 24, 2020

I. CALL TO ORDER/ROLL CALL

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

Council present: Brian Adams, Betty Washington, Margaret McCormick (via Zoom), Matt Brewer, and Richard Haddock (via Zoom).

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

Guests present: Taylor Messick, Beth McKean, and Kirk Wagner.

A. PLEDGE OF ALLEGIANCE led by Mayor Speer.

B. APPROVE CONSENT AGENDA

Motion by Betty Washington to approve the Consent Agenda. Seconded by Brian Adams. Motion carried 5-0-0.

Consent Agenda

1. Council Minutes September 10, 2020
2. Appropriation Report August 2020

C. APPROVE AGENDA

Motion by Brian Adams to approve agenda. The motion was seconded by Matt Brewer and carried 5-0-0.

II. COMMUNICATIONS

A. Public Forum

Kirk Wagner, 6332 N Hillside, addressed the council concerning the recently implemented stormwater fees. He was upset that the City was taxing the sewer system, which he is not connected to, and expressed his frustration on paying for services for other residents, which he does not have, as well as a recent issue with a neighbor's culvert that the City was not able to correct. He did express appreciation for the Police Department and their patrolling of his neighborhood. Council explained the stormwater utility and fee, and how it is separate and different to the sewer system.

B. Kechi Civic Groups – None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. Conditional Use Request – CU2020-01- Request by Dallas and Teresa Lett to allow a 24ft x 32ft storage building.

Zoning Administrator, Chris Morlan, introduced the item. There were no abstentions, and a quorum of 6 was established. The city clerk attested there were no protests, and the unapproved minutes of the Planning Commission meeting in which the hearing was held were distributed to the City Council. Z.A. Morlan reported the request and stated that the property meets bulk requirements for the R-1 Single-family Zoning District and with the new building will be compliant with lot coverage. He covered the Planning Commission's summary of findings.

Ordinance 1762-20 – Granting a Conditional Use as an exception as provided for in Section 10.45 of the City of Kechi Zoning Regulations, to permit the addition of an additional storage structure on the property located at 431 N. Shawnee Dr., zoned as R-1 Single Family Residential District.

Motion by Matt Brewer: I move to approve Case No. CU-2020-01 per the Planning Commission’s recommendation and approve Ordinance No. 1762-20. Second by Brian Adams. Motion carries 5-0-0.

B. Young Industrial 3rd Addition

1. Petitions for Improvement & Developer’s Agreement – Petitions were received by the City on September 18, 2020 for Sanitary Sewer, Paving, Water Distribution and Gas Distribution on behalf of Young Properties LLC. Developer’s Agreement for Special Assessment Improvements for Young Industrial 3rd Addition was filed for above petitioned services.

Motion by Betty Washington to accept the petitions for improvement. Second by Matt Brewer. Motion carries 4-0-1 with Richard Haddock abstaining.

Motion by Brian Adams to approve the Developer’s Agreement and authorize the Mayor to sign. Second by Matt Brewer. Motion carries 4-0-1 with Richard Haddock abstaining.

2. Resolution of Advisability 20-716 – A resolution determining the advisability of making certain internal improvements in the City of Kechi, Kansas; setting forth the general nature of the improvements, the estimated or probable costs thereof, the extent of the benefit district to be assessed for the costs thereof, the method of assessment and the apportionment of the costs between the benefit district and the city-at-large; authorizing and providing for the making of the improvements in accordance with the findings of the Governing Body; and directing the publications and recording of this Resolution (Young Industrial Phase 3 Water Improvements, Young Industrial Phase 3 Sewer Improvements, Young Industrial Phase 3 Paving Improvements, and Young Industrial Phase 3 Gas Improvements).

Motion by Brian Adams to adopt Resolution of Advisability 20-716 and authorize the Mayor to sign. Second by Betty Washington. Motion carries 4-0-1 with Richard Haddock abstaining.

3. Ordinance No. 1763-20 – An Ordinance authorizing the construction of certain internal improvements in the City of Kechi, Kansas, as heretofore determined advisable and authorized to be made by Resolution No. 20-716 of the City, under the authority of K.S.A. 12-6a01 *ET SEQ.*, as amended and supplemented; providing for the payment of the costs of said improvements; authorizing the issuance of General Obligation Bonds for the payment of the costs of said improvements and authorizing and providing for the issuance of Temporary Improvement Notes from time to time as funds are needed for the orderly construction of said improvements.

Motion by Brian Adams to adopt Ordinance No. 1763-20 and authorize the Mayor to sign. Second by Matt Brewer. Carries 4-0-1 with Richard Haddock abstaining.

C. League of Kansas Municipalities Voting Delegates

Motion by Matt Brewer to appoint Mayor Speer as the voting delegate for the City at the 2020 League Convention and appoint Brian Adams as an alternate voting delegate. Motion seconded by Betty Washington. Motion carried 5-0-0.

D. Subrecipient Agreement with Sedgwick County – The grant agreement with Sedgwick County in the amount of \$41,738.16 is to be used to pay or reimburse necessary expenditures incurred due to COVID-19 emergency during the period of March 2, 2020 through October 30, 2020. This is part of the CARES Act funding.

Motion by Brian Adams to accept the agreement and authorize City Administrator Kamme Sroufe to sign. Second by Betty Washington. Motion carries 5-0-0.

E. Kubota Purchase – The 2020 Adopted Budget includes \$150,000 for the purchase of a bucket truck, however since that time, priorities have changed. Rather than purchase one piece of equipment, Public Works is requesting a utility terrain vehicle (UTV) with additional purchase requests to come later. Currently, the Department does not have enough vehicles to transport employees to job sites or read meters. Purchasing a UTV will also support social distancing best practices and allow employees to work independently out in the field. The UTV will be a capped unit for all-year use, will have a snowplow that can be used for clearing snow during weather events and a dump bed. The mounting hitch will allow for other attachments to be purchased and used if the need arises. The recommended bid is from Ravenscraft for \$22,935.39.

Motion by Matt Brewer to approve purchase of the Kubota from Ravenscraft for \$22,935.39. Second by Betty Washington. Motion carries 5-0-0.

V. Interactive Dialogue – Council and staff engage in interactive dialogue for purpose of planning and communication.

Oliver Street and Kechi Rd Intersection Project - The total project cost with burying the power lines would be \$1.9million and for above ground power lines it would be \$1.2million. Neither of these options includes moving the gas lines, which would cost an estimated \$1million, and most likely be contracted out, due to the size of the job and current workload for Public Works Department. As of now, there has been \$207,000 temp noted for project design, and \$70,000 for utility design paid from gas reserve.

Ben Mabry gave an overview of the history of the project, which did have a fair amount of citizen engagement and excitement in the project.

Options for funding the project could include raising the mil levy, enacting a sales tax, which would have to go to public vote, and using funds freed up due to the stormwater utility fee as well as PBC bonds that will be paid off in 2024 and 2026. Because of concern about the economic impact of COVID, the council weighed the options on moving forward with the project now, asking WAMPO

to extend the date for the grant and delay the project, or not move forward with the project. A decision would need to be made in October due to WAMPO grant and deadlines that would need to be met. If the second or third options are exercised, educating residents would be key.

Motion by Brian Adams to have City Administrator meet with WAMPO to ask for the possibility of getting another extension on the grant. Second by Matt Brewer. Motion carries 5-0-0.

VI. ADJOURNMENT

**Motion by Betty Washington and seconded by Brian Adams to adjourn. Motion carried 5-0-0.
Meeting was adjourned at 8:20pm.**

Signed: _____
John Speer, Mayor

Attest: _____
Theresa Morlan, City Clerk