

# KECHI CITY COUNCIL MEETING MINUTES

January 14, 2021

## I. CALL TO ORDER/ROLL CALL

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

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

**City staff present:** Kamme Sroufe, City Administrator; Andrew Kovar (via Zoom), City Attorney; Jessie Woodrow, Chief of Police; Theresa Morlan, City Clerk; Thomas Bevan, Director of Public Works; Chris Morlan, Zoning Administrator; Kris Brown, Deputy City Clerk; Joseph Trumbull, Police Lieutenant; and Thomas Oldenettel, Police Officer.

**Guests present:** Ben Mabry from PEC, Tommy Jacobs, Katie Jacobs, Debbie Jacobs, Donnie Stokes, Luke Harber, David and Carrie Messmore, Danny Smith, Taylor Messick, Beth Ann and Ron McKean, Troy and Debbie Moreland, Lee Boyer and Karin Anderson.

**A. PLEDGE OF ALLEGIANCE** – Colors presented by Boy Scout Troup 404.

### B. APPROVE CONSENT AGENDA

**Motion by Betty Washington to approve the Consent Agenda. Seconded by Richard Haddock.**

**Motion carried 5-0-0.**

#### Consent Agenda

1. Minutes December 10, 2020 Meeting
2. Appropriation Report December 2020
3. Annual Market Adjustment to Pay Scale

### C. APPROVE AGENDA

**Motion by Matt Brewer to approve agenda as written with 25 minutes for the Executive Session.**

**The motion was seconded by Betty Washington and carried 5-0-0.**

## II. COMMUNICATIONS

**A. Public Forum** – David Messmore and Danny Smith, owners of the soon to be opened Old School Taphouse at 210 E Kechi Rd., addressed the Council regarding the planned operations. They will offer food service as well as drinks in a social atmosphere. There is no plan for live music or sporting events on television. The occupancy is limited to 72 patrons, and food will be generally self-service as patrons will order from their phones and be notified when their food is ready at a pickup window.

Debbie Jacobs addressed the Council on behalf on Tommy Jacobs and Debbie Jacobs, 5865 and 5737 N Woodlawn, respectively. Citing City Ordinances regarding Recycling and Stormwater fees, requested that the two properties be exempt from the requirement for residences to have recycling service.

**B. Kechi Civic Groups** – None

**C. Introduction of New Police Officer** – Chief Woodrow introduced Officer Tom Oldenettel, the City's new full-time police officer. He previously worked for Butler County and specializes in crisis intervention. He feels like Kechi will benefit from his experience and his skill set, and that he has a fair amount to learn from Kechi as well.

**D. Appointment of Council President** – Mayor Speer stated that the position of Council President is to be re-evaluated each year.

**Nomination:** Margaret McCormick nominated Matt Brewer, but there was no second.

**Nomination:** Betty Washington nominated Brian Adams, and it was seconded by Margaret McCormick. Nomination to re-elect Brian Adams as Council President passed 4-0-1 with Brian Adams abstaining from the vote.

### III. OLD BUSINESS - None

### IV. NEW BUSINESS

#### A. ROCK POINTE 3

**1. Notice of Award and Summary of Bids** – Kamme Sroufe, City Administrator presented the Bid Tabulation results for paving, sanitary sewer, and water lines for Rock Pointe Phase 3.

**Motion by Richard Haddock to approve awarding the bid for infrastructure in the amount of \$498,641.00 to Mies Construction and authorizing the Mayor to sign. The motion was seconded by Matt Brewer and carried 5-0-0.**

**2. PEC Supplemental Agreement No. 1** – Ms. Sroufe presented the supplemental agreement with PEC for observation and testing that are estimated after the bid letting and not included in the original design contract.

**Motion by Richard Haddock to approve Supplemental Agreement #1 for \$115,313.63 and authorize the Mayor to sign. Matt Brewer seconded the motion, which carried 5-0-0.**

**B. ZONING CASE Z-2020-02 – Rezoning the west 230 feet of 6450 N Hillside from A-1 to I-1.** – Case presented by Zoning Administrator (Z.A.), Chris Morlan. There were no abstentions, a quorum of 5, and no valid protests. Mr. Morlan presented the findings and recommendation of the Planning Commission and stated that it is not uncommon to have lots with multiple zoning districts.

**Motion by Margaret McCormick to approve Case Z-2020-02 and adopt Ordinance No. 1767-21 to rezone the subject property to I-1. Motion was seconded by Betty Washington and carried 5-0-0.**

**C. ZONING CASE Z-2020-03 – Rezoning portion of 300 E Kechi Rd from R-1 to C-1.** – Case presented by Zoning Administrator, Chris Morlan. There were no abstentions, a quorum of 5, and no valid protests. Mr. Morlan presented the findings and recommendation of the Planning Commission and stated that the portion of the property to be rezoned will become a separate lot in the final plat that is to be presented immediately after this case. The proposed building will be designed to be flexible in its use as either residential or commercial. The slight changes to be made to adjoining lots are not reflected in the attached map.

**Motions by Matt Brewer to approve Case Z-2020-03 and adopt Ordinance No. 1768-21 to rezone the subject property to C-1. Motion was seconded by Richard Haddock and carried 5-0-0**

**D. FINAL PLAT BOYANDER – SD-2020-04** – Subject property will be addressed as 234 E Kechi Rd. Z.A. Morlan presented the case.

**Motion by Margaret McCormick to accept the Planning Commission’s recommendation to approve the Boyander Plat and authorize the Mayor to sign. Motion was seconded by Betty Washington and carried 5-0-0.**

**E. ZONING CASE Z-2020-04 – Rezoning the north 135 feet of 234 N Sioux St from R-1 to C-2.** – Z.A. Morlan presented the case. There were no abstentions, a quorum of 5, and no valid protests. Mr. Morlan presented the findings and recommendation of the Planning Commission. The property has been zoned R-1 since zoning regulations have been in place in Kechi, and during that time, the use as a hair salon has not changed. The owners wish to change from a hair salon to pet grooming, which is currently allowed in C-2, but not C-1. The Planning Commission has initiated changing the Zoning Regulations to allow dog grooming as a Conditional Use in C-1 district and will have a public hearing to do so February 9<sup>th</sup>. The Council has concerns that the subject property could be sold and any allowed use in C-2 district would then be allowed on the property, which given its location, would not be desired.

**Motion by Richard Haddock to deny Case No. Z-2020-041 per the Planning Commission’s recommendation. The motion seconded by Betty Washington, carried 5-0-0.**

**Motion by Richard Haddock to waive any fees to reapply within 90 days to rezone to C-1 after Planning Commission changes Zoning Regulations and apply for Conditional Use. The motion was seconded by Matt Brewer and carried 5-0-0.**

**F. CONDITIONAL USE CASE – CU-2020-02 – Accessory Dwelling 10301 N Hillside.** - Z.A. Morlan presented the case and Planning Commission’s findings and recommendations. There were no abstentions, a quorum of 5, and no valid protests. The applicant’s wish to remodel an existing detached building into living space for in-laws. A Deed Restriction would be required to be filed with the Register of Deeds, stating that the accessory dwelling could not be split off and sold separately.

**Motion by Matt Brewer to approve Case No. CU-2020-02 per the Planning Commission’s recommendation, adopt said recommendation and approve Ordinance No. 1770-21 allowing an accessory dwelling as a Conditional Use with the conditions. Motion was seconded by Richard Haddock and carried 5-0-0.**

## **V. EXECUTIVE SESSION**

**Motion by Betty Washington to go into Executive Session for the purpose of Attorney-Client privilege. Meeting to resume at 8:52pm. Motion seconded by Richard Haddock and carried 5-0-0.**

Meeting resumed at 8:53pm. There was no binding action taken.

## **VI. ADJOURNMENT**

**Motion by Richard Haddock and second by Matt Brewer to adjourn. Motion carried 5-0-0. Meeting was adjourned at 8:54pm.**

Signed: \_\_\_\_\_  
John Speer, Mayor

Attest: \_\_\_\_\_  
Theresa Morlan, City Clerk