

KECHI CITY COUNCIL MEETING MINUTES

March 11, 2021

I. CALL TO ORDER/ROLL CALL

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

Council present: Brian Adams, Betty Washington, Matt Brewer, and Richard Haddock.

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; Chris Morlan, Zoning Administrator; and Joseph Trumbull, Police Lieutenant.

Guests present: Karin Anderson, Debbie Harp, Artys Hallacy, Jim Boone, Beth Ann McKean, Kirk Wagner, Curtis Zerr, Taylor Messick and Pat Patterson.

A. PLEDGE OF ALLEGIANCE – Colors were presented by and Pledge of Allegiance was led by Boy Scout Troop 404. John Speer.

B. APPROVE CONSENT AGENDA

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

Motion carried 4-0-0.

Consent Agenda

1. Minutes February 25, 2021 Meeting
2. February Appropriations Report

C. APPROVE AGENDA

Motion by Richard Haddock to approve the Agenda with Executive Session being 20-minutes.

Motion was seconded by Brian Adams and carried 4-0-0.

II. COMMUNICATIONS

A. Gas Safety Survey Drawing - The winner of the \$100 rebate on utility bills was Chelsey and Story Gotti.

B. Public Forum – Artys Hallacy, 2440 E 101st St N, addressed the Council regarding her desire to not have trash at both of her residences, as only one is occupied.

C. Kechi Civic Groups – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. Liability Insurance Renewal – City Administrator (CA) Sroufe reported changes and increases in the policy. The amount for 2021-2022 Property and Liability Insurance is to be \$78250, which is \$821 more than budgeted.

Motion by Betty Washington to approve the renewal. Motion was seconded by Richard Haddock and carried 4-0-0.

B. De-Annexation Hearing – Kirk and Doris Wagner 6332 N Hillside – Mayor Speer called the item at 7:13pm. and outlined the procedure. Betty Washington disqualified herself from the hearing, and a quorum of 3 was established. There were no ex parte communications.

Petitioner, Kirk Wagener addressed the Council stating the City has not done anything for years. The same resources should be available to all residents, who should all be considered and equal.

The Council had no questions for Mr. Wagner.

Public Comment:

Beth Ann McKean, 6434 N. Hillside, stated that she has lived there for 16 years, and there have been no improvements to the infrastructure. She questions decisions made by the City regarding stormwater management. She has a commercial building, but otherwise there is no runoff due to agricultural use of her property. The ditches have not been maintained nor the hedgerows trimmed. She does appreciate her commercial building being rezoned. She feels the City needs to concentrate on getting bike paths and sidewalks along Hillside and 61st Street, and that safety is more important than the beautification of the city. Kechi should let them be back in the county, and the county has previously paved the roads and cleaned the ditches.

Pat Patterson, 6350 N Hillside, stated that she moved into her home in 1998, and the annexation, in her recollection, came out of nowhere. She is confused by the address of her property location, and it's not clear on how taxes come around, as she receives them from the county. She is not sure where improvement come from and who would provide amenities such as water. Her mail stop is inconvenient. She currently has lateral drainage and would like to receive services from the City. The business to her north has concreted their culvert and are not in conformance with stormwater. She questions what benefits she receives from the City and feels like she is in limbo.

Kirk Wagner asked Pat Patterson if the predicted rainfall of 2"-4" will cause problems with her septic. She said it could. Mr. Wagner wants to be able to flush toilets without thinking about it and wants natural gas.

There were no written comments and no final public comments. Public portion closed at 7:28pm.

City Council deliberations found that due and legal notice had been given and no private rights will be injured or endangered. There will be inconvenience or loss to the public. The petitioner purchased the property after the annexation in 2003.

Motion by Brian Adams to deny the petitioner's request and the exclusion not be granted. Motion seconded by Richard Haddock. Motion carried 3-0-1.

C. Special Assessment Public Hearing Kechi Business Park Improvements

1. Ordinance 1773-21 - An Ordinance levying Special Assessment Taxes on certain real properties in the City, for the purpose of paying a portion of the costs of certain internal improvements benefiting such real properties; providing for the giving of notice of said special assessment taxes by publication and mailing; and providing for the collection of said special assessment taxes.

Motion by Richard Haddock to adopt Ordinance No. 1773-21. Motion seconded by Matt Brewer and carried 4-0-0.

2. Resolution 21-721 - A Resolution authorizing and providing for the public sale of the City's General Obligation Bonds, Series A, 2021, in a total principal amount of approximately \$1,125,000; setting forth the details of said public sale and providing for the giving of notice thereof.

Motion by Matt Brewer to approve resolution 21-721. Motion seconded by Richard Haddock and carried 4-0-0.

D. KCC Gas Audit Report – Director of Public Works Bevan reported the during the KCC's annual audit of our gas system that there were no deficiencies. They liked our computer mapping. The audit was scheduled for 2 days, but only took 4 hours due to Earl Findley doing a great job throughout the year tracking paperwork and keeping it in order, and changes that needed to be made were made immediately.

E. Kansas Low-Interest Loan Program Energy Utility – CA Sroufe presented the need to apply for a low-interest loan through the state at rates of at least 2% lower than market rate, and initially the rate would be 0.25%. Based on estimates from KMGa, the application would be for \$1,175,688, however the budget for gas for 2021 was \$213,195. CA Sroufe recommended requesting 10-years to pay off the loan until logistics are determined, but if desired the loan could be paid back sooner. The Council discussed the possible effects on the next utility bills, possibility of national or state relief, and not receiving the requested amounts.

1. Resolution 21-722 - Authorizing the City to apply for the City Utility Low-Interest Loan Program for the purpose of obtaining a loan from the State of Kansas to finance extraordinary electric and/or natural gas cost incurred during the extreme weather event of February 2021.

Motion by Richard Haddock to approve Resolution 21-722. Second by Betty Washington and carried 4-0-0.

2. Ordinance 1775-21 - Authorizing the execution of a low-interest loan between the City and State.

Motion by Matt Brewer to adopt Ordinance 1775-21. Second by Brian Adams and carried 4-0-0.

V. EXECUTIVE SESSION

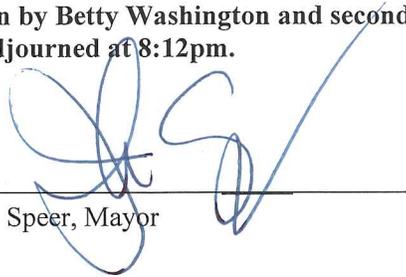
Motion by Betty Washington to go into Executive Session for the purpose of Attorney-Client privilege. Meeting to resume at 8:11pm. Motion seconded by Brian Adams and carried 4-0-0.

Meeting resumed at 8:11pm. There was no binding action taken.

VI. ADJOURNMENT

Motion by Betty Washington and second by Brian Adams to adjourn. Motion carried 4-0-0. Meeting was adjourned at 8:12pm.

Signed: _____
John Speer, Mayor



Attest: _____
Theresa Morlan, City Clerk

