

KECHI CITY COUNCIL MEETING MINUTES

April 22, 2021

I. CALL TO ORDER/ROLL CALL

Brian Adams called the meeting to order at 7:00pm

Council present: Brian Adams, Betty Washington, Matt Brewer, and Margaret McCormick.

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 Lieutenant Joseph Trumbull.

Guests present: BCBS Representative Jose Sosa, Karin Anderson, Lee Boyer, and Taylor Messick.

A. PLEDGE OF ALLEGIANCE – Led by Brian Adams

B. APPROVE CONSENT AGENDA

Motion by Betty Washington to approve the Consent Agenda. Seconded by Margaret McCormick and carried 4-0-0.

Consent Agenda

1. Minutes April 8, 2021

C. APPROVE AGENDA

Motion by Betty Washington to approve agenda with addition of item VI being an Executive Session for 10 minutes for Attorney Client Privilege and changing adjournment to item VII. The motion was seconded by Matt Brewer and carried 4-0-0.

II. COMMUNICATIONS

A. Public Forum – Karin Anderson, lives at 300 E Kechi Rd, and represents owner of that property as well as 230, 234 and 236 E Kechi Rd. She questioned how and why the bar at 210 E Kechi Rd was allowed to open against current ordinance. They are pro-development, but against a bar and the negative issues it brings such as traffic, noise, trash, public urination, and trespassers including unattended children around their pond. When they questioned the pillars for the deck being in the creek, they were told those would not impede drainage and that the City had no jurisdiction over waterways. They are requesting the hours be limited, and an 8ft fence be constructed between the R-1 and C-1 zoned properties. At their own expense, they are putting an 8ft fence on their property at 230 E Kechi Rd and Taphouse property. Both residents of the duplex at 230 E Kechi Rd have stated that they will be moving due to the bar. They do not believe that changing the Zoning Regulations as recommended by the Planning Commission is the right thing to do after the fact.

B. Kechi Civic Groups – None

C. Blue Cross Blue Shield Presentation – Jose Sosa, BCBS of Kansas, presented information about what a “Grandfathered Plan” is, the benefits to employees and cost savings to the City for having the plan. He also explained that if the 95/5 split on premiums and the amount for deductibles remains the same, the City will be able to stay in the plan, otherwise we would be subject to terms of the Affordable Care Act (ACA), in which the rate structure would change, and we would be paying the more for less benefits. Under ACA, changes would include paying based on age of employees, co-pays increasing, and less coverage for prescriptions. Mr. Sosa offered suggestions for wellness programs that could improve employee health and lifestyles but noted that these do not affect premiums. He informed the Council that BCBS is a mutual company, it is not publicly traded and there are no investors being paid. The premiums paid fund claims, administration, and programs to improve community health.

III. OLD BUSINESS - None

IV. NEW BUSINESS

- A. **GWorks Data Conversion** – City Administrator (CA) Sroufe reported that the computer language that GWorks uses is not usable by Tyler Technology to process our data conversion. GWorks will convert the data at a cost of \$13,200 or the City would need to enter a limited license with GWorks over 5 years to have read only access to the system at a cost of \$18,298.25, which does not include annual inflation. The Council was bothered that Tyler Technology did not inform the City of this issue during contract negotiation. Council also asked City Attorney, Andrew Kovar to review the contract with Tyler to check for possibly leveraging renegotiation to reduce the contract due to the increase in the cost of data conversion.

Motion by Matt Brewer to approve the Data Conversion Agreement with GWorks for \$13,200. Seconded by Betty Washington and carried 4-0-0.

- B. **AT&T Tower Lease** - CA Sroufe presented the proposed amendment to the lease which although set to expire in 2030 has options to renew for 5-year terms. CA Sroufe structured the new terms as a flat fee without escalation each year with the expectation that AT&T would renegotiate the terms again for the end term of the contract and maximizing the City's profit.

Motion by Matt Brewer to approve the agreement with New Cingular Wireless (AT&T) and authorize Mayor to sign. Seconded by Margaret McCormick and carried 4-0-0.

- C. **Water Pump Purchase** - CA Sroufe presented the recommendation from staff to replace the two pumps at the inlet from Wichita at 53rd St N and Hillside. One pump has not been working for years and replacement parts are no longer available for the 60+ year old pump. The other pump froze up and split during the February cold snap. The pumps are mainly used to ensure water pressure during interruptions from the water main from the east. JCI, the recommended bid, would replace the pumps and damaged pipe at the same time.

Motion by Betty Washington to approve the purchase of two pumps from JCI at a cost of \$9876.00. Seconded by Margaret McCormick and carried 4-0-0.

- D. **Young Industrial 3rd Note Resolutions No. 21-725-**

1. **Bid Acceptance** – City Attorney Kovar reported that there were 5 bids for the Temp Note with 1st Bankers Bank having the low bid at 0.450029% and recommended the Council accept their bid.

Motion by Margaret McCormick to accept the bid from 1st Bankers Bank. Seconded by Matt Brewer and carried 4-0-0.

2. **Note Resolution No. 21-725 - A Resolution providing for the issuance of General Obligation Temporary Notes of the City of Kechi, Kansas, in the total principal amount of \$1,410,000, as heretofore authorized by Ordinance No. 1763-20 of the City, in order to provided funds for the temporary financing of the costs of construction of certain internal improvements in the City authorized by said Ordinance; and providing the terms, details, form and conditions of said General Obligation Temporary Notes.**

Motion by Matt Brewer to approve Resolution No. 21-725. Seconded by Betty Washington and carried 4-0-0.

- E. **Kechi Business Park Bond Sale**

1. **Bond Bid** – City Attorney Kovar reported that this was permanent financing for both Kechi Business Park (approx. \$900,000) and for Kechi Rd & Oliver Project (approx. \$226,000). There were 7 bids with the lowest bid being Commerce Bank at 1.354167%.

Motion by Margaret McCormick to accept the bid from Commerce Bank. Seconded by Betty Washington and carried 4-0-0.

2. **Bond Ordinance 1780-21 - An Ordinance of the City of Kechi, Kansas, authorizing the issuance of the City’s General Obligation Bonds, Series A, 2021, in the aggregate principal amount of \$1,125,000, for the purpose of financing the otherwise unpaid costs of multiple capital improvements in the City; providing for the levy and collection of an annual tax for the purpose of paying the principal of and interest on said bonds; authorizing certain other documents and actions; and making certain covenants with respect thereto.**

Motion by Matt Brewer to approve Bond Ordinance 1780-21. Seconded by Margaret McCormick and carried 4-0-0.

3. **Bond Resolution 21-726 - A Resolution prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Bonds, Series A, 2021 in the total aggregate principal amount of \$1,125,000, of the City of Kechi, Kansas, previously authorized by Ordinance No. 1780-21 of the City; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.**

Motion by Betty Washington to approve Resolution 21-726. Seconded by Margaret McCormick and carried 4-0-0.

V. INTERACTIVE DIALOG - None

VI. EXECUTIVE SESSION

Motion by Betty Washington to go into Executive Session for 10 minutes for Attorney Client Privilege with the meeting to resume at 8:15pm. Seconded by Matt Brewer and carried 4-0-0.

Meeting resumed at 8:18pm. There was no binding action taken during Executive Session.

VII. ADJOURNMENT

Motion by Betty Washington to adjourn at 8:19PM, seconded by Matt Brewer, and carried 4-0-0.

The next meeting will be a Special Meeting on April 29th at 7:00pm for the purpose of Young Industrial 3rd bid acceptance. Notice will be placed in the paper and sent to those on the notification list.

Signed: _____
John Speer, Mayor

Attest: _____
Theresa Morlan, City Clerk