

# KECHI CITY COUNCIL MEETING MINUTES

June 10, 2021

## I. CALL TO ORDER/ROLL CALL

Mayor John Speer called the meeting to order at 7:01pm

**Council present:** John Speer, Brian Adams, Betty Washington, Matt Brewer, Richard Haddock, 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; Lieutenant Joseph Trumbull, Officer Victor Heiar; and Officer Aaron Crouse.

**Guests present:** Ashley Velasquez, Liz Basford, Barb and Steve Massey, Judy Hankins, Julie Kaiser, Bruce Bethke, Randall and Debi Young, Jonathon Olsen, Jim Boone, Misty Maynard, Cheryl Hobson, Rachel Trumbull, Cody Trumbull, Bill and Beth Wenner, Crystal Morgan, Cathy Pierce, Allen Friess and Taylor Messick.

**A. PLEDGE OF ALLEGIANCE** – Led by Mayor Speer

### B. APPROVE CONSENT AGENDA

**Motion by Betty Washington to approve the Consent Agenda. Seconded by Richard Haddock, the motion carried 4-1-0.**

#### Consent Agenda

1. Meeting Minutes May 27, 2021
2. Special Meeting Minutes June 3, 2021
3. Settlement Agreement & Release
4. Drainage Easement

### C. APPROVE AGENDA

**Motion by Betty Washington to approve agenda. The motion was seconded by Matt Brewer and carried 5-0-0.**

## II. COMMUNICATIONS

### A. Public Forum

Randall Young, 682 Prairie Creek Ct., wanted to know what their gas actually read for the month of February and what they owe. He does not want to pay for 6 years. If they sell their house, the new owners are stuck with something that they did not actually use. What steps are being taken to cushion this from happening again. Gas service is unregulated, instead go to a regulated service. Small communities have been hit and they haven't gotten answers with investigations still ongoing with prices going from \$6 per unit to \$600 per unit. He doesn't know the answers but wonders if it is in his ability to just pay it.

Barbara Massey, 642 Prairie Creek Ct., stated that there are algae on the pond and wanted to know what was being done about it. Thomas Bevan, Director of Public Works, stated that the pond is stocked by Kansas Parks and Wildlife (KPW), which limits what we can do. His department has purchased grass eating park, and they have reached out to biochemists with the state to get approved tablets to treat the pond. KPW has also made suggestions, and a "Algae Rake" has been ordered. Over time the fish that are eating the grass will eventually live out their life cycle. The pond was originally designed at a detention pond but has become a retention pond, and it should really have embankments steepened to be more effective against algae blooms.

Bruce Bethe, 652 Prairie Creek Ct., regarding the gas situation, he asked what is being done to prevent this from happening again and where we go from here.

**B. Kechi Civic Groups – None**

**C. Planning Commission Recognition –** Mayor Speer wanted to thank Dan Clark, Buddy Pressnell, Virginia Riemann and Bill Moss for their years of service.

**D. Kechi Police Department Recognition –** Councilmember Brewer thanked Chief Woodrow and Lt. Trumbull for always representing their department at council meetings. He expressed appreciation to the entire department for their dedication. It was brought to his attention recently about an 11-year-old boy who reached out to thank them. The council wanted to thank them publicly for their service. Chief Woodrow introduced Lt. Trumbull, Officer Heiar, and Officer Crouse (it was noted that Office Oldenettel was unavailable), and those in attendance thanked the officers with a standing ovation.

### **III. OLD BUSINESS - None**

### **IV. NEW BUSINESS**

**A. Vireo Park Plan Presentation -** City Administrator (CA) Kamme Sroufe introduced Larry Reynolds from Vireo, who presented the results of the Park Plan Survey. Mr. Reynolds went through the survey, discussed the validity of the results which included recommended action plan with recommendations for budgets.

Residents in attendance requested access to the survey link, asked about grants for funding, and follow-up for the plan. Liz Basford, Park Board Chairperson, requested some changes in the allocated park budget for 2021, based on design aspect missing, as well as placeholders in the 2022 budget to hire grant writer and potential match for grants.

**B. Special Event Ordinance 1787-21- An Ordinance of the City of Kechi, Kansas establishing and adopting Chapter V, Article 6 of the Municipal Code of the City entitled “Temporary Special Events” -** CA Sroufe presented the item that would require applications for Special Temporary events. There would be 5 types. This would aid the staff in tracking events especially those using City services or properties.

**Motion by Brian Adams to approve the Ordinance 1787-21 and authorize the mayor to sign. Motion was seconded by Matt Brewer and carried 5-0-0.**

**C. Special Event Resolution – 21-727 – A Resolution of the City of Kechi, Kansas governing body establishing a Temporary Special Event Permit Fee –** CA Sroufe reported that the fees would be \$50 for event types 1-4 and \$100 for type 5. Chief Woodrow did research on other cities with similar populations. We want to be mindful of events and administrative fees. The city is not trying to be restrictive, but we want to prevent staff from being caught off guard, especially when city services may be affected. It would aid communication between the public and private on responsibilities and needs, as well as ensuring that events are appropriate for zoning types. If events are on private property, and those uses are allowed outright by zoning, it would not be considered a special event.

**Motion by Brian Adams to approve Resolution 21-727 and authorize the mayor to sign. Seconded by Matt Brewer, the motion carried 4-1-0.**

**D. Kansas Low-Interest Gas Utility Loan Repayment Schedule** - CA Sroufe stated that natural gas is unregulated, and although as a gas company the city is not regulated but that we are audited by KCC. Unlike Kansas Gas (KG) and Black Hills Gas (BHG), we have no stakeholders and are owned by the residents and are not for profit. We have been transparent from the beginning. KG and BHG have submitted plans to KCC to assess the usage fees back to their customers. The loan from the state allows us to have cash flow and to pass the cost onto customers over time. We were able to use storage during the February cold weather event but storage amounts are monitored and regulated for both how much can be stored and how much can be withdrawn. CA Sroufe presented four proposed rate structures to recuperate the funds needed to pay back the loan. Proposal 1 is a flat base rate of \$12 per month for all user classifications but would disproportionately burden residential customers. Proposal 2 is a per unit surcharge with tiered rates based on user classifications and be most equitable based on usage and impact from February. Proposal 3 is a per unit surcharge for all user classifications but would not be equitable between commercial users with 275cu.ft. meters and those with 2000cu.ft. meters. Proposal 4 is per unit charge based on residential and commercial classifications but would still not be equitable between commercial user classifications. The intent is to pay off the loan over 10 years, and if relief, resolution or recuperation of costs is received prior, it would pass on to pay off the loan and stop the customer fees.

The council indicated their preference is proposal 2. City Attorney, Andrew Kovar will draft the ordinance to present at the next meeting.

(Margaret McCormick excused herself at 8:50pm)

**Off Agenda Item - Young Industrial 3<sup>rd</sup> Easement Dedication** – City Attorney Kovar introduced the item which would change where an easement for gas and water lines would need to be located.

**Motion by Matt Brewer to approve and authorize the mayor to sign the Easement Dedication. Seconded by Richard Haddock, the motion carried 4-0-0.**

**V. RECESS**

**Motion by Betty Washington to adjourn at 9:01PM until 6:00pm on June 24, 2021 for a budget workshop. The motion was seconded by Richard Haddock and carried 4-0-0.**

Signed: \_\_\_\_\_

John Speer, Mayor

Attest: \_\_\_\_\_

Theresa Morlan, City Clerk

