

KECHI CITY COUNCIL MEETING MINUTES

June 24, 2021

I. CALL TO ORDER/ROLL CALL

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

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; and Chris Morlan Zoning Administrator.

Guests present: Ashley Velasquez, Chris Steincamp, Jen Stareck, Cheryl Hobson, Crystal Morgan, Cathy Pierce, Dorothy Mason, Evan Mason, and Taylor Messick.

A. PLEDGE OF ALLEGIANCE – Led by Mayor Speer

B. APPROVE AGENDA

Motion by Betty Washington to approve agenda. The motion was seconded by Richard Haddock and carried 5-0-0.

II. COMMUNICATIONS

A. Public Forum

Jen Stareck, 465 E Kodiak Ct, has a work-site type utility vehicle (ATV), similar to a golf cart and was surprised that Kechi does not allow them to be operated on city streets to go to convenient store as example. She cited the City of Benton's process for having inspections, approval, and permits for use on surface streets. She pointed out that the City of Kechi does have one that is utilized by Public Works. They do not offer any more conflict in traffic than bikes or tractors. She requested that the city investigate the possibility of allowing them. Brian Adams said that the state allows them when cities expressly allow them, and he is open to the idea and asked Chief Woodrow to research other cities' regulations.

B. Kechi Civic Groups – Theresa Morlan, representing the Fair Committee reported the planned fireworks display scheduled for Friday, June 25. It is the only planned live fair event. The fishing derby and turtle races are being done virtually with submissions being either through Facebook or the fair's email.

III. OLD BUSINESS

A. Gas Rate Resolution 21-729 – A Resolution of the City of Kechi, Kansas establishing natural gas utility rates and repealing Resolution 18-684. – City Administrator (CA) Kamme Sroufe introduced the resolution which would have per unit surcharge tiered by user type. She added that Black Hills Gas has announced that they will be assessing all residential customers a \$12 flat rate for 6-year to recuperate costs associated with the February cold-weather event. The resolution does not change the base rate or method of calculating rates. Section 4 does not expressly state that the additional fee will expire when the loan is paid off, but language can be added to that effect. CA Sroufe also recommends reviewing it annually during the life of the loan.

Motion by Brian Adams to approve Resolution 21-729 with addition of language to Section 4, that the additional fee will expire with repayment of loan. Seconded by Betty Washington, the motion carried 5-0-0.

IV. NEW BUSINESS

A. CU-2021-05 – 622 N Shawnee Cir. – Conditional Use Request to Allow Additional Storage Building in R-1 Zoning – Ordinance 1778-21- Zoning Administrator (ZA) Chris

Morlan introduced the case. There were no abstentions, a quorum of 5 was present, and there were no valid protests. A public hearing was held on June 8, 2021 of which a summary was received by council members, who believed that the hearing was fair and impartial. ZA Morlan read his report as written and the facts and findings of the Planning Commission, which recommended approval without additional conditions.

Motion by Richard Haddock to approve CU-2021-05 as recommended and adopt Ordinance 1788-21 and authorize the mayor to sign. Motion was seconded by Matt Brewer and carried 5-0-0.

- B. Public Hearing – Resolution 21-728 – A Resolution indicating the of the governing body of the City of Kechi, Kansas to issue certain taxable Industrial Revenue Bonds in an aggregate principal amount of not to exceed \$4,400,000 for the purpose of purchasing, acquiring, constructing and equipping an over-the-road trucking and service facility and paying a portion of the costs of issuances thereof. – James Mason Properties, Inc. –** City Attorney Andrew Kovar introduced the item. A public hearing followed by an approval of the Resolution of Intent would get the IRB process started. A cost benefit analysis has been prepared and then tax incentives can follow. Kechi Economic Development committed recommended approval as requested, which is full tax abatement for 10 years. If granted, the property assess as is now, undeveloped and not include any building improvements. This project meets criteria for 100% abatements as set in economic development policies as adopted by City Council.

Public Hearing opened at 7:30pm. Chris Steincamp, agent for James Mason Properties, Inc., was available for any questions. Mayor Speer spoke highly of the Mason family and their business. Hearing closed at 7:32pm.

Motion by Brian Adams to approve Resolution 21-728 and authorize the mayor to sign. Seconded by Margaret McCormick, the motion carried 5-0-0.

V. EXECUTIVE SESSION

Motion by Betty Washington to go into Executive Session for Personnel matters for 20-minutes with meeting to resume at 7:55pm. Seconded by Richard Haddock, the motion carried 5-0-0.

The meeting resumed at 7:58pm, and no binding was taken during Executive Session.

VI. RECESS

Motion by Betty Washington to adjourn at 7:59PM until 6:00pm on July 8, 2021 for a budget workshop. The motion was seconded by Richard Haddock and carried 5-0-0.

Signed: _____

John Speer, Mayor

Attest: _____

Theresa Morlan, City Clerk