

KECHI CITY COUNCIL MEETING MINUTES

August 27, 2020

I. CALL TO ORDER/ROLL CALL

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

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

City staff present: Kamme Sroufe, City Administrator; Andrew Kovar, City Attorney; Jessie Woodrow, Chief of Police; Theresa Morlan, City Clerk; Krista Brown, Deputy City Clerk; Chris Morlan, Zoning Administrator; and Police Officers: Victor Heiar, Hobart Capps, Aaron Crouse and Michael Gordon with Lt. Joseph Trumbull entering at 7:40pm

Guests present: Doug and Cathy Bonnesen, Liz Basford, Rachel Trumbull and Taylor Messick.

A. PLEDGE OF ALLEGIANCE – Led by Chief Woodrow.

B. APPROVE CONSENT AGENDA

Motion by Brian Adams to approve the Consent Agenda. Seconded by Margaret McCormick. Motion carried 5-0-0.

Consent Agenda

1. Council Minutes August 13, 2020

C. APPROVE AGENDA

Motion by Matt Brewer to approve agenda with adding item D. Kechi Rd & Oliver Project Updates under V. Interactive Dialogue. The motion was seconded by Brian Adams and carried 5-0-0.

II. COMMUNICATIONS

A. Public Forum - None

B. Kechi Civic Groups – Police Chief, Jessie Woodrow, introduced Full-time Police Officers, Aaron Crouse and Victor Heiar and Part-time Police Officers, Hobart Capps and Michael Gordon to the Council.

III. OLD BUSINESS

A. Sewer Rate Study - Kamme Sroufe, City Administrator presented a proposal by GettingGreatRates, LLC to conduct a rate study for sewer and water utilities. They come highly recommended by Kansas Rural Water Association, and the City would receive a 25% discount for being a member of KRWA. She also presented bids from Ransom Financial and NMPP Energy, as well as examples of reports from all three. GettingGreatRates is the only one that offers a money-back guarantee, and they will also work with us after the rate structure is in place if models need adjusting for up to 10 years.

Motion by Richard Haddock to approve the contract with GettingGreatRates, LLC for \$13375, authorizing the Mayor to sign the Letter of Engagement, and authorizing the initial expenditure of \$6868.50. Motion was seconded by Matt Brewer and carried 5-0-0.

IV. NEW BUSINESS

A. Temporary Use Request

1. TU-2020-01– Request by Dr. Doug Bonnesen to allow Physical Therapy as a home occupation. Zoning Administrator presented the case. There were no abstentions, and a quorum of 5 was established. The City Clerk reported that there were no protest petitions received. The Public Hearing

on the case was held on August 11, 2020 and the minutes of the meeting were forwarded to the City Council. Z.A. Morlan reviewed the specifics of the case, and that the Planning Commission has recommended approval of the request with the condition that Dr. Bonnesen schedule only one client at a time and have a gap of at least 15 minutes between each to avoid potential parking issues. The applicant had no further comment.

2. Ordinance 1761-20 – An Ordinance of the City of Kechi, Kansas approving a temporary use as an exception of the City’s zoning Regulations to permit physical therapy as a home occupation on certain property in the R-1 Single Family Residential District located in the City of Kechi, Kansas under the authority granted by the Zoning Regulations of the City.

Motion by Richard Haddock to adopt Ordinance 1761-20, to approve the recommendation of the Planning Commission to allow physical therapy as a home occupation with the condition of allowing only one client at a time with a minimum of 15 minutes between each client. Motion seconded by Matt Brewer and passes 5-0-0.

B. Temporary Sewer Rate – City Administrator, Kamme Sroufe presented data on the Sewer Utility including revenue, expenditures, fund balance, reserve balance and net gains and losses beginning in 2017, as well as forecasts for the remainder of 2020 and for 2021. She recommended two scenarios for temporary rate increases, until such time as the Sewer Rate Study is complete.

Resolution 20-715 – A Resolution of the City of Kechi, Kansas Governing Body establishing sewer rates for the City’s Sewer Utility.

Motion by Richard Haddock to approve Resolution 20-715 establishing a rate for all premises with the city limits of Kechi of \$30.05 for 0-1,000 gallons and \$8.80 per 1,000 gallons or part thereof in excess of 1,000 gallon, and a rate for all premises outside of the city limits of Kechi of \$49.05 for 0-1,000 gallons and \$8.80 per 1,000 gallons or part thereof in excess of 1,000 gallons to go into effect on September 1, 2020 and to be reflected on October bill. Motion includes seeking bids for engineering for condition assessment on sewer infrastructure. Second by Brian Adams. Motion carried 5-0-0.

V. Interactive Dialog – Council and City Staff engaged in interactive dialog for purpose of planning and communication.

- A. Department Briefs** – City Administrator, Kamme Sroufe, gave an overview of projects staff is involved in including vetting software, and looking at code and public works permitting, processes, and reporting. She reported on projected developments and Cox Communication’s request for support on a SPARK grant they are applying for which could expand broadband in the north portion of Kechi. Park Board survey is to be out next week with results expected back in late October. City Clerk, Theresa Morlan introduced Deputy City Clerk, Krista (Kris) Brown and reported progress in the front office on permits and licenses which is improving processes with Public Works and Code Enforcement. Chief of Police, Jessie Woodrow reported that her department is working on a 10 year plan for equipment replacement, as well as exploring time saving-citizen reporting methods, and a Facebook campaign “It’s 9:00, lock it or lose it.”
- B. Purchasing Policy** – Discussion about updating to use Sourcewell, cooperative agreements and state contracts, in lieu of getting three quotes/bids, and not requiring getting authorization to purchase items after the purchase has been approved previously through the grant approval process. Council expressed their desire to continue to require three quotes for expenditures over \$5,000 until such time as

Sourcewell has been proven to be a reliable source, and to have any projects over \$20,000 go out to bid. On some grants, the council doesn't feel the need to authorize the grant and then authorize the expenditure, but does want to be informed when the purchases are made, but this would be made clear based upon the type of grant at the time of its approval.

- C. Vision for Kechi** – Economic Development processes need to be streamlined including incentive policies, utilities, as well as building policies, procedures, and standards. Need a clear procedure for developers to follow to avoid confusion and frustration.
- D. Kechi Road & Oliver Intersection Project** - There has been no update from Evergy on the counteroffer. We will need to press them for a definitive answer, as approval is needed by October to be able to move forward with moving utilities.

VI. ADJOURNMENT

Motion by Betty Washington and seconded by Margaret McCormick to adjourn. Motion carried 5-0-0. Meeting was adjourned at 8:59pm.

Signed: _____
John Speer, Mayor

Attest: _____
Theresa Morlan, City Clerk