

KECHI CITY COUNCIL MEETING MINUTES
September 28, 2023

I. CALL TO ORDER/ROLL CALL

Mayor Ashley Velazquez called the meeting to order at 7:01 pm.

Council present: Todd Hedstrom, Richard Haddock, Brian Adams, Kendra Baldrige, and Mayor Ashley Velazquez.

City staff present: Andrew Kovar, City Attorney; Theresa Morlan, Finance/HR Director; Debra Creekmore, City Clerk; Police Chief Braden Moore; Dustin Belton, City Planner, and Thomas Bevan, Public Works Director.

Guests present: Blaine Harris, Cheryl Hobson, Mike Wells, Teresa Wells, Joanie Harris, Robert Conger, LeAnn Conger, Cathy Bonnesen, Doug Bonnesen, Tom Jolly, Bobbi Jolly, DeWayne Coffman, Benita Coffman, April Owens, Clint Owens, Robert Jackson, Bob Janzen, Patricia Kime, Beth Smith, Sharon Dwyer, Paul Dwyer, Christi Koontz, Emily Hephner, Sonya Wilson, Jim Wilson, Cindy Burnside, Keith Burnside, Donna Booth, Randall Booth, Deborah Harp, Richard Wolf, Luke Harber, Kim Harber, Kris Brown, Terry Brown, Kevin Warner, Debbie Riley Williams, Will Williams, Stephanie Evans, Harold Evans, Marilyn Penner, Aaron Befort and Tayler Messick.

A. PLEDGE OF ALLEGIENCE – Led by Mayor Ashley Velazquez.

B. APPROVE CONSENT AGENDA

Consent Agenda

1. City Council Meeting Minutes of September 14, 2023
2. August 2023 Appropriation Report

Motion by Richard Haddock to approve the consent agenda and seconded by Todd Hedstrom. Motion carried 4-0-0.

C. APPROVE AGENDA

Motion by Brian Adams to approve the agenda as written with the addition of an Executive Session to discuss non-elected personnel for ten minutes as item V. Motion seconded by Kendra Baldrige and carried 4-0-0.

II. COMMUNICATIONS

A. Kechi Civic Groups/Committees

Emily Hephner, Fair Committee Chairperson, reminded all of the Fall Festival on October 7, 2023, at the Brush Dump from 5-9:00 pm.

B. Kechi Good News

New write-in candidates, good community conversations, over 30% of Lead and Copper Survey returned, event to focus on ending Human Trafficking will be at Alefs Harley Davidson in Park City on October 7, 2023.

C. Public Forum

Will and Nancy Glenn, 235 N. Oliver, opposed rezoning, Rebecca Hatch, 431 N. Prairie Creek Dr., opposed rezoning. Both were emails read by the City Clerk at the meeting. Robert Conger, 151 E. Kodiak, approves rezoning, LeAnn Conger, 151 E. Kodiak, declined to speak, Joannie Harris, 109 W. Chippewa, opposed rezoning, April Owens, 602 N. Prairie Creek, opposed rezoning, Cheryl Hobson, 622 N. Shawnee Cir., opposed rezoning, Doug, and Cathy Bonneson, 521 N. Prairie Creek Dr., park renovation - make surveys matter, Beth Smith, 2316 E. Quivira St., declined to speak, Stephanie Evans, 118 E. Kechi Rd., opposed rezoning, Debbie Harp, 531 Prairie Creek Dr., asked for community involvement in the park renovation and opposed rezoning, Kris Brown, 708 E. Zuni, gave her time to LeAnn Conger who again declined, Bob Janzen, 4015 N. Woodlawn, spoke on developing patio homes at 69th St. and Oliver.

The public hearing closed at 7:51pm.

III. NEW BUSINESS

A. PEC Agreement – Kechi Sanitary Sewer Rehabilitation

a. Project No. 35-237003-003-4319

This project regards replacing pipes and manholes. A sonar test was able to reduce the amount of pipe to be replaced. Pricing does not cover the cost of actual construction. The original budget was estimated at \$1.3 million with the sonar survey narrowing it down to \$310,000.

Motion to approve PEC Agreement Project #35-237003-003-4319 by Richard Haddock and seconded by Todd Hedstrom. Carried 4-0-0.

B. Ordinance #1822-23 Amending Chapter VI, Article 1 of the Code of the City of Kechi, Kansas Regarding City Elections

AN ORDINANCE OF THE CITY OF KECHI, KANSAS AMENDING
CHAPTER VI, ARTICLE 1 OF THE CODE OF THE CITY OF KECHI,
KANSAS REGARDING CITY ELECTIONS

This changes the start date of term of office to a time in December through the second week of January. The Council can decide by resolution when the terms will start.

Motion to approve Ordinance #1822-23 by Richard Haddock and seconded by Brian Adams. Carried 4-0-0.

C. Resolution #23-756 Establishing the Commencement of Terms of the Mayor and City Council

This resolution changes the start of term to the first meeting in December for mayor and council.

Motion to approve Resolution #23-756 by Todd Hedstrom and seconded by Kendra Baldrige. Carried 4-0-0.

D. CU-2023-03 Johnson workshop – 531 Chippewa Ct Workshop Exceeding Gross Floor Area

Zoning Administrator Belton presented the staff report. Planning staff recommends approval with conditions. Council deliberation based on the facts and findings approved 1-8 and found 9 not applicable. Approval is effective on the date Ordinance #1821-23 is published in the Ark Valley News.

Motion by Richard Haddock to approve the Planning Commission's recommendation of CU-2023-03 and seconded by Todd Hedstrom. Carried 4-0-0.

E. Z-2023-01 Englert/Branch – 200 N Oliver St Rezone to R-2 District

Zoning Administrator Belton presented the staff report. Planning staff recommends approval. Council deliberation based on the facts and findings approved 1, 3-8. Richard Haddock voted no on item 2 will remaining council voting yes. The developer was asked to reconsider developing in R1-A with zero lot lines and stand-alone housing.

Motion made by Brian Adams to approve the Planning Commission's recommendation of denial of Z-2023-01 based on council discussion of items 1, 4, 6, 7 and 9, seconded by Richard Haddock. Carried 4-0-0.

IV. OLD BUSINESS - None

V. EXECUTIVE SESSION

Motion made by Brian Adams to go into Executive Session for the matter of non-elected personnel. Meeting to resume at 9:04 pm and seconded by Richard Haddock. Carried 4-0-0.

The meeting recessed at 8:53 pm.

The meeting resumed at 9:09 pm.

VI. DISCUSSION – STAFF REPORT

Theresa Morlan reported on the Kechi Road and Oliver Intersection Project. There is a strong indication that the community believes in the Kechi Arts and Business District. Public Works needs to move forward and start the gas line relocation for this project.

VII. ADJOURN

A motion was made by Richard Haddock to adjourn the meeting and seconded by Todd Hedstrom. Carried 4-0-0.

The meeting closed at 9:24 pm.

Signed: _____

Mayor Ashley Velazquez

Attest: _____

Debra Creekmore

Debra Creekmore, City Clerk

