

KECHI CITY COUNCIL MEETING MINUTES
October 14, 2021

I. CALL TO ORDER/ROLL CALL

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

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

City staff present: Kamme Sroufe, City Administrator; Kimberlyn Gilchrist, Acting City Attorney; Theresa Morlan, City Clerk; Jessie Woodrow, Chief of Police; Thomas Bevan, Joseph Trumbull, Police Lieutenant; Earl Findley, Assistant Director of Public Works; and Chris Morlan, Zoning Administrator

Guests present: Ashley Velasquez, Rachel Trumbull, Dr. Doug Bonnesen, and Bea Burkhalter

A. PLEDGE OF ALLEGIANCE – Led by John Speer.

B. APPROVE CONSENT AGENDA

Motion by Brian Adams to the Consent Agenda with moving item 1 to regular agenda.

Seconded by Betty Washington, the motion carried 4-0-0.

Consent Agenda

2. September 2021 Appropriations Report

Motion by Brian Adams to approve the Minutes of September 23, 2021 meeting with a change to the verbiage to more reflect the spirit of what he was trying to communicate.

Seconded by Margaret McCormick, the motion carried 4-0-0.

Councilmember Adams requested change to the verbiage was to replace, “He encouraged the council to raise the mill levy to pay for roads rather than adding discretionary staff.” with “He encouraged the council that if additional police staffing is desired by council, members should raise the mill levy to pay for it rather than adding discretionary staff now & having to raise the levy to keep up with roads in the future.” He also requested changing, “He concluded with adding discretionary staff negatively effects raises and citizens.” to “He concluded that adding discretionary staff negatively effects our ability to continue to provide raises for existing staff with current revenue or without affecting citizens.” He referred to the “perceived need” of staffing, and quoted the newly released census numbers, stating the increase in population is not reflected by increased staffing over his tenure.

During the discussion for the Mayor Speer went on record stating the additional staff was not “discretionary staff.” He stated the staff and administration did a fabulous job with the budget and disagrees with the budget motion that passed. City Administrator, Kamme Sroufe told council they are always welcome to shadow staff and see the day-to-day operations. She reminded them that the staff fields questions and complaints from residents daily and are also advocates for the citizens. She added that as the city grows, we need a more specialized staff, a professional staff requires an investment in their training, and that government is made up of people. If the city wishes to recruit businesses to our community, that it doesn’t come passively, and we need people to do so. Mayor Speer concluded by stating that he believes that the council broke their agreement by not putting the administrative position

back in the budget.

C. APPROVE AGENDA

Motion by Betty Washington to approve agenda. The motion was seconded by Brian Adams and carried 4-0-0.

II. COMMUNICATIONS

A. Public Forum – None

B. Kechi Civic Groups – None

C. Clerk’s Report – City Clerk, Theresa Morlan, commended the City Administrator for her innovation, and commitment to Kechi. She reported to the council on the activities with her staff, including data of trends within their tasks both in their job descriptions, as well as outside of their job descriptions, but due to necessity have been taken on to serve residents. The council said the data would have been more helpful had it been presented sooner.

D. Chief’s Report – Chief of Police, Jessie Woodrow, presented caseloads, calls, and educational courses that her officers were involved with, as well as exploring grant options related to staff funding, equipment options and officer resources. She informed the council of the state statute regarding political candidate signs, where they can be placed, and that it is a misdemeanor violation to remove legally placed signs.

E. Street Report – Director of Public Works, Thomas Bevan presented the PEC map of streets with ratings as produced in 2017. He covered which streets have been reconstructed, milled and overlaid, repaired or treated since the original plan was put into place. He addressed the chip seal in Prairie Creek, Hillside mill and overlay, Shawnee Dr. mill and overlay, Cherokee Dr and Cherokee Ct reconstruction, and why the type of repair on these streets deviated from the original plan. He addressed the Woodlawn repairs that were done due to the culvert erosion, and that it still is still in need of being resurfaced. He presented possible options for Huffman drive, due to it’s extreme condition, as well as the upcoming need to plan for Tigua street, which was not on the original PEC plan. He stated that the streets repaired were based on recommendations and need, and that his staff is currently re-evaluating the roads.

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. CU-2021-06 Conditional Use Request – Ordinance 1794-21 – Allow Physical Therapy as home occupation in R-1 Single Family Residential District – Zoning Administrator (ZA), Chris Morlan presented the case. There were no abstentions, and a quorum of four was present. There were no valid protests, and the council reviewed the minutes. Both the council and the applicant believed the public hearing was fair and impartial. ZA Morlan reviewed the history and background of the request. Planning Commission (PC) did consider the parking as a potential issue. A temporary use had been granted in 2020, and PC thought that it had been a good test of this as a home occupation. The only condition recommended by PC was that this conditional use be reviewed in two years. ZA Morlan reviewed the facts and findings and supported the PC recommendation to approve the conditional use request.

The applicant, Dr. Doug Bonnesen addressed the council, stating that he had 700 patient visits thus far. His patients came from all over Kansas and some from out of state having a wide

variety of professions, which exposed Kechi in a positive manner. He said that it has given his patients a unique one-on-one environment. He thanked the council for the opportunity and the staff for their part. There were no public comments.

Motion by Margaret McCormick to move to approve Case No. CU-2021-06 per the Planning Commission's recommendation, adopt said recommendation and approve Ordinance No. 1794-21. Seconded by Matt Brewer, the motion carried 4-0-0.

ZA Morlan added his support to reevaluate the zoning needs of the city, and that things have really picked up with zoning requests and questions and that customers and vendors need attention during business hours. He explained KPERS requirements for severing working for Kechi at such time that he retires from the county, and that the city administrator was planning ahead. In reference to campaign signs, he reminded the council of the changes that were made with sign regulations when updating zoning regulations in 2018 due to a Supreme Court ruling that lead to the state statute.

V. ADJOURNMENT

Motion made by Betty Washington to adjourn, and it was seconded by Matt Brewer. The motion carried 4-0-0. The time of adjournment was 8:18pm.

Signed: _____

John Speer Mayor



Attest: _____

Theresa Morlan, City Clerk

