

KECHI CITY COUNCIL MEETING MINUTES
Thursday, January 14, 2016
7 PM

I. CALL TO ORDER

Mayor, Ed Parker called the regular meeting of the Kechi City Council to order.

Council present: David McConaughay, Kevin Opat, Brian Adams & Margaret McCormick.

Staff Present: Robert Conger, City Administrator; Laura Hill, City Clerk; Mitchell Kolf, Finance Director/Treasurer; John Blevins, Chief of Police; Andrew Marino, City Attorney; Chris Morlan, Zoning Administrator

Visitors Present: David Dinell, Ark Valley News; Sandra McConaughay, Robert Jackson, Cynthia Branch, Sandy Hudspeth, Dottie Thompson, Bruce Gilkey, Jack McCormick, Virginia Riemann, Betty Washington, Beonca Young, Jaylen Young, Brendan Vlach, Michelle Vlach, Marlin Tisdale Jr., Rhonda Tisdale, Eli-Sha Tisdale, Brenda Gilkey, Cindy Wolf, Richard Wolf, Keith Tisdale, Felicia Tisdale, Patsy Small, Rev. Titus H. James, Rogene Matson, Will and Nancy Glenn

A. PLEDGE OF ALLEGIANCE

B. APPROVE CONSENT AGENDA

Motion by Kevin Opat to approve the consent agenda. Second by Margaret McCormick
Motion carried 4-0-0.

Consent agenda

1. **Approve minutes of December 10, 2015**
2. **Approve Appropriation Ordinance # 709**

C. APPROVE AGENDA

Motion by Brain Adams to approve the agenda adding attorney client discussion to the executive session as well as personnel matters, the session will be for 10 minutes. Second by Margaret McCormick. Motion carried 4-0-0.

II. COMMUNICATIONS

A. PUBLIC FORUM

1. Naomi Fultz voiced her concerns over not being able to put the old sign on the corner anymore to announce events. She stated she had asked the City Administrator and was told the council did not want the old sign used anymore as the city had a new electronic sign to add messages on. She stated that she had interpreted the zoning regulations to allow for the sign. She stated the Santa Claus event attendance was down for 2015 & she felt it was because no one knew about it because the sign was not on Oliver & 61st. Council indicated that Naomi could get with the City Administrator and the Zoning Administrator regarding the use of the sign and bring back to a future meeting.

2. Robert Jackson told the council he and his wife were considering buying a lot in Northwoods addition to build a new home and wanted to know if the council would continue the incentive program for 2016. Council asked staff to bring back a recommendation to the January 28th meeting.

B. Civic Groups/Committees

1. **Historical Post Office Update - none**
2. **Tree and Park Board-none**
3. **Chamber of Commerce-Virginia Riemann reported the Chamber was focusing on the 2016 membership drive.**
4. **Fair Committee-Naomi Fultz reported that Theresa Morlan was assuming the role of Chairman & the committee would hold their first meeting on January 21st at 7 PM**

III. OLD BUSINESS

1. Council Retreat – Robert Conger, City Administrator that the retreat will be held at Fulton Valley Farms in Towanda January 30th 9-4 PM He provided everyone with a map with directions to the site. He suggested a pot luck lunch and the city provide the entrée. Council was in agreement.

IV. MAYOR'S APPOINTMENT-to fill council chair vacated by Debbie Jacobs

Mayor Parker, submitted his appointment of Betty Washington to fill the open position vacated by Debbie Jacobs. The Mayor stated he felt Betty was very qualified and will serve the community objectively, with an open mind, representing the citizens as well as the business community. He stated that both Betty and her late husband Gene had been long time residents of the community and very active on various committees and organizations.

Motion by Margaret McCormick to approve the Mayor's appointment of Betty Washington as council member to fill the seat vacated by Debbie Jacobs. Second by David McConnaughay. Motion carried 4-0-0

Laura Hill, City Clerk administered the oath of office to Betty and she took her seat as appointed.

V. NEW BUSINESS

A. Rezoning Case Z 2015-1

1. Ordinance 1681-16 - Change of zoning district classification from the R-1A Single Family/Zero Lot Line Residential and R-2 Multiple Family Residential Districts to the C-3 Heavy Commercial District.

Chris Morlan, Zoning Administrator presented the rezoning case Z 2015-01 changing the zoning classification from R-1A Single Family/Zero Lot line Residential & R-2 Multiple Family Residential District to the C-3 Heavy Commercial District for the property located at 300 N. Oliver. Morlan, went over the checklist with the council reporting the applicate intends to build a venue (assembly place). Morlan, reported the planning commission recommends approval of the change.

Motion by Brian Adams to adopt Ordinance 1681-16 approving the planning commission's recommendation to grant the zone change for the property located at 300 N. Oliver from R-1A & R-2 to C-3. Second by David McConnaughay. Motion carried 5-0-0.

Chris Morlan, Zoning Administrator briefly reported on the planning commission's public hearing that as held on Tuesday evening for the proposed Asphalt Plant which was to be located just outside the Kechi City Limits on Woodlawn on property commonly known as the Caster Excavating Site. He stated approximately 120 residents attended the hearing with approximately 28 speaking during the hearing and only 2 that spoke in favor of the proposed plant. Morlan, that after hearing the majority of the opposition the planning commission the Kechi Planning Commission recommend to the Metropolitan Area Planning Commission and County Commission this request for a Conditional Use for an Asphalt Plant not be granted based on the following reasons:

1. No data supports pollutants given off with recycled materials.
2. Possibility of offensive odors.
3. Negative public opinion.
4. Proximity to existing residents.

Morlan also stated that it had been mentioned at the hearing that the applicant had inquired about locating the Asphalt Plant in Bel Aire but was denied because Bel Aire's zoning prohibited an Asphalt Plant to be located in their Industrial Zone. He wanted to know the council's opinion of whether they wanted to prohibit Asphalt Plants within Kechi's city limits and zoning regulation as we are in the process of updating our regulations. Council did not take action but gave consensus they were in favor of the change. Morlan stated once the regulations were completed they would be presented to the council for adoption.

B. Wholesale Water & Sewer Rates

Mitch Kolf, Finance Director/Treasurer reported on the rate increase from the City of Wichita for both Water Supply and Sewer Treatment. He provided a detailed analysis of the numbers and rates and recommended to the council to increase the city's incremental rates accordingly and also recommended putting the clause which

allows city staff to adjust the incremental rates anytime the City of Wichita raises the wholesale rate to Kechi back into the rate resolutions, providing for these increases are automatically passed along to the customer.

1. Resolution 16-650 Water Rate Adjustment

Motion by Brian Adams to adopt Resolution 16-650 increasing the incremental rate for water to .16 cents per 1000 gallons of usage and add a provision to allow staff to automatically increase the volumetric rate in the future when Wichita increases the wholesale cost of water. Second by Margaret McCormick. Motion carried 5-0-0.

2. Resolution 16-651 Sewer Rate Adjustment

Motion by Kevin Opat to adopt Resolution 16-651 increasing the incremental rate for sewer by .13 cents per 1000 gallons of winter average water usage and add the provision to allow staff to automatically increase the volumetric rate in the future when Wichita increases the wholesale rate cost for sewage treatment, Seconded by Margaret McCormick. Motion carried 5-0-0.

VI. EXECUTIVE SESSION-Personnel Matters/Attorney Client Privilege

Motion by Kevin Opat to go into executive session for Personnel Matters and Attorney Client Privilege Matters for 10 minutes. Second by Brian Adams. Motion carried 5-0-0. The time was 8:30 PM

Action after Executive Session

Motion by Kevin Opat after having received a satisfactory evaluation that Officer Jessie Woodrow be given a merit increase in accordance with the pay plan from a level 11 step 3 to a level 11 step 4. Second by Margaret McCormick. Motion carried 5-0-0.

VII. ADJOURNMENT

Motion by Kevin Opat to adjourn the meeting. Second by David McConnaughay. Motion carried 5-0-0. The time was 8:50 PM.

Signed: _____
Ed Parker, Mayor

Attest: _____
Laura Hill, City Clerk