

KECHI CITY COUNCIL MEETING MINUTES
Thursday, January 28, 2016
7 PM

I. CALL TO ORDER

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

Council present: David McConnaughay, Kevin Opat, Brian Adams, Betty Washington & Margaret McCormick.

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

Visitors Present: David Dinell, Ark Valley News; Sandra McConnaughay, Jack McCormick, Virginia Riemann, Mr. & Mrs. Doug Bonneson, Rogene Matson, Steve Gibbons, Ginger, Clevenger, Mr. & Mrs. John Spear, Mr. Jon Harrell;

PLEDGE OF ALLEGIANCE

B. APPROVE CONSENT AGENDA

Motion by Brian Adams to approve the consent agenda. Second by David McConnaughay
Motion carried 5-0-0.

Consent agenda

1. Approve minutes of January 14, 2016

C. APPROVE AGENDA

Motion by Brain Adams to approve the agenda. Second by Margaret McCormick. Motion carried 5-0-0.

II. COMMUNICATIONS

A. PUBLIC FORUM

1. Cathy Bonneson spoke to her concerns about the proposed Asphalt Plant that was to be located north of the Kechi City limits on Woodlawn. She said she was concerned with the undisclosed information or the perception of undisclosed information. She said she first heard about the asphalt plant at a park board meeting from Thomas Bevan, Assistant Utility Director & then 2 weeks later she received a flyer on her door from concerned citizens opposing the plant, but never notified by the city or given any information. She said she had been hurting over these unanswered questions.

Robert Conger, City Administrator; read from his phone a timeline of events leading up to the proposed Asphalt Plant Case before it came to the Planning Commission for a public hearing. He stated he would send the timeline to the clerk for inclusion in the minutes. The following is his report:

October 2015 – January 2016

October 15 Jim Cole, a realtor representing Chad Bledsoe, e-mailed Chris Morlan, Zoning Administrator (ZA) inquiring about zoning regulations related to asphalt plants in Kechi. Mr. Morlan replied, citing zoning regulations and sent the City Administrator (CA) a copy of the reply.

October 16 The CA spoke with Mr. Cole and Mr. Bledsoe. They were interested in locating an asphalt plant within the City limits on Huffman Drive. Huffman Dr. is the SE corner of K-254 and Woodlawn. Although zoned as Industrial, the CA was frank and explicit that

they were welcome to apply, but that they would face an “uphill struggle” to be granted a Conditional Use. The CA cited likely opposition from the surrounding properties, the Planning Commission (PC), the City Council (CC) and residents at large.

October 17-19 Mr. Bledsoe expressed a desire to appear at the PC meeting on November 10th to lay out his plan to them. The CA asked the ZA in an e-mail about putting him on the agenda. The ZA suggested having them make a presentation to the City Council at their October 22nd meeting. The CA left messages for Mr. Bledsoe that went unreturned; no provision was made for them on the October 22nd Agenda.

Late November Mr. Bledsoe contacted the CA in person, advising him that he was no longer considering the Huffman property, but was considering property at 6609 N. Woodlawn in Sedgwick County. He asked if the City had the means to provide natural gas service to that location. The CA advised he would ask the Director of Public Works (DPW) to determine if it was possible and how much it would cost to provide gas service. The DPW advised the CA he would need to meet with the City Engineer (PEC) to determine costs and logistics of running a gas line to the property. Potential utilities in the area would need to be flagged to determine the best route.

December 3-8 Bill Longnecker, MAPD, notified the City that Mr. Bledsoe had applied for a Conditional Use (CU) at 6609 N. Woodlawn in Sedgwick County. This address is in the MAPC Zoning Area of Influence. As such, the initial notification of the City was required. A request was made by Mr. Longnecker to be placed on the December 8th PC meeting agenda. However, the ZA advised Mr. Longnecker that the agenda was set; the soonest the CU application could be scheduled was at the January 12 PC meeting. Mr. Longnecker advised they would be making the required notification to surrounding residents as well as publishing the public hearing notice in the newspaper.

December 22 Bill Longnecker asked whether the properties on the east side of Woodlawn, north of 61st were in Kechi city limits. The CA and ZA both confirmed they were not.

December 30 The CA contacted the City Attorney to ask about establishing a fee structure for properties outside the city limits, should their Conditional Use application be approved.

January 4, 2016 The CA notified the City Council about the public hearing for the Conditional Use application, to be heard during the PC meeting on January 12th. The CA advised that the case would not come before the City Council because the property is located in Sedgwick County. He also advised that the issue was likely to be contentious but that they were welcome to attend as residents and to voice an opinion if they wished to do so. The PC recommendations were to be forwarded to the MAPC on January 21st.

January 12 More than 120 people attended the public hearing at the PC meeting. More than 20 people spoke. All who wished to speak were allowed to do so, each with a five minute time limit. Most were against the asphalt plant locating at the location, citing health, safety, odor and noise concerns.

January 20 Bill Longnecker notified the CA, late in the day, that the applicant had withdrawn the application for Conditional Use. The CA notified the City Council and as many others as he could regarding the withdrawal.

January 21 The CA attended the opening of the MAPC meeting to 1) make certain that the issue was withdrawn and 2) to notify any Kechi residents who might have not been advised. The MAPC Chair advised that the application had been withdrawn and would not be heard.

Other citizens echoed their concerns but did not formally take the podium to speak.

B. Civic Groups/Committees

1. Historical Post Office Update - none

2. Tree and Park Board-Jack McCormick announced there would be a public meeting of the park board on February 15th at 7 PM in the community room to discuss Park Development Plans for Kechi.

3. Chamber of Commerce-Virginia Riemann reported the Chamber would be working the home show on February 11-14 and that there are a few time slots open for other volunteers to help with the show. .

4. Fair Committee-none

III. OLD BUSINESS

A. New Home Incentives – Robert Conger, City Administrator gave a written report on the home incentive program and stated he had spoken with three builders and one developer for their opinion and feedback regarding the program. The consensus was that the program should be continued, given the current housing environment & other cities in the area offering incentives. Conger, recommended that the program be extended through December 31, 2016.

Motion by Margaret McCormick to continue the home incentive program through December 31, 2016. Second by Betty Washington. Motion carried 5-0-0.

B. Council Retreat – Robert Conger reminded everyone of the council retreat on January 30th 9-4 at Fulton Valley Farms. Provided a tentative agenda and map to the location. Everyone was asked to bring a side or dessert for the pot luck lunch, the city will be providing the meat from Geno’s BBQ.

C. Home Show Sign Up-reminded the council that there was a couple of slots that needed workers for the home show.

IV. NEW BUSINESS

A. 2016 Dodge Charger Police Vehicle

John Blevins, Chief of Police reported that he had received two bids for the new patrol car. One from Parks Motors in the amount of \$21,411.99 & one from Davis Moore in the amount of \$21,241.00. He recommended to accept the bid from Davis Moore.

Motion by David McConnaughay to accept the bid from Davis Moore for the 2016 Dodge Charger Patrol Car in the amount of \$21,241.00. Second by Brain Adams. Motion carried 5-0-0.

Chief Blevins reported that he was taking applications for the open part time police officer positions. Also stated that Officer Miller would begin certification school in February at KLETC. Continues to work on the body camera policy and looking into the storage of the film for evidence.

V. ADJOURNMENT

Motion by David McConnaughay to adjourn the meeting. Second by Margaret McCormick. Motion carried 5-0-0. The time was 8:20 PM.

Signed: _____
Ed Parker, Mayor

Attest: _____
Laura Hill, City Clerk