

**KECHI CITY COUNCIL WORKSHOP & MEETING MINUTES**  
**Thursday, February 25, 2016**  
**6:30 PM**

This meeting was reconvened from the February 11, 2016 meeting in order to hold a workshop for review of the city financial report from the Finance Director/Treasurer

**I. CALL TO ORDER**

Mayor, Ed Parker reconvened the February 11, 2016 meeting of the Kechi City Council, the time was 6:30 PM.

**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; Larry Kallenberger, Director of Public Works

**Visitors Present:** none

**II. Financial Review**

Mitch Kolf, Finance Director/Treasurer presented the January Financial Report of the city. He went over the details of the expenditures and expenses, fund balances & remaining budget authority. Answered any questions the council had.

**III. ADJOURN**

**Motion by Margaret McCormick** to adjourn the reconvened meeting of February 11, 2016. Second by Betty Washington. Motion carried 5-0-0.

**I. CALL TO ORDER**

Mayor Parker called the regular meeting of February 25<sup>th</sup> to order. The time was 7 PM

**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; Larry Kallenberger, Director of Public Works, Andrew Kovar, Bond Counsel; Andrew Marino, City Attorney

**Visitors:** Sandra McConnaughay, Tim Whistler & son.

**PLEDGE OF ALLEGIANCE**

**B. APPROVE CONSENT AGENDA**

**Motion by** Kevin Opat to approve the consent agenda. Second by Margaret McCormick. Motion carried 5-0-0.

**Consent agenda**

**1. Approve minutes of February 11, 2016**

**C. APPROVE AGENDA**

**Motion by** Kevin Opat to approve the agenda moving item E up to A and move everything else down also adding Item F Miscellaneous and for the executive session to be for Attorney Client Privileged information and personnel matters for. Second by Betty Washington. Motion carried 5-0-0.

## **II. COMMUNICATIONS**

### **A. PUBLIC FORUM**

Dan Smith, Kechi Senior Group-came to the council to express the group appreciation for the support received from the city. He stated with the money the group receives from the city that they purchase T-Shirts to wear to events they attend to help advertise the City of Kechi & the Over 55 Club and also the Club buys the entrée for the meeting and the club members provide the sides. They support local businesses such as Geno's Bar B Q & Leeker's Family Food when they purchase the entrée.

### **B. Civic Groups/Committees**

- 1. Historical Post Office Update - none**
- 2. Tree and Park Board-none**
- 3. Chamber of Commerce-none**
- 4. Fair Committee-none**

## **III. OLD BUSINESS - None**

## **IV. NEW BUSINESS**

### **A. COMMANCHE STREET REPAIR – CONCRETE WORKS, INC.**

Larry Kallenberger, Director of Public Works presented a quote in the amount of \$3,550 for 107 feet of concrete drainage repair needed for Commanche St. He stated the area had sunk over the years and was causing some pooling of water in the area.

**Motion by** Kevin Opat to authorize the repair of Commanche St. in the amount of \$3,550. Second by David McConnaughay. Motion carried 5-0-0.

### **B. Tigua Street Project - Young Industrial 2<sup>nd</sup> Addn.**

Andrew Kovar, Triplett, Woolf & Garretson, City Bond Counsel presented items for council consideration relating to the Tigua Street Project located within the Young Industrial Second Addition. He stated the city had received a valid petition from the developer and there was an opportunity for the state to grant some funds to pay for the construction of the street, as it adjoins state owned property. In order to move forward with the application to the state the city needs to accept the petition and approve the advisability resolution and construction ordinance authorizing the project. Mr. Kovar explained if the funding was not issued by the state the city could choose not to move forward with the project.

#### **1. Accept Petition dated 2-11-2016**

**Motion by** Margaret McCormick to accept the petition for the Tigua Street Project for an estimated amount of \$2,214,250, located within the Young Industrial Second Addition dated February 11, 2016. Second by Kevin Opat. Motion carried 5-0-0

#### **2. Adopt Resolution of Advisability 16-653**

**Motion by** Kevin Opat to adopt Resolution 16-653 a resolution determining the advisability of making certain internal improvements in the city of Kechi, Kansas; setting forth the general nature of the improvements, the estimated or probable costs thereof, the extent of the benefit district to be assessed for the costs thereof, the method of assessment and the apportionment of the costs between the benefit district and the city-at-large; authorizing and providing for the making of the improvements in accordance with the findings of the governing body; and directing the publication and recording of this resolution (Tigua street paving improvements) Second by Betty Washington. Motion carried 5-0-0.

#### **3. Adopt Ordinance 1682-16 authorizing the construction of Tigua Improvements**

**Motion by** Kevin Opat to Adopt Ordinance 1682-16 an ordinance authorizing the construction of certain internal improvements in the city of Kechi, Kansas, as heretofore determined advisable and authorized to be made by resolution no. 16-653 of the city, under the authority of K.S.A. 12-6a01 *et seq.*, as amended and supplemented; providing for the payment of the costs of said improvements; authorizing the issuance of general obligation bonds for the payment of the costs

of said improvements and authorizing and providing for the issuance of temporary improvement notes from time to time as funds are needed for the orderly construction of said improvements. Second by Margaret McCormick. Motion carried 5-0-0.

**C. Eden Storage Project – Young Industrial Addn.**

Andrew Kovar, Triplett, Woolf & Garretson, City Bond Counsel presented items relating to a petition received for a water line improvement within the Young Industrial Phase I Addition to Kechi. This property is located on the south side of Hwy 254 and is being developed by Paul Eden. Mr. Kovar stated the council accept the petition and approve the advisability resolution and construction ordinance authorizing the project, with the cost being paid 100% by the development thru special assessments.

**1. Accept Petition dated 2-4-16**

**Motion by** Margret McCormick to accept the petition for the waterline improvement in the estimated amount of \$240, 000 located within the Young Industrial Phase 1 Addition to Kechi. Second by Kevin Opat. Motion carried 5-0-0.

**2. Adopt Resolution of Advisability 16-655**

**Motion by** Kevin Opat to adopt Resolution 16-655 a resolution determining the advisability of making certain internal improvements in the city of Kechi, Kansas; setting forth the general nature of the improvements, the estimated or probable costs thereof, the extent of the benefit district to be assessed for the costs thereof, the method of assessment and the apportionment of the costs between the benefit district and the city-at-large; authorizing and providing for the making of the improvements in accordance with the findings of the governing body; and directing the publication and recording of this resolution (Young industrial phase 1 water improvements). Second by Betty Washington Motion carried 5-0-0.

**3. Adopt Ordinance 1683-16 authorizing the construction of Waterline Improvement**

**Motion by** Kevin Opat to adopt Ordinance 1683-16 an ordinance authorizing the construction of certain internal improvements in the city of Kechi, Kansas, as heretofore determined advisable and authorized to be made by resolution no. 16-655 of the city, under the authority of K.S.A. 12-6a01 *et seq.*, as amended and supplemented; providing for the payment of the costs of said improvements; authorizing the issuance of general obligation bonds for the payment of the costs of said improvements and authorizing and providing for the issuance of temporary improvement notes from time to time as funds are needed for the orderly construction of said improvements. Second by Brian Adams. Motion carried 5-0-0.

**4. Approve Engineer Contract with PEC for design & inspection of Waterline Improvements**

**Motion by** Brian Adams to approve the engineering contract for the design & inspection of the above mention waterline improvements with PEC. Second by David McConnaughay. Motion carried 5-0-0

**D. Adopt Resolution 16-654 GAAP Waiver**

Laura Hill, City Clerk presented a Resolution waiving the General Accepted Accounting procedures for the year ending December 31, 2015. She said this was customary for cities who do accounting on a cash basis rather than accrual.

**Motion by** Brian Adams to adopt Resolution 16-654 waiving fixed accounts and generally accepted accounting principles for the year ending December 31, 2015. Second by Margaret McCormick. Motion carried 5-0-0.

**E. Intergovernmental Services Agreement – Sedgwick Co. Fire District # 1**

Robert Conger presented an Intergovernmental Services Agreement between the city and Sedgwick Co. Fire District #1 for fire code inspection and enforcement.

**Motion by** Margaret McCormick to adopt the Intergovernmental Services Agreement between the city and Sedgwick Co. Fire District #1 for fire code inspection and enforcement. Second by Betty Washington. Motion carried 5-0-0.

**F. Miscellaneous**

Robert Conger, City Administrator reminded the council of a previous report regarding the increase in the wholesale water rate the city would be charged by the City of Wichita of 5.6% as was communicated to Kechi through a Wichita staff email. However, when the city was billed the increase reflected a 10% increase in the whole water rate. Mitch Kolf, Finance Director/Treasurer explained the Wichita staff had made a mistake when they communicated the percentage increase to the three or four cities who receive wholesale water based on a flat rate scale rather than a tier rate scale. The City of Wichita council adopted a rate resolution which did in fact raise the flat rate to wholesale water customers by 10%. The resolution raised the tier rate for wholesale customers by 5.6%.

Laura Hill, City Clerk stated the city changed from the tiered wholesale rate to the flat rate back in the late 90's or early 2000's. The city was growing rapidly and was being charged in the highest wholesale tier rate which was 310% of the city's winter average water usage. Since the rate was calculated only once each winter they city outgrew that average before the higher summer usage, making the flat wholesale rate very appealing to the city for budgeting purposed and feasibility to the customers. Mitch Kolf stated the difference in the 5.6% and 10% would be approximately .12 cents to the customers. Robert Conger, stated he had contacted Joe Pajor, Director of Public Works regarding the communication the city had received from the Wichita Water Staff in hopes of getting some relief from the increase rate but it was reported to Kechi that it was not going to be the case.

Robert Conger, City Administrator reported the city had received a violation notice from KDHE after the recent Water audit for low Chlorine in the water on a number of months in 2015. He said Larry Kallenberger, Director of Public Works has discussed acceptable & satisfactory corrective measures with KDHE.

**IV. EXECUTIVE SESSION-Personnel Matters/Attorney Client Privilege**

**Motion by** Betty Washington to go into executive session for the discussion of Personnel Matters and Attorney Client Privilege for 15 minutes. Second by David McConaughay. Motion carried 5-0-0. The time was 8:25 PM

**Regular Session Items.**

Robert Conger, City Administrator reported that Jeb Schroeder had resigned from the public works department and the city would begin advertising for his replacement thru the league and HRE partners.

Laura Hill, City Clerk requested authorization to hire the Shred It Co. for the next cleanup day. She had contacted another business that did shredding but they were already booked for the day. The Shred It Truck would sit on sight from 9-12 for \$750 plus fuel. Hill stated the city did this several years ago and the city was able to purge the record retention files clearing out some space in the vault and basement.

**Motion by** Kevin Opat to authorize the clerk to hire the Shred It Truck for cleanup day in the amount of \$750 plus fuel. Second by Betty Washington. Motion carried 5-0-0.

**V. ADJOURNMENT**

**Motion by** Margaret McCormick to adjourn the meeting. Second by Betty Washington. Motion carried 5-0-0. The time was 9 PM.

Signed: \_\_\_\_\_  
Ed Parker, Mayor

Attest: \_\_\_\_\_  
Laura Hill, City Clerk