

KECHI CITY COUNCIL MEETING MINUTES
Thursday, October 9, 2014
7 PM

I. CALL TO ORDER

Mayor, Ed Parker called the regular meeting of the Kechi City Council to order at 7:00 PM October 9, 2014

Council present: Brian Adams, Kevin Opat, Margaret McCormick, and David McConnaughay. Debbie Jacobs was absent.

Staff Present: Robert Conger, City Administrator; Sally Lane, City Treasurer; Andrew Marino, City Attorney; Laura Hill, City Clerk; Larry Kallenberger, Director of Public Works

Visitors Present: Sandra McConnaughay; Matt Heilman, Ark Valley News; Keith Lane, Jack McCormick

A. PLEDGE OF ALLEGIANCE

B. APPROVE CONSENT AGENDA

Motion by David McConnaughay to approve the consent agenda. Second by Kevin Opat. Motion carried 4-0-0.

Consent agenda

1. **Approve minutes of September 25, 2014**
2. **Approve Appropriation Ordinance # 693**

C. APPROVE AGENDA

Motion by Margaret McCormick to approve the agenda & for the executive session to be for 10 minutes for the discussion of attorney client privilege & include the Mayor, Council, Attorney & City Administrator. Second by Kevin Opat. Motion carried 4-0-0

II. COMMUNICATIONS

A. PUBLIC FORUM-none

B. KECHI CIVIC GROUPS/COMMITTEES

1. **Historical Post Office -None**
2. **Tree and Park Board** –Jack McCormick reported the park board would be holding a work day in the park on October 18th 9-12 PM. Thanked the city maintenance department for painting the bridge & deck. Also, reported that the Sunnydale Community Center would be holding a garage sale on October 18th, 8-5 at the community center. Reported that on Saturday, October 11 the Sunnydale Community Center will hold an estate planning program at 6 PM.
3. **Chamber of Commerce -None**
4. **Fair Committee -None**

C. DEPARTMENT REPORTS

Zoning Administrator-provided a written report.

Chief of Police – John Blevins, Chief of Police submitted a written report.

Treasurer – Sally Lane, City Treasurer; reported on the August & September cash summaries & fund balances.

City Clerk-none

City Council-none

City Administrator – Robert Conger, City Administrator; presented a written report & reported that the city would be transitioning the IT services over to Digital Office Systems on October 21st.

III. OLD BUSINESS

1. Stealth Radio Meter read upgrade system

Larry Kallenberger, Director of Public Works reported on the status of the upgrade to the meter reading system that was previously approved by the council in 2013. He reported the previous company had gone bankrupt & the current quote has been taken over by a different company. He presented a new quote for the upgrade equipment & new reading devices in the amount of \$42,595.00.

Motion by Kevin Opat to authorize the Director of Public Works to purchase the Stealth Radio Meter read upgrade system in the amount of \$42,595.00. Second by Brian Adams Motion carried 4-0-0.

IV. NEW BUSINESS

1. Sewer Main Repair _ Mayer Specialty Services

Larry Kallenberger, Director of Public Works updated the council on a sewer main leak that was under the bridge on Kechi Rd. near the creek area by the Thomison horse farm. He presented a contract with Mayer Specialty Services, LLC to reline and repair the line, in the amount of \$26,670.00.

Motion by Margaret McCormick to approve the contract with Mayer Specialty Services LLC in the amount of \$26,670.00 to make the necessary repairs to the main. Second by Kevin Opat. Motion carried 4-0-0.

2. Allied Labs/PEC Inspection of City Infrastructure – KHP Project

Kallenberger also presented an agreement for inspection services with Allied Labs for inspection on behalf of the city with regards to the KHP headquarters. It has been agreed that the city will be reimbursed this cost by the contractor working for the state. Authorization is needed for the Mayor to sign the agreement.

Motion by Kevin Opat to authorize the Mayor to sign the agreement with Allied Labs for the inspection of the KHP project. Second by David McConnaughay. Motion carried 4-0-0.

3. Don Dean Duplex Development

Robert Conger, City Administrator; presented a power point explaining the proposed development within the Rock Pointe housing addition. The Don Dean family has a contract to purchase 20 lots to construct duplex units on. Upon closing the Dean family intends to begin Phase I of the development with the construction of 10 duplex units on 10 lots. The Dean's have asked for some city assistance to begin the project. The City Administrator went over the request from the developer and offered his recommendation for council approval. There was a lengthy discussion regarding the Rock Pointe development and the risk involved for the new developer as well as the city's. Incentives outlined as:

50% discount of the Sewer Hook On cost, Flat fee of \$250.00 for each building permit issued & a grant equal to 50% of the city's portion of the property taxes for 5 years.

Motion by Brian Adams to approve the incentives as presented to the council with the exception of the reduction in property tax, authorizing the city administrator to discuss with the Dean family the possibility of tying the tax reduction to a construction schedule. Second by Kevin Opat. Motion carried 4-0-0.

V. EXECUTIVE SESSION – Attorney/Client

Motion by Kevin Opat to go into executive session for attorney/client privilege for 10 minutes for the discussion of Attorney Client Privilege. Second by David McConnaughay. Motion carried 4-0-0. The time was 9:19 PM.

Action in regular session

Motion by Margaret McCormick to adopt the continuing disclosure policy for the City of Kechi. Second by Brian Adams. Motion carried 4-0-0.

Motion by Margaret McCormick to approve the letter of engagement with Triplett, Wolf & Garrettson, LLC for bond counsel services. Second by David McConnaughay. Motion carried 4-0-0.

Coffee with the Council – Due to low participation the coffee with the council has been discontinued.

VI. Adjournment

Motion by David McConaughay to adjourn. The time was 9:40 PM. Second by Margaret McCormick. Motion carried 4-0-0.

Signed: _____
Ed Parker, Mayor

Attest: _____
Laura Hill, City Clerk