

KECHI CITY COUNCIL MEETING MINUTES
Thursday, November 13, 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 November 13, 2014

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

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

Visitors Present: Sandra McConnaughay; Matt Heilman, Ark Valley News; Keith Lane, Jack McCormick; Brad Young, Andrew Kovar & J.T. Klaus, Triplett, Woolf & Garretson (Bond Counsel)

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 October 23, 2014**
2. **Approve Appropriation Ordinance # 694**

C. APPROVE AGENDA

Motion by Margaret McCormick to approve the agenda & for the executive session to be for 20 minutes for the discussion of attorney client privilege & personnel matters and include the Mayor, Council, Attorney & City Administrator & Bond Counsel for the first 10 minutes. Second by Debbie Jacobs. Motion carried 4-0-0

II. COMMUNICATIONS

A. APRECIATION ACKNOWLEDGEMENT

Mayor Parker; presented Sally Lane with an appreciation gift of Karg Art Glass from the city for her service to City of Kechi. The council took a 10 minute break to bid Sally farewell and enjoyed some light refreshments.

B. PUBLIC FORUM-none

C. KECHI CIVIC GROUPS/COMMITTEES

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

C. DEPARTMENT REPORTS

Zoning Administrator-provided a written report & presented the following items for council consideration:

1. Young Industrial 2nd – Final Plat

Chris Morlan, Zoning Administrator gave a summary of the history of the proposed development. Briefly spoke to issue of Tigua St. Explaining that at this time the developer has no need for the road “Tigua” at this time however at some point in the future there may be a need or could be constructed by KDOT or if other lots within the Young Industrial plat develop. There is a contingent to allow the construction of the road Tigua within the developer’s agreement. Access to Mr. Young’s current business will be by

private drives. (See Planning Commission Minutes of November 4, 2014) The plat was approved by the planning commission on November 4, 2014

2. Young Industrial 2nd – Developers Agreement Chris Morlan presented the developers agreement for approval by the council. (Copy attached to the permanent minutes)

Motion by David McConaughay to authorize the Mayor & Clerk to sign the plat and to accept the developer's agreement for the Young Industrial 2nd addition. Second by Kevin Opat. Motion carried 3-0-1. Debbie Jacobs abstained.

3. Snowbird Park Addition – Rezoning Case Z-2014-03 & Ordinance 1670-14 Chris Morlan also presented an Ordinance for the council's consideration for the rezoning of the commercial lots within the Snowbird Addn. The city owns two of the commercial lots which were zoned C-1 Special Commercial District. The city felt that the C-1 Special Commercial District limited the development possibilities in the area. The city made application to change all the commercial zoning within the area to C-3 Heavy Commercial District. The planning commission approved the application for the zone change at its September 9, 2014 meeting. Having received a recommendation from the Kechi City Planning Commission on Case No. Z-2014-03, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the Zoning Regulations of the city. On behalf of the planning commission's recommendation, Morlan request adoption of Ordinance 1670-14.

Motion by Kevin Opat to adopt Ordinance 1670-14 changing the zoning from C-1 to C-2 for the commercial lots within the Snowbird Addition. Second by Margaret McCormick 4-0-0.

Director of Public Works – Larry Kallenberger reported that some repairs had been made to the Sand Spreader & that the truck were loaded and ready for the anticipated storm. Reported the heat controller had gone out of the Ford Ranger and it had been repaired. Presented a contract for the annual sewer line cleaning with Mayer Specialty services. Kallenberger recommended the option of 16607 linear feet for \$9798.13 per year, the contract is a three year rotation cycle.

Motion by David McConaughay to approve the contract with Mayer Specialty Services 16,607 linear feet option for \$9798.13 per year for sewer main cleaning. Second by Margaret McCormick. Motion Carried 4-0-0.

Kallenberger also reported that the sewer main that ran under Kechi Rd. at the creek had been relined on November 11th.

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

Finance Director/Treasurer – Nicole Alvarado Bailey, Finance Director/Treasurer; reported that a transfer of \$ 16,110.00 from the general fund was made to the Bond & Interest Fund to cover a portion of the debt obligation. She reported that this was anticipated due to delinquent property taxes and special not being paid. Reported meeting the auditors.

City Clerk-reported that she would bring back recommendation for the council at the next meeting for holiday gifts for the volunteers and staff in lieu of a holiday dinner.

City Council-none

City Administrator – Robert Conger, City Administrator; presented a written report & reported that Don Dean had closed on 12 lots he had purchased in the Rock Pointe Development. Discussed the celebration for the “Jonathan Truman Day” stating that he had spoken with the Athletic Director and it was suggested to wait until after the bowl games.

III. OLD BUSINESS- none

IV. EXECUTIVE SESSION – Attorney Client/Personnel Matters

Motion by Kevin Opat to go into executive session for 20 minutes for the discussion of Attorney Client & Personnel Matters & to include the Mayor, Council, City Attorney, City Administrator. Bond Counsel Attorneys for the first 10 minutes. Second by Margaret McCormick. Motion carried 4-0-0. The time was 8:20 PM.

V. NEW BUSINESS

1. Acknowledge Receipt of Continuing Disclosure Submission Filing

Motion by Kevin Opat to acknowledge receipt of an e-mail from the City Clerk, dated November 3, 2014, which reports the Continuing Disclosure Submission filing as required by the U.S. Securities and Exchange Commission. Second by Margaret McCormick. Motion carried 4-0-0.

2. Authorizing the Mayor to sign Municipalities Continuing Disclosure Cooperation Initiative

Motion by Kevin Opat authorizing the Mayor to sign the Municipalities Continuing Disclosure Cooperative initiative Questionnaire for the U.S. Securities and Exchange Commission. Second by Margaret McCormick. Motion carried 4-0-0.

3. Sewer Maintenance & Inspection 2015-2018 _ Mayer Specialty Services – Covered previously under the Utility Directors Report.

4. Ordinance 1671-14 – Amending Article 5, Section 23 & Article 19, Section 200 of the 2014 Standard Traffic Ordinance adopted by Ord. 1667-14

Motion by Kevin Opat to adopt Ordinance 1671-14 amending Article 5, Section 23 & Article 19, Section 200 of the 2014 Standard Traffic Ordinance adopted by Ord. 1667-14. Second by David McConaughay. Motion carried 4-0-0.

5. Automatic Deposit for Payroll- Nicole Alvarado Bailey, Finance Director/Treasurer presented a report relating to automatic deposit for payroll. Discussed an option from Emprise Bank that would allow for automatic depositing for a flat fee of \$25 per month. Recommended the council approve the automatic deposit for payroll at a cost of \$25 per month.

Motion by David McConaughay to authorize the automatic deposit for payroll at a cost of \$25 per pay period. Second by Margaret McCormick. Motion carried 4-0-0.

6. City Utility Maintenance Worker

Robert Conger, City Administrator request authorization to advertise to fill an open position in the utility maintenance department. He suggested to advertise on HRePartners & the League Journal.

Motion by Margaret McCormick to authorize the City Administrator and the Director of Public Works to conduct a search to fill the position of city maintenance worker & bring the names of qualified candidates to the council for consideration. Second by Kevin Opat. Motion carried 4-0-0.

VI. ADJOURNMENT

Motion by Kevin Opat to adjourn. Second by Debbie Jacobs. Motion carried 4-0-0. The time was 9:20 PM

Signed: _____
Ed Parker, Mayor

Attest: _____
Laura Hill, City Clerk