

KECHI CITY COUNCIL MEETING MINUTES
Thursday, September 24, 2015
7 PM

7 PM

I. CALL TO ORDER

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

Council present: David McConnaughay, Brian Adams, Debbie Jacobs & Margaret McCormick.

Staff Present: Robert Conger, City Administrator; Theresa Morlan, Deputy City Clerk; John Blevins, Chief of Police; Andrew Marino, City Attorney; Chris Morlan, Zoning Administrator.

Visitors Present: Andrew Kovar of Triplett, Woolf & Garretson, Sandra McConnaughay, Jack McCormick, Jim Boone, Cindy Wolf, Virginia Riemann, David Dinell from Ark Valley News, and Leif MacMartin.

A. PLEDGE OF ALLEGIANCE

B. APPROVE CONSENT AGENDA

Motion by David McConnaughay to approve the consent agenda. Second by Deb Jacobs.

Motion carried 4-0-0.

Consent agenda

Consent Agenda

1. Approve minutes of September 10, 2015

C. APPROVE AGENDA

Motion by Brian Adams to approve the agenda with addition of Item E to New Business:

Closure of City Hall for Columbus Day In-service Training and to strike Item IV, there will be no Executive Session. Second by Margaret McCormick. Motion carried 4-0-0.

II. COMMUNICATIONS

A. PUBLIC FORUM – None

B. KECHI CIVIC GROUPS/COMMITTEES

1. Historical Post Office Update

2. Tree and Park Board – Jack McCormick stated that October 17, would be a volunteer work day at the park. The board will replace a tree in memorial to Dale Osborne with a Kentucky Coffee tree. Installation will be done by Tree Top Nursery and funds were privately donated. Materials for stretching stations have arrived and are ready for installation. The stations will be clustered in the area north of the parking lot. The oak tree by large shelter was broken in a recent storm, and they are trying to find a smaller shade tree to replace it. There has been a complaint that fishermen are not cleaning up by the deck or Geno's memorial. The board would like to put up a sign to remind them to clean up the area when they are done. Also, they will be replacing a Red Bud tree that died with a Smoke Tree on sale for \$75 from Tree Top. Mayor Parker stated that if the board has money in the budget to cover the purchase, they do not need approval from the Council. Jack also stated that they would like to put in a pet clean up station. They do not believe that there will be any issues for the Maintenance Department. The station comes with bags in a roll and a sign that reminds patrons to clean up after their pets. The only foreseen problem might be with kids messing with it. The station costs \$65 and comes with 400 bags per roll. Jack also stated that Taylor Dagenais, the City Intern, had asked if she could organize a charity fishing tournament at the pond for the Lymphoma/Leukemia Society as a part of a civic project for one of her classes. The Tree and Park Board is okay with it. City Administrator Conger stated that barring any restriction from EMC, the City's insurer, that is would be okay. Jack further added on a personal note, that the small engine repair business has done a great job at a reasonable price. On November 14, the Cherokee Maidens, organized by Robin Macy, owner

of the Bartlett Arboretum, will be performing a concert at the Venue in Valley Center. The concert will be a benefit for the Sunnysdale Community Building.

3. Chamber of Commerce – Virginia Riemann reported that the last Farmer’s Market for the year had been held that evening. The Chamber is planning a Holiday Open House on the first Friday and Saturday in December. Margaret McCormick had thanked her for her work on the Farmer’s Market.

4. Fair Committee

III. OLD BUSINESS

V. NEW BUSINESS

A. Ordinance 1679-15 authorizing the issuance of Industrial Revenue Bonds relating to the JBoone Project.

Andrew Kovar reported that this was to be an \$800,000 self-funded bond, in which the authorizing of the issuance had been previously approved by the Council. C.A.Conger stated that Jim Boone had been working closely with our bond council. Councilman Adams asked about the return on investment. Mr. Kovar stated that this had been done prior with the resolution, so that they could proceed with the process to issue the bond.

Motion by Brian Adams to approve Ordinance 1679-15 authorizing the issuance of the Industrial Revenue Bond relating to the JBoone Project. Second by David McConnaughay. Motion carried 4-0-0.

B. Ordinance 1680-15 authorizing SU-2015-03 Special Use for R. Wolf Hardwood Lumber Warehouse.

Z.A. Chris Morlan read through the checklist. He noted that a quorum was present and there was no protest filed. He asked the applicant if they had received a fair and impartial hearing, which she stated that they had. He reported that the property had recently be rezoned and replatted after it had been purchased. The building being proposed will be an accessory use to Richard’s Wood Shop and will only be open through appointment or during business hours through the wood shop. It will be 40ft by 60ft and will allow for the storage of lumber, which is currently being stored in the loft of the wood shop which makes it more difficult to access. Mr. Wolf would have wood storage on the front porch to aid in the drying process, as well as getting a kiln to speed up the process, thus minimizing the amount of time for the outside storage. Currently, he does have some outdoor storage at the wood shop, similar to other outdoor displays at other businesses in the Arts & Business District. The access to the warehouse would be through the drive at the current location of Richard’s Wood Shop.

Motion by Margaret McCormick to accept the recommendation of the Planning Commission and approve Ordinance 1680-15 authorizing SU-2015-03 Special Use for Richard Wolf Hardwood Lumber Warehouse. Second by Deb Jacobs. Motion carried 4-0-0.

C. Order for Vacation of Contingent Street Right of Way (ROW) – McDonald Property.

Z.A. Morlan reported that the request was similar to the contingent street ROW done for Artisan Lane, and that the City doesn’t want Kechi Rd to be widened to four lanes in keeping with the vision of the Comprehensive Plan. We want the street visibility to draw in people. Old City Hall is at 20ft, Cindy’s Quilts & More is 35ft, Karg Art is 55ft and the applicant is asking for 18ft. The sidewalk is at 30ft, and would still be there. The 18ft being requested is not part of the current street ROW, the additional 30ft that would allow for the widening of the street. Z.A. Morlan said that Mr. Skinner, landscape architect for the applicant, thought if there was going to be on street parking, that it would probably be parallel parking. David McConnaughay asked about the design concepts, none are available yet. The four conditions for Vacation Order were met.

1. Due and legal notice has been given through publication in the Ark Valley News and notices mailed to 12 property owners.
2. No private property rights will be injured or endangered.
3. The public will suffer no loss or inconvenience. The potential loss would be if the City had to compensate property owners, if the street were widened to four lanes, but that is not the vision of the current Comprehensive Plan. The closer any proposed building is to Kechi Rd., the

further away from Sioux St. it will need to be as to not impair the vision triangle for traffic at this intersection.

4. In justice to the petitioners the vacation should be granted. This allows any proposed structures on the property to be closer to the street than existing structures on the north side of Kechi Rd., but it does fit the “walkable” area of the Arts & Business District.

David McConaughay asked about signage being allowed in the contingent ROW. Z.A. Morlan stated that it would be allowed as it is on other businesses along Kechi Rd.

Motion by Margaret McCormick to accept the Planning Commission recommendation to approve Vacation Order VAC-2015-02. Second by Deb Jacobs. Motion carries 4-0-0.

Mayor Parker questioned Z.A. Morlan about the Flood Plain violations noted in the Zoning Administrator’s Report. Mr. Morlan stated that a property owner was doing dirt work in the flood plain and digging a culvert in the creek channel. The owner stopped digging when informed of the violation. The issue has not been resolved or remediated. The state told him to cease and will have to do further investigation to determine what will need to be done to remedy the situation. Z.A. Morlan said that he will keep the Council informed of the situation. It could affect properties both upstream and downstream. He also added that the home owner pleaded ignorance, but cooperated upon notification.

D. Proposed Council/Staff Retreat – Discussion

C.A. Conger suggested, as has been done in previous years that the City Council and department directors meet to review plans, goals and develop strategies for implementing them. He proposed meeting at Fulton Valley Farms and had contacted them. He suggested several target dates in January and February. He requested that Council Members inform him by Oct. 8 of dates that they are not available. This was for discussion only and asked that at the Council Meeting on Oct. 8 they take action by selecting a date and setting a spending limit based on projected costs. He also stated that it would be an open meeting, so anyone can attend, but only Council and Staff would be allowed to participate.

E. Closure of City Hall on Columbus Day, October 12, for Employee In-Service Training

C.A. Conger requested that City Hall be closed for regular business, so that employees could use the day to cover policies, insurance information and human resources training. Employees will receive regular pay. Phones will go to answering service, and we will be notified if needed for emergency calls.

Motion by Brian Adams to close City Hall on October 12 for employee in-service. Second by David McConaughay. Motion carried 4-0-0.

Chief of Police Blevins updated the Council that the bicycle stolen from the park had been recovered after Officer Lundry followed up on some leads. He also updated the Council on the hiring process, scheduled testing and oral interview board for the hiring of a full-time officer.

C.A. Conger informed the Council of the Sock Hop/Swing Dance on Saturday October 3 at the Park, which is being sponsored by Kechi Arts Council.

VI. ADJOURNMENT

Motion by Margaret McCormick to adjourn the meeting. Second by Deb Jacobs. Motion carried 4-0-0.

The time was 8:20 PM

Signed: _____
Ed Parker, Mayor

Attest: _____
Laura Hill, City Clerk