



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS - HUTCHINSON, KANSAS
January 7, 2020
9:00 a.m.

1. The Governing Body of the City of Hutchinson, Kansas met in regular session at 9:00 a.m. on Tuesday, January 7, 2020 in the City Council Chambers with Mayor Inskeep presiding. Councilmembers Dechant, Daveline, Soldner and Piros de Carvalho were present.

2. The Pledge of Allegiance to the flag was recited.

3. The prayer was given by Pastor Darryl Peterson of Grace Christian Church.

4. Petitions, Remonstrances and Communications

a. Oral communications from the audience. (Please limit your remarks to five (5) minutes and to items NOT on the agenda.)

Rod Zook, 120 W. 18th spoke on behalf of Eagle Radio. He said after 40 years in the business, Fred Gough retired from radio. Mr. Zook introduced Nick Gosnell, News Director for Eagle Radio. Mr. Zook also spoke about local outreach programs in the community that were held during Thanksgiving and Christmas, saying more than 1,300 coats, scarves and mittens were donated, over \$15,000.00 was raised for Project Concern, several thousand people were served Thanksgiving dinner, etc. He said everyone really stepped up this year; and he thanked the citizens of Hutchinson and Reno County.

Ryan VanZant, Zoo Director, said in early 2019 he came before the City Council regarding a Land and Water Conservation Grant. He said they just learned last week that the Zoo was awarded the grant. Mr. VanZant said the grant request was in the amount of \$300,000.00 for the addition of a playground and splash river for children. He said this will add one-third to the zoo's footprint, but will not require additional employees. Mr. VanZant said 50% of the costs will be paid by the grant, 25% from the City; and 25% from Friends of the Zoo. He said the zoo's focus is on families and small children; and this will add a nice feature. Mr. VanZant also said the otter exhibit is coming along nicely; and they are shooting for a May 1 completion date. He said they are working with engineers to get a site plan for the playground and splash river; and hope to start the bid process in the fall, with completion of the project being in the spring of 2021.

Richard Greever, 3409 N. Maple, said his family came here in 1866 after the civil war; and has been in business here for over 125 years. Mr. Greever said these are the worst commissioners he's ever seen; and said they have turned the Inspection Department into the gestapo. He continued with several disparaging remarks aimed at John Vetter, Code Enforcement Officer, as well as the City Manager.

Mitch Gumble, 1506 Linwood Drive, said he has been harassed by John Vetter; and spoke about his Municipal Court experience on several properties. Mr. Gumble also spoke about a property he purchased at 715 E. Sherman Street, saying it was put into their name on December 6; and by December 10 Mr. Vetter was already issuing citations on it. He said he buys dilapidated properties but always makes improvements to them bringing them up to code; and then sells the properties. Discussion ensued. Councilmember Piros de Carvalho thanked him for his investment; and said her main concern is where people buy distressed properties and leave them in disrepair. She said she believes that jail time is an inappropriate stick to use; and would like to propose making property code violations civil infractions where there might be once a month administrative hearings before an entity such as the Housing Commission. Councilmember Piros de Carvalho said she doesn't think this will hinder their goal to improve the housing stock, but what we are doing puts staff in a bad position. Additional discussion ensued, with the City Manager stating this is not a public hearing; and we need to move on.

Jill Gumble, 1506 Linwood Drive also spoke about the property at 715 E Sherman. She said the property was purchased on November 20, 2019; and knew as soon as it was in their names, they would have problems with Mr. Vetter. She said they contacted their new neighbors apologizing in advance to them because she knew violations were coming. Ms. Gumble said, on December 10, Mr. Vetter issued three citations, one of which was for trucks that were not even on their property. She also spoke about Mr. Vetter saying she understands enforcing the code is his job, but threatening and harassing people is not. Councilmember Dechant said to the Mayor. he would like to adhere to the five minute time limit. Mayor Inskeep said that is valid. Ms. Gumble said they have complained, but nothing is done. She said Trent Maxwell has called them liars; and this pretty much sums up the whole Inspection Department. She said they are calling them out; and this needs to be handled in a different manner. Mayor Inskeep asked Mr. Deardoff and Mr. Brown to look into this; and report back to council.

Bob Ratley Jr, 908 East 14th, said he saw something on Facebook about an older couple that was going to be put in jail for code violations. He said he got a group of volunteers together to put siding on the house, but it's been a slow process. He thought they would be able to have the project done in

a day, but have only gotten about 6' in height done in a four day period. Mayor Inskeep thanked him for his help.

5. Consent Agenda

- a. Approval of Minutes of December 17, 2019 City Council meeting.
- b. Approval of Application for License to Sell Cereal Malt beverages for Hutchinson Recreation Commission for January Third Thursday event.
- c. Approval of Lease Agreement with Salthawk Archery Association.
- d. Approval of Lease Agreement with Extreme Crossfire Paintball, LLC.
- e. Approval of appropriation ordinance in the amount of \$1,533,495.40.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve the Consent Agenda; and authorize the Mayor to sign. The motion passed unanimously.

6. New Business

a. Consider Hutchinson Land Bank 2019 Annual Report. Sue Poltera, Chairwoman of the Hutchinson Land Bank, spoke about the properties that were purchased and sold in 2019. She said their greatest expense is mowing, as well as tree trimming and tree removal. She said they try to get the lots cleaned up before they put them on the market, so the purchaser doesn't have those expenses. Councilmember Piros de Carvalho thanked her for her leadership; and asked about the process involved with selling the lots. Ms. Poltera said a bid form is completed and brought before the board. The board can accept or reject the bid; and the highest bid is not always the one chosen. Ms. Poltera also said they look at all of the tax sale lots, driving the neighborhoods; and looking at all the factors such as location, etc. before purchasing a property.

Motion by Councilmember Piros de Carvalho, second by Councilmember Dechant, to approve the recommendation of the Land Bank Board of Trustees to accept the 2019 Annual Report. The motion passed unanimously.

b. Consider 2019 Athletic Facilities Operation Report. Tony Finlay, Executive Director of the Hutchinson Recreation Commission, spoke. Mr. Finlay spoke about 2019 tournaments held at Fun Valley, Hobart Detter, etc., saying this is the first year there has been a positive revenue flow. He also spoke about tournaments held at the Sports Arena, as well as concessions at Memorial Hall, saying both of these also had positive net revenue flows. Mr. Finley also spoke about tournaments scheduled for 2020, as well as a new agreement with Midwest Sport Productions from the Kansas City area for USSSA events; and a new affiliation with the Independent Fastpitch Association. Mayor Inskeep thanked him for a good report. Additional discussion ensued.

Motion by Councilmember Soldner, second by Councilmember Dechant, to approve the Hutchinson Recreation Commission 2019 Athletic Facilities Operation Report. The motion passed unanimously.

Mayor Inskeep called for a break at 10:17 a.m. The meeting resumed at 10:23 a.m.

c. Consider City Manager contract for 2020. Paul Brown, City Attorney, said the City Manager has given notice he is retiring March 27, 2020; and this contract is only for that portion of the year running through March 27. Discussion ensued.

Motion by Councilmember Dechant, second by Councilmember Piros de Carvalho, to approve the proposed contract for the City Manager for 2020; and authorize the Mayor to sign. The motion passed unanimously.

7. Report of City Officials

a. Council

- Councilmember Soldner had no comments.
- Councilmember Daveline said it was his understanding the Department of Commerce has reinitiated the Kansas Main Street Program, saying Hutchinson was one of the original participants in this program. He asked if there is any merit in considering this; and if there are any benefits in being of part of the Main Street Program. Discussion ensued. City Manager, John Deardoff, said he would have Jim Seitnater look into it.
- Councilmember Dechant said this is his last full meeting on the council; and said he has been humbled and privileged to have served. He said he has enjoyed working with the other four councilmembers; and while they haven't always agreed on matters, they have been able to amicably and productively work through those times. Councilmember Dechant said he has also enjoyed working with everyone on staff; and anticipates being a lifelong resident of Hutchinson. He said he looks forward to the City continuing to move forward in a positive fashion.
- Councilmember Piros de Carvalho reminded everyone that Martin Luther King Jr. Day is January 20, 2020. She spoke about several events sponsored by the NAACP, HCC, etc.

Councilmember Piros de Carvalho said when the Community Drug Task Force was started, there were three recommendations that came from it, those being treatment, education and having a detox center. She said it has been five years; and progress has been made on the first two, but the third has always been elusive. Councilmember Piros de Carvalho said plans are in the works to convert the building at 2nd and Walnut into a detox/treatment center, but they have to raise \$250,000.00 for renovations. She asked about the City supporting this project by offering a pledge to support these efforts. She said she would like to

allocate \$50,000.00; and would ask that the County match that. Discussion ensued. Councilmember Piros de Carvalho said she will follow up with Shara Gonzalez of New Beginnings; and asked that this item be put on the next agenda.

- Mayor Inskeep thanked everyone for the exhilarating times on the council; and said he learned a lot about each councilmember during study sessions, etc. He said staff is more than helpful; and he doesn't regret any decisions that have been made. Mayor Inskeep thanked everyone for the opportunity to serve.

b. City Manager

Mr. Deardoff said this is not a final farewell to Mayor Inskeep or Councilmember Dechant, saying they will sit at the beginning of the meeting on January 21, new councilmembers will be sworn in; and there will be a short reception.

Mr. Deardoff said looking at end-of-year fund balances, it appears the General Fund will have an ending balance of \$5.5 to \$5.6 million. He said he feels good about that; and it will help as we go forward into the budget process.

8. Executive Session

Motion by Councilmember Dechant , second by Councilmember Soldner, to recess into executive session pursuant to the employer-employee negotiations exception, K.S.A. 75-4319(b)(3) in order to discuss issues related to 2021 contract negotiations with the City's FOP bargaining unit; the open meeting to resume in the City Council chambers at 11:00 a.m. The motion passed unanimously.

The open meeting resumed in the Council Chambers at 11:00 a.m.

Motion by Councilmember Daveline, second by Councilmember Inskeep, to recess into executive session pursuant to the consultation with an attorney for the public body or agency which will be deemed privileged in the attorney-client relationship exception, K.S.A. 75-4319(b)2, in order to discuss legal issues regarding a City-owned property; the open meeting to resume in the City Council chambers at 11:25 a.m. The motion passed unanimously.

The open meeting resumed in the City Council Chambers at 11:25 a.m.

9. Adjournment

Motion by Councilmember Daveline, second by Councilmember Soldner, to adjourn. The motion passed unanimously.

Upcoming Meetings

January 21, 2020	9:00 a.m.	City Council Meeting
February 4, 2020	9:00 a.m.	City Council Meeting
February 18, 2020	9:00 a.m.	City Council Meeting