

Minutes

Wednesday, April 27, 2016 - 3:00 p.m.
City Council Chambers, 125 E. Avenue B

Housing Commission

City of Hutchinson, Kansas

1) CALL TO ORDER, ROLL CALL

The following members were present: Greg Binns, Richard Greever, Shelly Kiblinger, Aubrey Patterson, Lisa Gleason, Mark Clark, Anthony Finlay, Dan Rich, Jeff Thomson, and Sue Poltera. Kevin Bleything, Scott Cooley, Luke McConnaughy, and Dianna Hart were absent. Steve Dechant, City Councilmember; and Mark Eaton, Land Bank, were also in attendance. Staff in attendance were Jana McCarron, Director of Planning and Development; Amy Denker, Housing Program Coordinator; Trent Maxwell, Building Official; and Charlene Mosier, Planning Technician.

2) APPROVAL OF MINUTES

The minutes of the March 23, 2016 meeting were approved on a motion by Greever, seconded by Binns, passed unanimously.

3) ANNOUNCEMENTS

McCarron said the Planning Department is continuing to recruit for an associate planner position.

4) UPDATES

4a. Rental Registration and Inspection Program

Denker updated the commission that as of April 19, there were 5,389 units that have been registered. House Bill 2665 would limit cities and counties from requiring interior inspections without consent or a warrant, and was passed by the House Committee on Commerce, Labor and Economic Development.

4b. Senate Bill 338 – Abandoned Houses Bill

On April 11, 2016, Governor Brownback vetoed Senate Bill 338 which would have given Cities and Non-profits the opportunity to revitalize vacant and tax delinquent properties.

5) NEW BUSINESS

5a. Rental Inspections

Trent Maxwell, Building Official, gave an update on the status of the rental inspections. There have been no evictions due to the rental inspection program. The six renters that recently moved out of their rentals did so on their own and those rentals were in poor condition.

5b. Transitioning CIC Duties

McCarron spoke on transitioning duties of the Community Improvement Commission. Some CIC duties will be transferred to the Housing Commission. Current members of the CIC can apply to serve on the other commissions as vacancies become available and can also serve on subcommittees or a task force as needed.

5c. Hutchinson Healthy Neighborhood Initiative Funding Allocation

Denker said funding was included in the budget to support the Hutchinson Healthy Neighborhood Initiative and was earmarked for development projects within the two feature neighborhoods. Denker said the Avenue A Beautification Committee has proposed the Front Yard Beautification which focuses on fixing up their front yards.

McCarron said the West Avenue A Neighborhood Beautification Committee, which consists of a neighborhood resident, a City Council member and a neighborhood grant steering committee member will review the proposals. The event will be limited to 30 homes on a first come, first served basis. Participants must make considerable updates or repairs to their front yard or front porch. A before picture, application form and an after photo must also be submitted. The prize will be a \$100 gift certificate.

Motion by Kiblinger, seconded by Finlay to approve the recommendation of City Staff to allocate \$3,000 of the 2016 Neighborhood Initiative Funding for the West Avenue A Front Yard Beautification Project, passed unanimously.

5d. Ashton Estates RHID – Resolution #1

Jim Strawn has applied to create a RHID for the second phase of the Ashton Estates subdivision. A new resolution must be adopted by City Council before the applicant may proceed with RHID financing. Staff recommends approval of this request.

Motion by Finlay, seconded by Binns to recommend approval to City Council for a resolution establishing the eligibility of Phase II of Ashton Estates for Rural Housing Incentive District infrastructure financing, passed unanimously.

6) PUBLICATIONS

6a. Kansas City, Mo Land Bank Article

Denker reviewed an article on the Kansas City, Missouri land bank that has offered 130 unlivable structures for sale for \$1 and an \$8,500 rebate. Dechant said this may be a possible idea to try in Hutchinson. McCarron said it may be an option to try as a pilot project with one property to see if it would be successful.

7) OTHER

7a. Finlay reported the Graber School neighborhood met at his home for Donuts in the Driveway. He said there were 20 to 30 who attended. Postcards will be mailed to the neighborhood residents to vote on the name for the neighborhood.

8) ADJOURN

The meeting adjourned at 3:55 p.m.

The next Housing Commission meeting is scheduled for Wednesday, May 25, 2016 at 3:00 p.m.

Respectfully Submitted,
Charlene Mosier