



*MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
NOVEMBER 15, 2016
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, November 15, 2016 in the City Council Chambers with Mayor Daveline presiding. Councilmembers Soldner, Dechant, Inskip and Piro de Carvalho were present.

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

3. The prayer was given by Councilmember Piro de Carvalho.

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.)

There were no oral communications from the audience.

5. Consent Agenda

a. Approval of Minutes of November 1, 2016 City Council meeting.

b. Approval of appointments to the Hutchinson Convention/Visitors Bureau Board of the following:

Michele McCartney, 225 East 14th, to fill the term of Becky Christner for the term beginning 1/01/2017 through 12/31/2018.

Tracy Tanley, 7705 East 4th, to fill the term of Charles Johnston for the term beginning 1/01/2017 to 12/31/2017.

Ryan Hockenbery, 640 N. Broadview, Wichita, Kansas, to fill the term of Rayne Templeton for the term beginning 1/01/2017 to 12/31/2017.

c. Approval of October financial reports.

d. Approval of appropriation ordinance in the amount of \$1,823,327.21.

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

6. Public Hearing

a. Hutchinson Regional Medical Center Industrial Revenue Bonds.

Motion by Councilmember Piros de Carvalho, second by Councilmember Inskeep, to open the public hearing. The motion passed unanimously.

Frank Edwards, Finance Director, spoke.

Motion by Councilmember Piros de Carvalho, second by Councilmember Soldner, to close public hearing. The motion passed unanimously.

7. Reception for Fire Chief Kim Forbes. John Deardoff, City Manager, gave an overview of Chief Forbes' career. Mr. Deardoff said the Chief began his career as a firefighter in 1976; and has served as Fire Chief for the past 13 years. A plaque from the City; and a Certificate of Appreciation from the League of Kansas Municipalities was presented to Chief Forbes.

Gary Meagher, County Administrator, also spoke. He said Fire District #2 has contracted with the City for the past 16 years for fire services. Mr. Meagher said the County appreciates the quality of service that has been provided; and thanked Chief Forbes for his leadership, service and professionalism. Mr. Meagher also presented a plaque to Chief Forbes.

Chief Forbes thanked the Mayor and Council, the County Commission and County Administrator, the City Manager, staff, and the community. He also thanked his family and the Fire Department. Chief Forbes said the department has responded to well over 100,000 alarms; and has always had a great work force. He said law enforcement has been with them on a majority of those calls; and they have a great partnership. Chief Forbes said he will miss being Fire Chief, but it is time to step back and let someone else take over.

The meeting resumed at 9:28 a.m.

8. New Business

a. Consider 2017 Down Payment Match Incentive program requirements and agreement with Interfaith Housing Services. Councilmember Dechant announced he will abstain from commenting or voting on this matter. Jana McCarron, Director of Planning and Development, spoke. An overview of the program was presented. Ms. McCarron said the program will be available for the Southwest Bricktown, College Grove and Houston Whiteside neighborhoods for homes to be purchased. She said the buyer must remain in the home for five years; and if the buyer moves within the five-year period they would have to pay

back a proportionate amount of the down payment. Ms. McCarron said Interfaith Housing would assist applicants in the process. Discussion ensued.

Alisha Marsh, Home Ownership Coordinator with Interfaith Housing, spoke about the on-line course saying it is a national course; and is approved by HUD. She said Interfaith Housing has used the course for the past 2 years. Additional discussion ensued.

Kelly Ann Lanham, a local realtor and board member of Interfaith Housing, also spoke, saying this is an excellent curriculum for first time home buyers; and that it has a very low failure rate. Ms. Lanham recommends the program; and said it will be great for the community.

Motion by Councilmember Piros de Carvalho, second by Councilmember Soldner, to approve the recommendation of the Housing Commission to approve the program requirements for the 2017 Down Payment Match Incentive; and authorize the Mayor to sign an agreement with Interfaith Housing Services (IHS) for program operations. The motion passed by a vote of 4 to 0, with Councilmember Dechant abstaining.

b. Consider contract with Burns & McDonnell for Obee monitoring wells. Don Koci, Superintendent of Water Treatment Systems, spoke. Discussion ensued regarding the landfill subsite, the timeframe for testing, etc.

Motion by Councilmember Dechant, second by Councilmember Inskeep, to approve the Professional Services Agreement with Burns & McDonnell for the Scope of Services in the amount of \$36,040 plus defined Optional Tasks 1, 2 and 3 as subsequently required; and authorize the Mayor to sign. The motion passed unanimously.

c. Consider sale of fire station property on West 4th Avenue. Meryl Dye, Assistant City Manager, spoke. Ms. Dye said the City no longer has a need for the building or the land. She said an adjacent property owner has expressed an interest in this property. Ms. Dye said the property could be sold at public auction, through private sale, or sealed bids. Discussion ensued regarding an environmental survey, zoning, how the property was acquired, methods of sale, etc.

Motion by Councilmember Inskeep, second by Councilmember Soldner, to agree with the staff recommendation to proceed with the sale of the fire station property located at 2806 West 4th Avenue through private sale handled by City staff and that, in the event parties cannot reach agreement on a price acceptable to the Governing Body, the property shall remain posted and advertised for sale. The motion passed unanimously.

d. Consider appointment of City official to the Economic Development Advisory Council. John Deardoff, City Manager, spoke. He said this is the primary group working with the annual budget and plan. They have asked the City to

submit the name of a City representative to serve on the Council. Mayor Daveline asked that John Deardoff be appointed. Discussion ensued.

Motion by Councilmember Inskeep, second by Councilmember Piros de Carvalho, to submit the name of John Deardoff, City Manager, for consideration as the City representative on the Economic Development Advisory Council. The motion passed unanimously.

e. Update on Sports Arena project and contingencies. Justin Combs, Director of Parks and Facilities, spoke. Mr. Combs said the current estimated owner's contingency is (\$185,868). The estimated construction contingency is \$308,586, for a combined total of \$122,718. Mr. Combs said going back to the 3% rule leaves us \$481,584 short, or a difference of approximately (\$358,000). He said all alternates are off the table at this point. Discussion ensued concerning the floors, the maintenance fund, construction timeline, etc.

John Deardoff announced the addition of a KDOT agreement for the Downtown Streetscape Project to the agenda. Bruce Colle, Director of Engineering, spoke. Mr. Colle said he received a phone call from KDOT yesterday saying they needed to have a signature on the Authority to Award Contract before proceeding. Discussion ensued.

Motion by Councilmember Dechant, second by Councilmember Inskeep, to confirm awarding the contract to APAC Kansas Inc.; and authorize any necessary signatures. The motion passed unanimously.

9. Report of City Officials

a. Council

- Councilmember Soldner congratulated Meryl Dye on the Council art gallery.
- Councilmember Dechant reminded everyone about the Christmas parade on Saturday, November 19.
- Councilmember Piros de Carvalho had no comments.
- Councilmember Inskeep asked about sacks being placed along the trail system for owners to be able to clean up after their dogs. He said the north end of the trail system is worse than the south end.
- Mayor Daveline had no comments.

b. City Manager

The City Manager reminded councilmembers about the joint meeting at 5:00 p.m. with the Planning Commission.

10. Adjournment

Motion by Councilmember Soldner, second by Councilmember Piros de Carvalho, to adjourn. The motion passed unanimously.