



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS - HUTCHINSON, KANSAS
January 5, 2021
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 5, 2021 in the City Council Chambers with Mayor Piros de Carvalho presiding. Councilmembers Soldner, Daveline, Bagwell and Garza were present in person.

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

3. The prayer was given by Paul Brown, City Attorney.

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 was no public comment.

The City Manager introduced Izzy Rivera, the City's new Building Official. Mr. Cantrell said Mr. Rivera comes here from Amarillo, Texas; and he is pleased to have him in Hutchinson. Mr. Rivera said it's a pleasure to be here; and he said he hopes with his experience and past service he will be able to help the City meet their goals. Mr. Rivera said he and his wife felt at home in Hutchinson when they visited; and being from New York City, he said they like the small town feel.

5. Consent Agenda

a. Approval of Minutes of December 15, 2020 City Council meeting.

b. Approval of appointments to the Airport Advisory Committee of the following:

Douglas Bennett, 7315 N. Monroe, Hutchinson, KS for reappointment to a first full three-year term beginning 1/01/2021 to 1/01/2024.

Adam Schneider, 2302 N. Meadowlake Drive, Hutchinson, KS for reappointment to a first full three-year term beginning 1/01/2021 to 1/01/2024.

c. Approval of appointments to the Hutchinson Planning Commission and Board of Zoning Appeals of the following:

Logan Leuenberger, 4305 Pagoda Street, Hutchinson, KS for reappointment to a first full three-year term beginning 12/31/2020 to 12/31/2023.

Rodney Calhoun, 424 West 1st, Hutchinson, KS for reappointment to a first full three-year term beginning 12/31/2020 to 12/31/2023.

Valery Roberts-Ropp, 2015 Puesta del Sol, Hutchinson, KS for reappointment to a second full three-year term beginning 12/31/2020 to 12/31/2023.

- d. Approval of 2021 Cultural Activities Fund allocations.
- e. Approval of final plat for the McKibben Addition (replat of property at 1310 East 6th Avenue)
- f. Approval of appropriation ordinance in the amount of \$1,645,528.06.

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

6. Ordinances and Resolutions

a. Consider Ordinance amending the Comprehensive Plan Land Use Map Designation for property on Manor Drive. Amy Allison, Senior Planner, spoke. She said the property is owned by Interfaith Housing; and in January 2020 the council heard a request for a letter of support for a low income housing project to house elderly and disabled individuals. Ms. Allison said they are proposing to construct 12 duplexes on the property, which will be accessed by a private drive. Discussion ensued regarding building setbacks, street widths, maintenance of a private drive, sidewalks, etc.

Dan Garber of Garber Surveying said Ms. Allison did a great job with her report, but had one correction, noting that the width of the private drive would be 27 feet rather than the 29 feet referenced.

Motion by Councilmember Daveline, second by Councilmember Garza, to approve Ordinance 2021 - 1 providing for an amendment to the Comprehensive Plan Land Use Map appearing at Section M.1.7.b of the 2017-2037 Comprehensive Plan for Hutchinson, Kansas (000 Manor Drive); and authorize the Mayor to sign. The motion passed unanimously.

b. Consider Ordinance rezoning property on Manor Drive. Amy Allison, Senior Planner, spoke. Discussion ensued.

Motion by Councilmember Soldner, second by Councilmember Bagwell, to approve Ordinance 2021 - 2 amending the Zoning Map referred to in Section 27-402 of Chapter 27 of the Code of Ordinances of the City of Hutchinson, as adopted by Ordinance No. 7518; and repealing certain parts of the original Zoning Map as designated in Section 27-402 (000 Manor Drive); and authorize the Mayor to sign. The motion passed unanimously.

7. New Business

a. Consider pickleball courts in Rice Park. Jeff Cantrell thanked the council for their patience with this item, saying there has been continued dialog about this matter. Mr. Cantrell said this wasn't a CIP item; and we may have a few people that won't be completely satisfied with the outcome.

Justin Combs, Director of Parks and Facilities, said he is proposing four courts in the existing Rice Park tennis court area. Mr. Combs said crews will cut out old asphalt for the four pickleball pads which will be 55' by 26'; and then pour new concrete. He said the estimate for the courts came in a little higher than anticipated, with the cost being about \$5,500.00 per court. Mr. Combs said he also looked at replacing the current lights with LED, but found those were significantly higher than estimated so he is not recommending replacing those at this time. He said the overall cost for the project would be just under \$23,000.00. Mr. Combs said some individuals will say we need more than four courts, but we are trying to meet the immediate need while not overinvesting in a court system that won't satisfy everyone. Mr. Combs said he had a conversation with the Hutch Rec Foundation; and they have offered to contribute \$3,500.00. He said the pickleball community has raised approximately \$1,200.00, leaving a cost to the City of approximately \$16,000.00. Mr. Combs is proposing using leftover funds from a resurfacing project several years ago to pay for these courts. He said this is not a long term solution, but is just meeting the immediate need for court space. He said the community needs an 8, 10 or 12 court facility; and said we need to do it the right way. Mr. Combs said they will probably need to have a study done to determine the best location for the courts, the actual number of players, etc. as they don't want to overinvest at Rice Park. Councilmember Bagwell asked if the City would be doing the work on the courts. Mr. Combs said that is correct; and if the City were to hire it done, the cost would be considerably higher. Additional discussion ensued regarding bleachers, longevity of the courts, cost of a pickleball facility, etc.

Motion by Councilmember Garza, second by Councilmember Daveline, to approve the construction of four pickleball courts at Rice Park; and to consider additional pickleball courts in the annual capital budget process. The motion passed unanimously.

b. Report by the Hutchinson Recreation Commission on Salt City Splash and athletic facilities. Justin Combs, Director of Parks and Facilities, said this has been a challenging year, but generally it turned out very well.

Tony Finlay, Director of the Hutchinson Recreation Commission, spoke about the athletic facilities; and said no subsidy is being requested for 2020. He said total revenue from admissions, team fees, concessions, etc. was \$257,467.03 for 2020. Mr. Finlay said they have some new affiliations for 2021 with Perfect Game and National Championship Sports. He said they are also looking forward to the new concessions facility at Hobart Detter. Mr. Finlay said at this time there are a total of 22 tournaments scheduled for 2021.

With regard to the Salt City Splash, Mr. Finlay said gate admission was down due to Covid. He said they are asking the City for a subsidy of \$44,305.20 which is on the high

end of where they have been, but still in range of what is normally requested. Discussion ensued regarding maintaining the current facility, or looking at construction of a new aquatic center. Mr. Finlay said attendance is not where it should be, saying most kids aren't getting on their bikes to come to the facility. He said we need to have a study done to see if another location would be beneficial. Mr. Combs said there would be a lot of community engagement to see who is using the pool, how they are getting to the pool, etc. Additional discussion ensued. The Mayor thanked the Recreation Commission for their partnership, saying it is mutually beneficial.

c. Report on Governor's Commission on Racial Equity and Justice. Chief Jeffrey Hooper said a few weeks ago the Governor's Commission released their report; and the Mayor asked him to present to the council that report, highlights, how we are doing in Hutchinson and what we plan to do to make sure we are following those recommendations moving forward. He said the National Commission report is also out, but it is over 300 pages in length, so his primary focus is on the State's report. Chief Hooper said there are three levels of leadership which are state/agency, legislative and local. He said his focus today is on the local level. Chief Hooper spoke about officer certification and standards which includes disciplinary records, the use of body cams and dash cams, recruitment, retention, and promotion, etc. He also spoke about the Community Advisory Board which meets monthly.

Mayor Piros de Carvalho thanked the Police Chief; and said it is encouraging to see how far the department has come. Discussion ensued regarding a central database regarding terminated officers, unions, PEERA, etc. The Mayor had some questions regarding the Community Advisory Board, saying other City boards have a process where people can apply to be on the board. She asked the Chief if he had considered moving to something similar for this board in order to give people, who haven't had a voice, the opportunity to serve. Chief Hooper said it has been discussed; and they have invited others from the community to attend. He said some only come to a few meetings, but don't want to be a member; and come back only when they have an issue to discuss. He said it probably does need to be publicized more so people know they can come to the meetings. Additional discussion ensued.

8. Report of City Officials

a. Council

- Councilmember Soldner had no comments.
- Councilmember Daveline had no comments.
- Councilmember Garza said he is hopeful that the Covid numbers start to come down. He also commended the Police Chief on what he has been doing with the department.
- Councilmember Bagwell had no comments.

- Mayor Piros de Carvalho wished everyone a Happy New Year. She also thanked staff for all they do; and said we have a lot to look forward to.

b. City Manager

Mr. Cantrell said he had a meeting yesterday with Piper Sandler; and talked about the Atrium, etc. He said the reality is that not too many are doing start up hospitality projects; and the ratios required are pretty burdensome. He said there is definitely a need for private pledging, that the developer will be brought to the table at some point; and then the matter will be brought back to council. Councilmember Daveline asked where we would be in 90 days. Mr. Cantrell said he hopes to have another meeting in three weeks.

Mr. Cantrell said he is looking at three dates in February for a work session on strategic planning, with those dates being the 6th, 13th, and 20th. He said three of the councilmembers are okay with those, but that he hasn't heard from the other two. Councilmember Garza said February 6 does not work for him.

Councilmember Garza asked when the public might be eligible to get Covid shots. Mr. Cantrell said he did not know when that would happen. Councilmember Bagwell said she had heard it would be sometime this Spring. Mayor Piros de Carvalho said she was on a call this morning; and said the County is following State guidelines. She also said an addition was made to include high risk teachers in the first phase of the vaccines. The Mayor also said the rollout of the vaccine hasn't gone as smoothly as anticipated.

9. Adjournment

Motion by Councilmember Garza, second by Councilmember Bagwell, to adjourn. The motion passed unanimously.

Upcoming Meetings

January 19, 2021	9:00 a.m.	City Council meeting
February 2, 2021	9:00 a.m.	City Council meeting
February 16, 2021	9:00 a.m.	City Council meeting