



*MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
JANUARY 17, 2017
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 17, 2017 in the City Council Chambers with Mayor Daveline presiding. Councilmembers Soldner, Dechant, Inskeep 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.)

Nicholas Lam (address not given), said there are two major issues he wants to discuss. First, he asked the council who their allegiance is to. He spoke about the American dream; and big retailers selling products such as American flags that aren't made in America. He said he wants to see American retailers selling products that are made in America.

His second issue is with the current epidemic regarding waste. Mr. Adams spoke about the length of times it takes materials to decompose in landfills; and said big corporations need to buy back their packaging. He said he will be back at the next meeting with signed petitions regarding this.

Mayor Daveline said he subscribes to the thinking of "Buy America", but we can't legislate that as we are in a free market system. The Mayor said we can't legislate and dictate to buy American products only, but appreciates Mr. Adams coming forward.

5. Consent Agenda
 - a. Approval of Minutes of January 3, 2017 City Council meeting.

- b. Approval of License Agreement with Gregory Johnson for “Grand Slam” sculpture.
- c. Approval of License Agreement with Debra Zelenak for “Guidance” sculpture.
- d. Approval of appointments to the Downtown Hutchinson Revitalization Partnership Board of the following:
 - Anne Dowell, 4304 Foothill Drive, for reappointment to a first full term beginning 1/01/2017 to 1/01/2020.
 - Melanie Green, 47 Willowbrook, for reappointment to a second full term beginning 1/01/2017 to 1/01/2020.
 - Cliff Wray, 6521 N. Plum, for reappointment to a second full term beginning 1/01/2017 to 1/01/2020.
 - Greg Woodyard, 807 Joshua, for appointment to replace Kris Doswell for a first full term beginning 1/01/2017 to 1/01/2020.
 - Sara Guerian, 2215 N. Madison, for appointment to a first full term beginning 1/01/2017 to 1/01/2020.
- e. Approval of appropriation ordinance in the amount of \$1,212,778.83.

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

6. New Business

a. Consider Hutchinson Land Bank Annual Report for 2016. Jana McCarron, Director of Planning and Development, spoke. Councilmember Dechant had questions about the 2017 Work Plan, specifically with regard to the Targeted Demolition Work Plan. Ms. McCarron said homes that are most at risk are currently identified by the Inspection Department. She said the Planning Department would like to partner with the Inspection Department so the Land Bank could help with property that could be sold to an adjoining property owner, etc. Councilmember Dechant also asked about the plan for properties the Land Bank currently owns. Ms. McCarron said of the 11 properties owned by the Land Bank, five are adjacent to one another so they are counted as one. She said they are hoping to use the results from the infill study to develop something on the large lot; and said there is an offer on another lot from a contractor.

Councilmember Piros de Carvalho asked about targeted demolition, saying the homes that are chosen are always unoccupied and uninhabitable. Ms. McCarron said they would like to try to combine resources, as tearing down homes is not the City’s first answer to the housing situation. Discussion ensued.

Motion by Councilmember Inskip, second by Councilmember Dechant, to accept and approve the recommendation of the Land Bank Board of Trustees to accept the 2016 Annual Report of the Hutchinson Land Bank. The motion passed unanimously.

b. Consider 2017 Zero-Interest Home Repair Loan Program. Jana McCarron, Director of Planning & Development, spoke. Ms. McCarron said the Housing Commission recommended two pilot programs, the first being the down payment match incentive; and the second being the Home Repair Loan Program. Ms. McCarron reviewed program guidelines, division of duties, etc.

Mayor Daveline asked about loan default. Mark Eaton with Peoples Bank & Trust, spoke. He said default falls to the lender, not the City. He said the bank would take collection actions; and all costs would be borne by the bank. Councilmember Inskip asked if this program is on a first come first serve basis. Mr. Eaton said that was correct. Councilmember Soldner asked if someone could have more than one loan. Mr. Eaton said that had not been addressed, but sees no reason why they couldn't. Additional discussion ensued.

Motion by Councilmember Piros de Carvalho, second by Councilmember Soldner, to accept and approve the recommendation of the Housing Commission to approve the program requirements for the 2017 Zero-Interest Home Repair Loan program; and authorize the Mayor to sign an agreement with Peoples Bank and Trust for program operations. The motion passed unanimously.

c. Consider contract with CDM Smith for Wastewater Treatment Facility project. Brian Clennan, Public Works Director, spoke. Mr. Clennan said the boiler was recently condemned; and it is essential. He said they have a second boiler but it was installed at the same time as the condemned boiler; and doesn't believe it has much life left in it. Discussion ensued regarding replacement of both boilers, budgeting, overall condition of the wastewater treatment facility, etc.

Motion by Councilmember Dechant, second by Councilmember Piros de Carvalho, to approve authorizing the City Manager to sign an agreement for professional engineering services (Equipment Procurement Services, Design & Billing Services, Construction Related Services) with CDM-Smith for an amount not to exceed \$248,156.00. The motion passed unanimously.

d. Consider Purchase Agreement for People's Choice Sculpture. Meryl Dye, Assistant City Manager, spoke. Councilmember Dechant asked about the future of the Sculpture Walk. Ms. Dye said some changes have been made, with one of those being the discontinuance of site sponsors. Discussion ensued.

Motion by Councilmember Soldner, second by Councilmember Inskeep, to approve the Purchase Agreement with Patricia Vader for the sculpture named "Stay." The motion passed unanimously.

- e. Consider City Manager contract for 2017. Paul Brown, City Attorney, spoke.

Motion by Councilmember Soldner, second by Councilmember Piros de Carvalho, to approve the contract for the City Manager for 2017; and authorize the Mayor to sign. Mayor Daveline said he appreciates his service; and the City is fortunate to have him as City Manager. The motion passed unanimously.

7. Report of City Officials

a. Council

- Councilmember Soldner had no comments.
- Councilmember Dechant had no comments.
- Councilmember Inskeep had no comments.
- Councilmember Piros de Carvalho commended City workers on preparations for last weekend's ice storm.
- Mayor Daveline had no comments.

b. City Manager

- The City Manager gave an update on the sale of the West 4th Avenue fire station. He said the property has been advertised; and there has been a lot of interest. He said the City received two written offers; one for \$35,000 and the other slightly over \$40,000. Mr. Deardoff said the property was appraised at \$85,000. Mr. Deardoff asked the Council if they wanted to proceed with sale to the highest bidder, or if there is interest in trying to find other prospective buyers. Discussion ensued. Councilmembers agreed to proceed with sale to the highest bidder.

The City Manager reminded everyone that next Wednesday, January 25, is City Hall Day. He also told councilmembers the Employee Service Awards luncheon will be held on February 1, 2017; and invited councilmembers to attend. He also said the

State of the City address will be tomorrow morning at 7:00 a.m.
at the Atrium.

8. Executive Session

a. Motion by Councilmember Piros de Carvalho, second by Councilmember Dechant, to recess into executive session pursuant to the employer-employee negotiations exception, K.S.A. 75-4319(b)(3) in order to discuss pending issues related to the 2018 contract negotiations with the City's bargaining units; the open meeting to resume in the City Council chamber at 11:00 o'clock a.m. The motion passed unanimously.

9. Adjournment

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