



*MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
FEBRUARY 7, 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, February 7, 2017 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 Pastor Kim Biery of Trinity United Methodist Church
4. Petitions, Remonstrances, and Communications
 - a. Department Communications
 - Jana McCarron, Director of Planning and Development announced the Comprehensive Plan Open House gift card winners; and reviewed the next steps for the Comprehensive Plan.
 - Ryan VanZant, Zoo Director, gave a report on the Hutchinson Zoo. He said one of the first things done was to revise the Zoo logo. Mr. VanZant said about 98% of visitors are children under the age of 10, accompanied by adults. He said the Zoo will have a renewed focus on young families; and will be increasing their education programs and opportunities for families. He also said the website is being updated, signage is being improved and is more colorful, exhibits are being updated, etc. Mr. VanZant said work continues on the otter exhibit. The Zoo has also added three new staff members; and they are building a team culture. Mayor Daveline said he has hit the ground running; and this is very evident in the enhancements being made to the Zoo.
 - b. Oral communications from the audience. (Please limit your remarks to five (5) minutes and to items NOT on the agenda.)

Nicolas Lam of 1320 N. Adams, said we live in a Republican controlled nation. He spoke about some of President Trump's promises, how much money has been spent recklessly, etc.

5. Consent Agenda

- a. Approval of Minutes of January 17, 2017 City Council meeting.
- b. Approval of License Agreements for SculptureWalk with the following:
 - James Haire for "For Which It Stands";
 - Ana Huberman Lazovsky for "Copacabana Wave";
 - Pokey Park for "Midnight Serenade";
 - Ben Pierce for "Triumph";
 - Reven Marie Swanson for "Good Morning Sunshine"; and
 - William Vannerson for "Borbor 7.1".
- c. Approval of appointments to the Airport Advisory Committee of the following:
 - Zack Clobes, 700 Idlewild, to fill the expired term of Terry Landon for a first three-year term from 1/01/2017 to 1/01/2020.
 - Adam Schneider, 2302 N. Meadowlake Drive, to fill the expired term of Dustin Ford for a first three-year term from 1/01/2017 to 1/01/2020.
 - Darren Albertson, 2514 Landman Drive, to fill the expired term of Tom Bartholomew for a first three-year term from 1/01/2017 to 1/01/2020.
 - Steve Wilkinson, 104 W. 21st, to fill the expired term of Monte Reneau for a first three-year term from 1/01/2017 to 1/01/2020.
- d. Approval of Conditional Right-of-Way Clearance for Safe Routes to School.
- e. Approval of appropriation ordinance in the amount of \$3,392,916.97.

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

6. New Business

- a. Consider rezoning request for 2714 N. Waldron. Jana McCarron, Director of Planning & Development, spoke. Ms. McCarron said the applicant hopes to use the property as a medical office. She said Planning staff recommended denial because it was spot zoning, but the Planning Commission recommended approval as they believe the character of the neighborhood is

changing; getting away from residential. Mayor Daveline asked the applicant to come forward to give an overview of the project.

Jim Nunns, 1700 E. 30th, said he is here representing Dr. Janell Regier. Mr. Nunns said the property will be demolished; and a new facility will be built. He said this will help clean up the Waldron corridor. Mr. Nunns said the business will have a very low impact on the area as there will only be 10-12 patients seen each day. Discussion ensued.

Harley Macklin, 2509 Briarwood, and a member of the Planning Commission, spoke. Also in attendance for the Planning Commission were Terry Bisby and Tommy Hornbeck. Mr. Macklin said the street has been rebuilt with a center turn lane, so it is very traffic friendly. He also said the home has been vacant for a long time; and is on the verge of becoming an eyesore. Discussion ensued regarding future land use maps, transition of the neighborhood, spot zoning, etc.

Motion by Councilmember Piros de Carvalho, second by Councilmember Inskeep, to accept and approve the recommendation of the Planning Commission to approve the request to rezone 2714 North Waldron Street from R-3 Moderate Density Residential District to C-2 Neighborhood Commercial District based on due consideration of the factors shown, adopt an ordinance for publication; and authorize the Mayor to sign. The motion passed by a vote of 4 to 1 with Councilmember Dechant voting no.

b. Consider Heritage Lofts of Hutchinson Housing Development. Jana McCarron, Director of Planning and Development, spoke. Ms. McCarron said the property has been vacant since the 1970's. She said the Manskes are proposing a 28-unit new construction, with parking at the rear of the property, and a roof deck with recreational activities. The Mayor asked if this is contingent upon their application to the State. Ms. McCarron said that is correct. She said the State has \$6.6 million in allocations this year; and all communities compete for those funds.

Jay Manske, 8918 E. Bradford Court in Wichita, spoke. He said they have been looking at this site for some time; and it is a great location because of its proximity to the senior center, the new TECH offices in the Wiley building, etc. Councilmember Piros de Carvalho asked about the grant cycle. Mr. Manske said funds will awarded in May or June. Councilmember Piros de Carvalho asked about total investment. Mr. Manske said it is anticipated to be approximately \$4.5 million. Mr. Manske said if they are awarded the funds, they will probably purchase the property in August, with construction beginning in November. He said it would probably be 2019 before the project is completed. Additional discussion ensued regarding the use of local builders, a safe room, storage, etc.

Motion by Councilmember Soldner, second by Councilmember Piros de Carvalho, to accept and approve the recommendation of the Housing Commission to provide a Letter and Resolution of Support for the Heritage Lofts of Hutchinson Housing Development; and authorize the Mayor to sign. The motion passed unanimously.

There was a break at 10:02 a.m.; and the meeting resumed at 10:08 a.m.

c. Consider Contract for Sale and Purchase of West 4th Fire Station property. Meryl Dye, Assistant City Manager, spoke. Councilmember Dechant asked what type of advertising was done in the newspaper. Ms. Dye said an ad was placed in the classified section. Discussion ensued. Ms. Dye said the buyer plans to relocate his business to this property; and it is ideal for his operation. Additional discussion ensued regarding marketing, etc.

Motion by Councilmember Soldner, second by Councilmember Dechant, to approve the Contract for Sale and Purchase of Real Estate with Absolute Precision Plumbing, Heating & Air, LLC, by Jason R. Hardin, owner, for the purchase of the fire station property located at 2806 West 4th Avenue, Hutchinson, in the amount of Forty Thousand One Hundred Fifty Dollars and Seventy-five Cents (\$40,150.75); and authorize the Mayor to sign. The motion passed unanimously.

d. Consider bid award for 2017 Arterial Street Maintenance program. Bruce Colle, Director of Engineering, spoke. Mr. Colle said two bids were received, with both being below the engineer's estimate. Discussion ensued regarding how the streets are chosen, the resurfacing of Plum and 43rd, etc.

Motion by Councilmember Inskeep, second by Councilmember Piros de Carvalho, to approve the bids; and authorize the Mayor to sign a contract with APAC – Kansas, Inc. in the amount of \$1,391,336.90, subject to compliance with all legal requirements. The motion passed unanimously.

e. Consider bid award for 2017 Residential Street Maintenance program. Bruce Colle, Director of Engineering, spoke. Mr. Colle said two bids were received, both of which were below the engineer's estimate. Discussion ensued regarding the areas where work will be done, past history with Circle C Paving, etc.

Mr. Colle said City crews will also be resurfacing Duffy from 4th to 11th. He said this will be a chip seal project; and the oil will be purchased from the reserves. He said they are utilizing stormwater utility funds as that area has suffered some drainage problems.

Motion by Councilmember Dechant, second by Councilmember Soldner, to approve the bids and authorize the Mayor to sign a contract with Circle C Paving and

Construction, LLC., in the amount of \$815,243.23, subject to compliance with all legal requirements. The motion passed unanimously.

f. Consider 2017 contract with Friends of the Zoo. Justin Combs, Director of Parks and Facilities, spoke. He said the biggest change in the contract involves moving from two part time positions to one full time position, with that person being hired by the City.

Motion by Councilmember Piros de Carvalho, second by Councilmember Inskeep, to approve the 2017 agreement with Friends of the Zoo and authorize the Mayor to sign. The motion passed unanimously.

7. Report of City Officials

a. Council

- Councilmember Piros de Carvalho had no comments.
- Councilmember Inskeep had no comments.
- Councilmember Dechant said the Family Community Theatre will be presenting The Little Mermaid on February 16 – February 20 at Memorial Hall.
- Councilmember Soldner had no comments.
- Mayor Daveline had no comments.

b. City Manager

Mr. Deardoff reminded the council about a joint meeting with the Hutchinson Recreation Commission on February 28, 2017 at 8:00 a.m.

Mr. Deardoff said later this week City officials are meeting with representatives of the Cosmosphere and Salt Museum on the ¼ cent sales tax that expires in March, 2019. He said they have to think about when that election will be; and are looking at November 2017 or 2018. Mr. Deardoff said you need to have the election far enough in advance for the budget.

8. Adjournment

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