



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
February 20, 2018
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 20, 2018 in the City Council Chambers with Mayor Dechant presiding. Councilmembers Daveline, Soldner, and Inskeep were present. Councilmember Piros de Carvalho was absent from the meeting.

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. Introduction of TECH artists. Meryl Dye, Assistant City Manager, spoke about the art display in the Council Chambers and the Council Chambers Conference Room. She said it is a colorful and inspiring exhibit; and introduced Dorinda Simmons, Special Projects Director at TECH. Ms. Simmons introduced the artists; and gave a short overview of the services provided in TECH's art studio. Mayor Dechant welcomed the artists, saying he was impressed by their work. Ms. Simmons thanked the City for the opportunity to be able to display the artwork.

b. Presentation by Todd Davis, Director of Information Technologies. Mr. Davis talked about what the IT Department does, the number of staff members; and about a current project. He said the City needed a better way to connect all of the buildings; and currently have a private fiber network running from the IT building to City Hall, then to the Fire Resource Center and on to Memorial Hall. The City has leased fiber over time, but it is very expensive. Mr. Davis said IT began evaluating what could be done to get connections to all of the buildings, but to increase the current connection would be an additional \$25,000 to \$30,000 a year. He talked to other cities, counties, schools, businesses, etc. to see what they were doing. Mr. Davis said IT created a great solution which involved reorganizing the IT Department; and building a wireless network which the City will own, control, update, etc.

Mr. Davis said the main issue with a wireless network is most are done by line of sight. He said the Fire Resource Center was recently vacated so IT placed an antenna on the highest portion of that building. He said water towers are all over the City; and antennas can be placed on top. IT had a plan in place but had to look at its implementation. Mr. Davis talked with various departments; and found a solution. The department set up a test site which connected the Fire Resource Center to the Public Works facility; and the speed went from 15mb to 1,500mb. In his presentation, Mr. Davis,

showed the locations for the new wireless system; and spoke about the savings to the City. He said in 2018 he is estimating a savings of \$146,000.00; and in future years the savings should be approximately \$180,000.00. IT will relocate to the Fire Resource Center building; and the current IT building will be sold. He also said the trucks used by Utility Billing which contain thousands of dollars' worth of equipment can be parked in the garages formerly used by the Fire Department, rather than sitting outside. Cameras will be placed on water towers to help catch vandals, etc. Discussion ensued about staff size; and the time frame for completion of this project.

City Manager, John Deardoff, said there was a recent news story about the City of Chanute owning their own internet service. He asked Mr. Davis to explain why this isn't feasible for us. Mr. Davis said railroads are a big issue for us, in that it costs approximately \$20,000.00 every time we bore underneath a rail line; and Hutchinson has a lot of rail lines. When government doesn't have a commercial option, they can build it themselves. However, we have a lot of commercial options. Additional discussion ensued regarding capacity, weather related interference, disaster recovery, etc.

c. Oral communications from the audience. (Please limit your remarks to five (5) minutes and to items NOT on the agenda.)

Arthur (Andy) Anderson, 424 Carey Street, said there is a lot of disconnect in the community. Mr. Anderson talked about the "Hutch Gossip" Facebook page; and said the community sees potholes when the council is talking about building bike paths. He said part of the solution would be having council members reach out to citizens. Mr. Anderson said Mayor Dechant is in his district, but that he didn't know who Mayor Dechant was. He also said the meeting time is inconvenient for most people. He asked if there are two meetings a month, can one be in the evening. Mr. Anderson said he'd also like to see something about how the City Council works; and what is involved. He said there seems to be a dividing line in the City; and said there needs to be more communications as some of the citizens have some pretty good ideas. Mr. Anderson said he will be launching a Facebook page this week called "Hutch Citizens For Common Sense". Councilmember Inskeep said he represents the city-at-large, so he represents the entire City. He said he embraces other people's thoughts; and encouraged residents to reach out to him by e-mail. Mr. Anderson said he intends to run for City Council, but it has been hard to get all of the information he needs. Mr. Anderson asked the Mayor about setting up an ice cream social or similar event at Grandview Park for their district. Councilmember Inskeep agreed that communication is key. Councilmember Daveline said Mr. Anderson hit on many legitimate items. He said we are not the enemy; and reaching out to citizens is a valid point. Councilmember Daveline said they are here for the right reasons; and there is no special agenda.

Meryl Dye, Assistant City Manager, said the Hutchinson Human Relations Commission has partnered with Hutchinson Community College, Hutchinson NAACP, Hutch in Harmony, and the Parson and Pope Radio Show on KWBW to bring "Community Conversations" on race relations to the public. She said the next meeting will take place on Tuesday, February 27, 2018 from 6:30 p.m. to 8:00 p.m. at the HCC Shears Technology Center.

5. Consent Agenda

- a. Approval of Minutes of February 6, 2018 City Council meeting.
- b. Approval of License Agreement with Wray Properties, LLC and MLD Investments, LLC for placement of light fixtures along the unit block of East Sherman between Walnut and South Main.
- c. Approval of expenditures in the amount of \$1,557,493.92.

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 course of action for structures determined to be unsafe and dangerous. Trent Maxwell, Building Official, gave an overview. He said today is an update on those properties; and to discuss how to move forward.

Mr. Maxwell said the owner of the property at 220 West 6th has made some improvements, but there are still a lot of structural problems. He also said no building permit has been issued.

With regard to 28 East Bigger, Mr. Maxwell said the roof is almost complete, good progress has been made, but there is still a lot to do.

Mr. Maxwell said some clean-up has been done at 753 East Avenue F, but not a lot of structural improvements have been made. He said the owner did demolish a shed that was connected to the garage. He said a time frame has been submitted, but no building permit has been issued.

The owners of 763 East Avenue F have done a lot of clean-up; and are actively working on the home.

Mr. Maxwell said good progress has been made at 715 West 1st; and the owner has talked with a licensed electrician and plumber.

A demolition permit has been issued for 20 North Pershing; and Mr. Maxwell recommended a thirty-day extension to allow for completion of the demolition.

Mr. Maxwell said he was made aware of two more changes this morning. He said the property at 1210 North Forrest has been sold; and a plan was just submitted for the property at 324 West 6th.

Motion by Councilmember Inskeep, second by Councilmember Soldner, to approve a thirty (30) day extension to complete the demolition of 20 North Pershing Street. The motion passed unanimously.

Mayor Dechant asked property owners to address council regarding their properties.

Brad Burnett, owner of 220 West 6th, said he had talked with Mr. Maxwell. He said he's done a lot of work to the property; and should have the electrical work done soon. Mayor Dechant asked if he had gotten a building permit, but Mr. Burnett said he's not done that yet. Additional discussion ensued.

Tina Rosiere, owner of 28 East Bigger talked about the work she has completed on the home; and what repairs will be done in the near future. Both the Mayor and Councilmember Soldner said she had made good progress on the property.

Michael Carder of 753 East Avenue F, said he's been working on getting resources together. He said he has removed two structures that were attached to the garage; and will begin work on the house. He has a six-month plan dependent on resources and manpower. Discussion ensued.

John Koontz of 763 East Avenue F said he'd making progress on the property, but he was slowed down some as his son had been involved in a serious wreck. He said work on the property should be done in three months; and that his daughter will be living there.

The owner of 715 West 1st was not present.

Motion by Councilmember Daveline, second by Councilmember Inskeep, to approve a three (3) month extension to complete the rehabilitation of 220 West 6th Ave., 28 East Bigger, 753 East Avenue F, 763 East Avenue F and 715 West 1st Ave. The motion passed unanimously.

Kandee House, owner of the property at 1210 N. Forrest, said the house has been sold within the past week; and is currently with the title company. She said the owner doesn't have a plan yet since the purchase hasn't been finalized. Timothy Steinhauser, the purchaser of the property, said he doesn't have an official plan but does have a general idea of what he wants to do with the house. The council encouraged Mr. Steinhauser to speak with Mr. Maxwell to get a plan in place. Discussion ensued.

Jeff Mack of 324 West 6th, presented his plan to Mr. Maxwell prior to the council meeting. Mr. Mack said he probably won't have much done until September; and that he's not worried about the inside of the house at this time. He said his main concern is to fix the back of the house; and to work on the siding. Discussion ensued regarding Mr. Mack's time frame, costs involved, etc.

Mayor Dechant asked Mr. Maxwell about his thoughts on these properties. Mr. Maxwell said he would recommend a three-month extension on each of them. He said the property at 1210 N. Forrest would probably be done more quickly than the property on West 6th. Mr. Maxwell said the West 6th property will need more time than three months, but said by the time it's removed from the demolition list, he expects the interior to be cleaned out as it can't be left in its current condition.

Motion by Councilmember Soldner, second by Councilmember Inskeep, to approve a three (3) month extension to complete the rehabilitation of 1210 N. Forrest and 324 West 6th. The motion passed unanimously.

Motion by Councilmember Soldner, second by Councilmember Daveline, to approve the solicitation of bids through Central Purchasing to demolish the structures located at 413 West 1st

Ave., 620 East 2nd Ave., 1407 East 2nd Ave., 1510 East 2nd Ave., 1745 East 3rd Ave., 0000 East 6th Ave., 824 East 7th Ave., 1212 East 8th Ave., 1302 East 10th Ave., 106 East Avenue A, 21 East Carpenter Street, 122 North Chemical Street, 114 East Osborne Street and 721 South Poplar Street. The motion passed unanimously.

Mayor Dechant called for break at 10:33 a.m.

The City Council meeting reconvened at 10:40 a.m.

b. Consider closeout of 2014 Moderate Income Housing Grant. Jana McCarron, Director of Planning & Development, spoke.

Shara Gonzales, Executive Director with New Beginnings, said this has been a lengthy process, but it has been wonderful working with the City. Ms. Gonzales talked about other changes in the neighborhood, landscaping that will be done in the spring, etc. Discussion ensued.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve the final account of funds for the 2014 Moderate Income Housing Grant; and authorize the Mayor to sign the grant close out documents. The motion passed unanimously.

c. Consider Residential Infill Study Implementation Plan. Jana McCarron, Director of Planning and Zoning, spoke. Ms. McCarron said the plan has been reviewed by five boards; and talked about the creation of a new zoning district that addresses smaller lot sizes, setbacks, lot size coverage, etc. She also addressed allowing "new" metal accessory structures, street trees and sidewalks in new infill developments, etc. Discussion ensued.

Motion by Councilmember Inskeep, second by Councilmember Daveline, to approve the Residential Infill Study Implementation Plan; and authorize staff to commence the process of amending the Zoning Regulations. The motion passed unanimously.

d. Consider Supplement No. 1 to Federal Fund Exchange Agreement with KDOT. Jeff Peterson, Sr. Civil Engineer, spoke. Mr. Peterson said KDOT changed the federal funds exchange program; and this agreement reflects those changes. Discussion ensued.

Motion by Councilmember Soldner, second by Councilmember Inskeep, to approve Supplement No. 1 to KDOT Agreement 88-16; and authorize the Mayor to sign. The motion passed unanimously.

e. Consider Authority to Award Contract and Commitment of City Funds for Graber Safe Routes to School. Jeff Peterson, Sr. Civil Engineer, said bids were higher than projected, so the project had to be pared down. Discussion ensued.

Motion by Councilmember Inskeep, second by Councilmember Soldner, to approve authorizing the Mayor to sign the agreement for the Safe Routes to School Project with the Kansas Department of Transportation; and authorize payment in the amount of \$57,000.00 to KDOT when invoiced. The motion passed unanimously.

f. Consider approval of Force Account Agreement with KDOT for Graber Safe Routes to School. Jeff Peterson, Senior Civil Engineer, spoke.

Motion by Councilmember Daveline, second by Councilmember Inskeep, to approve the Force Account Agreement with the Kansas Department of Transportation for City provided construction engineering inspection on the Graber Safe Routes to School project; and authorize the Mayor to sign the contract. The motion passed unanimously.

7. Report of City Officials

a. Council

- Councilmember Inskeep said he had a great President's Day weekend, saying there are a lot of things to do in Hutchinson. He said he saw Beauty and The Beast, ran a 5k at Strataca, and went to a gardening seminar. He also shared an article written by Becky McCray who has a Small Business Survival blog. The article was about seeing your town as "dying" when you compare the past to the present. The article said it's hard to overcome memories, but that effects how you see things today. The article also said it's not about bringing your town back but bringing it forward.
- Councilmember Daveline said he appreciated Mr. Anderson coming forward this morning. He said meeting times have been discussed in the past; and it might be worth thinking about again. He said we may need to look at different ways to keep citizens informed. Councilmember Inskeep said transparency is important, as there seems to be a connotation that something is going on behind the scenes. He said the only agenda is for betterment of the City. Mayor Dechant said it was interesting Mr. Anderson mentioned evening meetings as he has thought about bringing that subject up. He said there are costs in terms of staff, etc.; and would be interested in knowing if it's been tried before. Councilmember Soldner said the school board has moved their meetings to 6:00 p.m.; and looking at a non-traditional structure and time may be worth the effort.
- Councilmember Soldner had no comments.
- Mayor Dechant had no comments.

b. City Manager

Mr. Deardoff reminded the council about the Study Session scheduled for Tuesday, February 27, 2018 at 8:30 a.m. to continue discussion on the Comprehensive Plan.

Mr. Deardoff also talked about the e-mail he sent out some time ago concerning the request by USD 308 to waive fees for use of the Sports Arena for graduation ceremonies. He said a lot of time was spent on the

rental rate structure that council approved; and it specifically mentioned what it would mean to USD 308. Mr. Deardoff asked council if they want this matter as a formal agenda item or just a consensus. Discussion ensued. Councilmember Daveline said he supports waiving the fee. Mayor Dechant, Councilmember Inskeep and Councilmember Soldner all believe the fee should be paid. Mr. Deardoff there was no expectation that we would cover operating costs; and said if USD 308 wants to pursue the waiver of fees they can approach the council.

8. Adjournment

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