



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
March 5, 2019
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, March 5, 2019 in the City Council Chambers with Mayor Inskeep presiding. Councilmembers Dechant, Daveline, Soldner 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. The annual report for the Cosmosphere was presented by Jim Remar. Mr. Remar thanked the community and the City for their sales tax support; saying it is very important to their financial stability and well-being. He said last year they had over 100,000 people visit the Cosmosphere including 17,000 students; and 1,100 children in summer camp programs. Mr. Remar talked about their business model, working with Disability Supports of the Great Plains, collaborating with Strataca on joint marketing, etc.

Mayor Inskeep thanked him for the report; and said the Cosmosphere is one of the community's best assets. He said he likes the idea that they want to be as self-sufficient as possible. Councilmember Daveline asked what percentage of their overall operating budget is supported by sales tax. Mr. Remar said they have a \$5 million dollar operating budget; and the sales tax support makes up 18% of that amount. Councilmember Daveline asked about their five year plan; and whether they are looking at expanding their footprint in Hutchinson. Mr. Remar said they do not anticipate expanding, but they are looking at improving the infrastructure. He said they need to take care of an aged facility; and talked about upcoming projects. He said they also want to expand their reach beyond Hutchinson; and one thing they are looking at is doing so digitally. Mr. Remar also spoke about summer camps, corporate sponsorships, etc.

b. Oral communications from the audience.

There were no oral communications from the audience.

5. Consent Agenda

- a. Approval of Minutes of February 19, 2019 City Council meeting.
- b. Approval of reappointments to the Community Corrections Advisory Board of the following:
 - Elizabeth Allen with United Way and the Reno County Correctional Facility for term beginning 1/01/2019 to 1/01/2021.
 - Cathy Nisly, Municipal Court, for term beginning 1/01/2019 to 1/01/2021.
 - Carolyn Parson, Hutchinson Community College, for term beginning 1/01/2019 to 1/01/2021.
- c. Approval of appropriation ordinance in the amount of \$1,960,703.51.

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

6. New Business

a. Consider bids for Orchard Park pavilion. Justin Combs, Director of Parks and Facilities, gave an overview of the project. He said even after rebidding the project, it is still over budget by a significant amount. He said he met with the City Manager; and talked about rejecting the bids and going back to the drawing board. Mr. Combs said he has no solid recommendation for what the next step will be, but said rather than having an enclosed building, they may look at an open air structure with attached restrooms. He talked about structures available through Cedar Forest Products which would include exposed wood beams, some stone work, roof detail, etc. Mr. Combs said today he would like council to reject the bids, giving him time to contact other companies; and come up with a detailed presentation on how to proceed. Discussion ensued regarding rejecting the bids, using the funds for other park projects, etc.

Mayor Inskeep said surveys of the community show there needs to be some type of structure in Orchard Park. Councilmember Soldner said she agrees, but doesn't know what type of structure it will be. She said we need options, but an open air facility limits its usage. Discussion ensued.

Councilmember Daveline said back in 2017 we authorized issuance of fees for the structure prior to getting engineer estimates on cost; and asked if we put the cart before the horse. Mr. Combs said there was no building design before it was bonded, but they estimated square footage and the price per square foot. He said the vision may have been grander than the budget, the architect missed a little on the cost, etc. Discussion ensued regarding possible private financial resources.

Councilmember Piros de Carvalho said there was significant pushback from event center operators, but council came to the conclusion the pavilion would be a different environment. She said she hesitates to do something that we might regret, saying Councilmember Soldner touched on the fact that the facility would not be usable for a large part of the year. She said she is in favor of rejecting the bid; and said she has concerns

about pre-manufactured buildings in that it would not be provided by a local vendor. She said there needs to be a structure there, but is hesitant to erect something other than what the community wanted.

Councilmember Dechant asked how much has already been spent on planning, design, etc. Mr. Combs said approximately \$80,000.00 has been spent. Councilmember Dechant said he would like to hear about the thinking/purpose/goal surrounding the initial concept; and then hear where Mr. Combs is going now in his thinking. Mr. Combs said the original vision was to create a building that was a staple in the park system that would be nicer and larger than the Homebuilders Shelter and Rice Park Community Building. He said they did not want to replicate what we already have, but to fill a void in the park system. Mr. Combs said we don't currently have an open air pavilion this size or look. He said it would still be attractive; and would serve a purpose, but weather would limit the use. Additional discussion ensued.

Mr. Combs asked the council to allow he and Mr. Deardoff to brainstorm over the next month or so to come up with several different options to bring back to the council versus just setting the project aside. Discussion ensued regarding other uses for the funds, completion of the Park Master Plan before making a final decision, etc.

Motion by Councilmember Soldner, second by Councilmember Daveline, to approve rejecting all bids for the construction of the new park pavilion at Rivers Banks Orchard Park. The motion passed unanimously.

7. Report of City Officials

a. Council

- Councilmember Soldner had no comments.
- Councilmember Daveline had no comments.
- Councilmember Dechant had no comments.
- Councilmember Piros de Carvalho asked Mr. Deardoff if he had a chance to reach out to the owner of the building next to Eaton. Mr. Deardoff said he did have a conversation with the owner, but nothing was resolved. He also said they have talked again since that time, but there has been no discussion about selling the property.
- Mayor Inskeep had no comments.

b. City Manager

Mr. Deardoff said HREC is the firm the Chamber hired to do a market study on the hotel/convention center project. He said they will be in town next week to do boots on the ground work; and will be interviewing various groups, talking to hotel owners, the Chamber, etc. Mr. Deardoff asked if

any councilmembers would be interested in attending any of the meetings. Discussion ensued.

Mr. Deardoff said last year the council had a budget retreat in May; and said he would like to schedule something again this year. Several options for dates would be March 26 or 28th, or a date in April. All of the councilmembers indicated March 26 would work for them. Mr. Deardoff said the retreat would take place from 8:00 a.m. to approximately 12:00 p.m., with the location to be determined.

8. Adjournment

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