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**MINUTES**  
**CITY COUNCIL MEETING**  
**COUNCIL CHAMBERS – HUTCHINSON, KANSAS**  
**June 5, 2018**  
**9:00 a.m.**

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1. The Governing Body of the City of Hutchinson, Kansas met in regular session at 9:00 a.m. on Tuesday, June 5, 2018 in the City Council Chambers with Mayor Dechant presiding. Councilmembers Daveline, Piros de Carvalho, Soldner and Inskeep were present.

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

3. The prayer was given by Gary Getting of Elliott Mortuary.

4. Awards

a. Presentation of awards from the Citizens Police Academy. Dick Heitschmidt, Police Chief, spoke about the history of the Citizens Police Academy.

Awards were presented to the following by Community Resource Officers Anna Ruzhanovska., Darrell Tossie & Stephen Schaffer:

Chick-fil-A	Olive Garden
Smedley's Tavern	Dillon's
Buffalo Wild Wings	Rib Crib
Kitty Keazer	Playa Azul
Shelby's Kitchen	Anchor Inn

Mayor Dechant asked Chief Heitschmidt about the Citizens Police Academy. Chief Heitschmidt said the purpose of the academy is to educate people about what really happens with the Police Department. He said there is some minor training similar to that of the officers; and participants go on ride-alongs with the officers. CRO Ruzhanovska said 13 individuals graduated from the first session in 2018; and the second class will begin in October, lasting for nine weeks. Councilmember Inskeep said he had an opportunity to go on a ride-along saying it was very enlightening to see what happens after hours.

5. Proclamations

Mayor Dechant announced he was changing the order of the Proclamations, with the Stepping Up Proclamation being presented first.

b. The Proclamation for Stepping Up was accepted by Lisa Gleason of United Way. Ms. Gleason thanked the council for the Proclamation. She said Stepping Up is a national initiative with four outcomes. The first is to reduce the number of mentally ill individuals in jails, second is to shorten the length of their stay, third is to increase the

percentage of people that get connected to services, and lastly that upon release they get to a stronger, better place and thrive.

a. The Proclamation for Smallville, Kansas was accepted by Amy Conkling of the Hutchinson Recreation Commission, Jon Robinson of the Smallville ComicCon and a contingent of super heroes.

Mr. Robinson gave a short history of Superman; and thanked the council and residents of Hutchinson for making Smallville a reality. He said this is the 5<sup>th</sup> anniversary of the Smallville ComicCon with the event being held June 23 and 24, 2018 in the Meadowlark and Sunflower Buildings at the Kansas State Fairgrounds. Mr. Robinson's son presented a Smallville trophy to the Mayor.

Amy Conkling of the Hutchinson Recreation Commission said they have been working on organizing the Smallville Festival which will be held on June 21, 2018. She said events will take place from 5:30 p.m. to 8:30 p.m.; and will include the Super Hero Fun Run and Walk, a 5k run/walk, a street dance, etc.

Jesse Juma said this is one of the most organized events to date; and since Superman is an international icon this brings a lot of people to Kansas. He also said Specs Optical has embraced Smallville; and uses this in their radio and billboard advertising.

Christopher Wietrick said he can't believe it's been five years for Smallville. He said he has lived here most of his life, moving away five times as he had dreams of doing big things in big cities. Mr. Wietrick said he moved back in 2012; and spoke about challenges he has faced including PTSD. He said Smallville has helped save him; and he will continue to fight for Smallville and Hutchinson.

## 6. Petitions, Remonstrances and Communications

a. Update on retail and target industry analysis. Debra Teufel of the Hutchinson Chamber of Commerce thanked council; and said it is no secret we have challenges. She said the City has been hit with some losses over the past year; and we need to find resources to fill those gaps and redefine our retail strategy. She said Downtown is vital to our future; and while a lot of investments have been made, there is more work to be done.

Jason Claunch of Catalyst Commercial, spoke. He said the data will sell itself to a lot of national retailers; and part of the process is to understand the facts, what is realistic, what is important to us, etc. Mr. Claunch spoke about the economic development strategy, core values, the future of retail, targeted industries, etc. Discussion ensued.

b. Announcement/Award Presentation by Jim Seitnater, Downtown Development. Mr. Seitnater said Wes and Gwen Bartlett bought the Bookends property in 2011, saying they had dreams of owning a used book store. He said they took on a huge project, and the building is now a model for how other buildings can be done. Mr. Seitnater said they were awarded the Merit Award for Excellence in Rehabilitation by the

Kansas Preservation Alliance; and were one of only eight projects in the State of Kansas to receive the award.

Mr. Bartlett said they were honored to receive the award. He said there were no major problems in getting the project done; and thanked everyone who helped make it possible. He said it was a big project, the tax credits were important, and they appreciated the cooperation from the City.

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

There were no comments from the audience.

Mayor Dechant called from a break at 10:27 a.m. The meeting reconvened at 10:33 a.m.

7. Consent Agenda

- a. Approval of Minutes of the May 15, 2018 City Council meeting.
- b. Approval of appointment to Visit Hutch Board of Jason Williams, 12351 Willowgreen Court, Wichita, Kansas, to replace Nathan McClanahan in at-large two-year term ending 12/31/2018.
- c. Consider revisions to the Public Art Ordinance.
- d. Approval of financial reports for April, 2018.
- e. Approval of appropriation ordinance in the amount of \$1,682,413.32.

Mayor Dechant stated that Item 7c would be moved to the Ordinances and Resolutions Section.

Motion by Councilmember Soldner, second by Councilmember Daveline, to move Item 7c to the Ordinances and Resolutions Section, to approve the Consent Agenda; and authorize the Mayor to sign. The motion passed unanimously.

8. Ordinances and Resolutions

a. Consider Resolution and Ordinance authorizing the sale of General Obligation Bonds of \$1,365,000.00. Angela Richard, Director of Finance, spoke.

Councilmember Daveline asked Jim Seitnater to talk about the pocket park. Mr. Seitnater said it is an exciting project; and asked Justin Combs to speak about the park.

Justin Combs, Director of Parks and Facilities, said he originally budgeted \$250,000.00 with a large portion of that going toward demolition and shoring of the shared wall with the Recreation Commission building. He said the wall does not need additional shoring, so the budgeted amount was able to be reduced to \$200,000.00. He said the park will have multiple functions including being an inviting pass-through from the parking lot to 1<sup>st</sup> Street, a gathering place, meeting space, etc. Mr. Combs said they are trying to make the space flexible; and it will be unique in its look and feel. Discussion ensued about the size of the park, making the properties along the alley look better, etc.

Motion by Councilmember Daveline, second by Councilmember Piros de Carvalho, to approve Resolution 2018 R 5 authorizing the public sale of approximately \$1,365,000.00 principal

amount of General Obligation Bonds, Series 2018-A, of the City of Hutchinson, Kansas; and authorize the Mayor to sign. The motion passed unanimously.

Motion by Councilmember Piros de Carvalho, second by Councilmember Inskip, to approve Ordinance 2018 - 9 authorizing the issuance of General Obligation Bonds by the City of Hutchinson, Kansas, to pay the cost of certain public improvements pursuant to Charter Ordinance No. 50 of the City; and authorize the Mayor to sign. The motion passed unanimously.

b. Consider Resolution authorizing a Special Event District for the Smallville Festival. Paul Brown, City Attorney, spoke.

Motion by Councilmember Inskip, second by Councilmember Soldner, to approve Resolution 2018 R 6 authorizing a Special Event pursuant to City Code Section 18-801, et seq.; and authorize the Mayor to sign. The motion passed unanimously.

c. Consider revisions to the Public Art Ordinance. Meryl Dye, Assistant City Manager, spoke. Discussion ensued.

Motion by Councilmember Soldner, second by Councilmember Daveline, to approve Ordinance 2018 - 10 amending Section 30-106 of Chapter 30 of the Code of the City of Hutchinson, Kansas relating to ex-officio members of the Public Art Design Council; and authorize the Mayor to sign. The motion passed unanimously.

## 9. New Business

a. Consider update on structures determined to be unsafe and dangerous. Trent Maxwell, Building Official, updated the council on the properties that had received a three-month extension.

715 West 1<sup>st</sup> – property owner not in attendance. Mr. Maxwell said the owner has done some foundation work, the electrical rough-in has been inspected, sheet rock and a portion of the roof has been done, etc. He said the owner has been communicating with him; and would recommend either removal from the demolition list or granting an extension to allow the owner to complete the work. Discussion ensued.

220 West 6<sup>th</sup> – Mr. Maxwell said some of the debris has been removed, but not much else has been done. He said they had to board up the front door as it was wide open. Brad Burnett, owner of the property, said he was injured and spent some time in the hospital. He said he would like another three months to get things completed. Discussion ensued. Councilmember Daveline asked Mr. Maxwell what it would take to bring the property up to acceptable standards. Mr. Maxwell said the roof is open, windows are broken, etc. He said it may have good bones, but it will take a lot of effort and money to repair the property. Additional discussion ensued. Mayor Dechant asked Mr. Burnett if he would be willing to get a good, solid contractor's estimate on the cost and scope of work to be done. Mr. Burnett said he would do that. Mayor Dechant said he would allow Mr. Burnett two weeks to get the information together; and the item would be placed on the June 19 agenda.

324 West 6<sup>th</sup> – Mr. Maxwell said the front of home looks the same as it did previously. He said some plywood has been put on the back of the structure, some metal placed on the roof, etc. Jeff Mack, owner of the property, said he knew he wouldn't get a lot done, but

the main thing was to enclose the garage. He said he's been working on another house to keep it out of trouble. Mr. Mack said the inside of the house needs a lot of work, but the main thing is getting the outside presentable. He said even with another three-month extension, the home won't be done. The Mayor asked Mr. Maxwell what needs to be done to the home. Mr. Maxwell said the house needs siding, new windows, a roof, etc. He said the garage was the least of his worries; and that's the only thing that's been touched. Discussion ensued.

1210 Forrest – Mr. Maxwell said work is being done. He said the shed/carport has been removed, the yard has been cleaned up, and lot of work is being done inside the house. Timothy Steinhauser, owner of the property said he had to work some mandatory overtime so it slowed his progress. He said he has since changed jobs; and has more time to work on the property. He said he's not sure it will be habitable in three months, but significant progress will be made. Discussion ensued.

Carl Becker of 1214 Forrest said he lives next door to this home; and the house has been an eyesore for 30+ years. He said the roof to the garage is caved in, the yard is overgrown, feral cats live in the buildings, etc. He said Mr. Steinhauser has taken on a big project and commends him for it, but said there was a month and a half where no one was there to do anything. Additional discussion ensued.

753 East Avenue F – Mr. Maxwell said the owners have hauled off dumpsters of items, but nothing has been done to the property other than jacks being put in to get things level. Mr. Maxwell said the home needs new siding, a new roof, windows, doors, framing, etc. He said it won't be close to being done in three months; and said it will take a lot of time and money. Discussion ensued. Michael Carder, owner of the property, said it was just he and his son working on the property, but they now have five people working on the house. He said he needs to reframe the inside walls before he can do the roof and siding. Discussion ensued.

763 East Avenue F – Mr. Maxwell said he found things inside he wasn't expecting. He said all of the interior finishes have been removed, the house has been rewired, etc. John Koontz, owner of the property, said there were a lot of deficiencies; and they found mold in the kitchen, etc. It said it's an old house, all of the windows needed work, rafters needed work, etc. He said they have done more than expected; and should be close to being done within the next three months.

28 East Bigger – property owner not in attendance. Mr. Maxwell said a new HVAC system is currently being installed; and the porch has temporary supports. He said there are still things that need to be done, but progress is being made.

Additional discussion ensued.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve a three-month extension, directing all properties owners to talk with Mr. Maxwell to develop a plan for what is to be expected; and for the owner of the property at 220 West 6<sup>th</sup> to provide a contractor's estimate to council at the June 19, 2018 meeting. The motion passed unanimously.

b. Consider Benefit Consulting Services recommendation. Tom Sanders, Human Resources Director, spoke. He said the City has not gone through a formal RFP since 2013; and said he believes it is good business practice to go through the competitive process. Mr. Sanders discussed the selection process used; and talked about USI's qualifications and offerings.

Aaron Wells & Josh Turner of USI were in attendance. Aaron Wells spoke. Mr. Wells said he has been with USI for 28 years; and that Josh has been with them for a couple of years with eight previous years' experience at Aetna. He talked about USI; and the benefits they could offer to the city. Discussion ensued.

Motion by Councilmember Daveline, second by Councilmember Inskeep, to approve authorizing staff to enter into a consulting services contract with USI for benefit consulting services in the amount of \$58,500.00 effective as soon as administratively feasible. The motion passed unanimously.

10. Report of City Officials

a. Council

- Councilmember Soldner had no comments.
- Councilmember Daveline had no comments.
- Councilmember Piros de Carvalho said she was approached this morning about a possible stop/yield sign at 25<sup>th</sup> and Eastwood near the church. Mr. Deardoff said he would have someone look into the matter.
- Councilmember Inskeep had no comments.
- Mayor Dechant said Councilmember Inskeep, Mr. Deardoff, himself and others had a good meeting with the State Fair Board.

b. City Manager

Mr. Deardoff said budget meetings have been held with all department heads. He said the CIP review is scheduled for June 12, 2018 at 8:30 a.m. Mayor Dechant said he needs to leave early; and asked about changing the time to 8:00 a.m. Everyone agreed.

Mr. Deardoff reminded everyone the next council meeting will take place on Tuesday, June 19, 2018 at 5:30 p.m.

11. Adjournment

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