



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS - HUTCHINSON, KANSAS
August 6, 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, August 6, 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. Proclamations

a. A Proclamation for the Creekside Neighborhood was accepted by Adam Stewart with the Hutchinson Recreation Commission; and by Kathy and Olivia from the Creekside Neighborhood. Kathy said they are excited; and invited people to attend the National Night Out event at 10th & Jackson .

5. 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.)

Datjaeda Moore, Human Relations Officer, shared updates regarding the Human Relations Commission. She said they have participated in several community events including the Unity March and the Emancipation Day Parade. She said they want to be engaged with the community; and have talked with people regarding discrimination, equal rights, etc. Ms. Moore said there have been seven complaints since she started in April; and said organizations will be held accountable for their actions. She said there are currently three openings on the Human Relations Commission; and appointments will be finalized by September 6. Ms. Moore said she wants to continue having real conversations about discrimination, review policies that negatively impact people; and ensure that decisions made and conversations had consider everyone fairly and equitably.

Dominic, 1015 N. Main, said he has a lot he wants to talk about. He said he has talked to the police chief about drugs in the schools as he had heard conversations about 7th and 8th graders bringing in drugs. Dominic said he also has a greenhouse idea that involves renovating one of the empty

buildings in town; and using it to produce plants. Mayor Inskeep said he had a nice visit with Dominic several days ago; and said Dominic is an idea guy. The Mayor said he appreciates him finding the courage to talk in front of the council.

6. Consent Agenda

- a. Approval of Minutes of July 16, 2019 City Council meeting.
- b. Approval of residential infill incentive for 1540 West 12th Avenue.
- c. Approval of appropriation ordinance in the amount of \$1,294,452.76.

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

7. Public Hearing

- a. Public hearing to consider application of GeoChemicals, LLC for tax exemption.

Motion by Councilmember Piros de Carvalho, second by Councilmember Soldner, to open the public hearing. The motion passed unanimously.

John Deardoff, City Manager, gave a brief background of the project. Discussion ensued.

Motion by Councilmember Dechant, second by Councilmember Soldner to close the public hearing. The motion passed unanimously.

Motion by Councilmember Piros de Carvalho, second by Councilmember Daveline, to adopt Ordinance 2019 - 5 exempting certain property in the City of Hutchinson, Kansas from ad valorem taxation for economic development purposes and the proposed Payment in-lieu-of Taxes (PILOT) payment schedule; and authorize the Mayor to sign. The motion passed unanimously.

8. Ordinances and Resolutions

- a. Consider Resolution approving Hutchinson Rod Run as a Special Event in designated Entertainment District. Jim Gruver, Rod Run organizer, said this is the 12th annual Rod Run. He said they have had fairly good luck over the years; and they are looking forward to a rainless event this year. Mr. Gruver said the kids all-wheels show will be held at DCI Park this year; and they will have more kids activities including a touch-a-truck event.

Motion by Councilmember Daveline, second by Councilmember Dechant, to approve Resolution 2019 R 12 authorizing the Hutchinson Rod Run, October 4, 2019 through October 5, 2019, as a Special Event pursuant to City Code Sec. 18-801 et seq.; and authorize the Mayor to sign. The motion passed unanimously.

b. Consider Ordinance prohibiting parking on Fountainwood Street and on East 20th Avenue. Paul Brown, City Attorney, said there have been concerns about parking in these areas for some time; and this is one means of addressing the issue. Councilmember Piros de Carvalho asked how this change will be communicated. Mr. Brown said signage will be posted. John Deardoff, City Manager, said we would work with the Police Department on this matter; and that warnings will initially be given to anyone violating the parking restrictions. Discussion ensued regarding other alternatives for parking, etc.

Motion by Councilmember Dechant, second by Councilmember Daveline, to approve Ordinance 2019 - 6 amending Article III of Chapter 23. Motor Vehicles and Traffic of the Code of the City of Hutchinson, Kansas prohibiting the parking of trucks, tractors, etc. upon Fountainwood Street from East 23rd Avenue to East 20th Avenue and on East 20th Avenue from Lorraine Street to Waldron Street; and authorize the Mayor to sign. The motion passed unanimously.

c. Consider Resolution establishing the 2020 Census Hutchinson Complete Count Committee. Ryan Hvitløk, Director of Planning and Development, said Census Day is April 1, 2020; and talked about the census process. He said the census is vitally important to communities as federal funding is determined through use of census data. Mr. Hvitløk spoke about the social media campaign #COUNTMEINHUTCH. Discussion ensued.

Motion by Councilmember Soldner, second by Councilmember Dechant, to approve Resolution 2019 R 13 establishing the 2020 Census Hutchinson Complete Count Committee; and authorize the Mayor to sign. The motion passed unanimously.

9. New Business

a. Consider Conditional Use Permit for hazardous materials manufacture and storage facility. Amy Allison, Senior Planner, spoke. Discussion ensued.

Mayor Inskeep invited Jason West, Chairman of GeoChemicals, to the podium. The Mayor said this is an exciting project; and asked about his experience working with the City with regard to regulations, etc. Mr. West said he can't speak highly enough of Ryan & Amy; and said the experience has been very, very good. Discussion ensued regarding plans for the remainder of the property, safety practices, etc.

Councilmember Dechant asked that a member of the Fire Department be present to address issues regarding potential accidents involving explosions, etc. Doug Hanen, Operations Chief, said staff is trained in hazmat operations. He said a risk assessment will be done on the facility; and the fire suppression system they will have in place brings the risk down. Chief Hanen said they deal with the railroad coming through carrying explosives, as well as trucks transporting hazardous materials on the highway.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve the recommendation of the Planning Commission to approve the Conditional Use Permit for a

hazardous materials manufacture and storage use to be located at 1600 N. Halstead Street, pursuant to the factors and conditions listed. The motion passed unanimously.

b. Consider Memorandum of Understanding with GeoChemicals, LLC. John Deardoff, City Manager, spoke.

Motion by Councilmember Piros de Carvalho, second by Councilmember Dechant, to approve the Memorandum of Understanding with GeoChemicals, LLC.; and authorize the Mayor to sign. The motion passed unanimously.

c. Consider Development Agreement with GeoChemicals, LLC.

Motion by Councilmember Piros de Carvalho to approve the Development Agreement between the City of Hutchinson and GeoChemicals, LLC, as presented; and authorize the Mayor to sign. Discussion ensued regarding the word "proportional; claw back clauses, etc. The motion was seconded by Councilmember Soldner. The motion passed unanimously.

d. Consider request to approve grant administration contract for the 2020 Community Development Block Grant Application. Amy Allison, Senior Planner, spoke. Discussion ensued.

Motion by Councilmember Dechant, second by Councilmember Piros de Carvalho, to approve the request to accept a proposal from the South Central Kansas Economic Development District for the grant administration of the 2020 Community Development Block Grant for Housing Rehabilitation; and authorize the Mayor to sign all documents. The motion passed unanimously.

e. Consider request to approve a housing quality standards inspector contract for the 2020 Community Development Block Grant Application. Amy Allison, Senior Planner, spoke.

Motion by Councilmember Piros de Carvalho, second by Councilmember Dechant, to approve a proposal from the South Central Kansas Economic Development District for the housing quality standards inspector of the 2020 Community Development Block Grant for Housing Rehabilitation; and authorize the Mayor to sign all documents. The motion passed unanimously.

f. Consider 2020 Community Development Block Grant Contract. Amy Allison, Senior Planner, spoke.

Motion by Councilmember Soldner, second by Councilmember Daveline, to approve the 2020 Community Development Block Grant Contract for grant writing services with South Central Kansas Economic Development District; and authorize the Mayor to sign. The motion passed unanimously.

g. Consider setting public hearing for 2020 budget. John Deardoff, City Manager, spoke. Discussion ensued.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve the Notice of Hearing setting August 20, 2019 at 9:00 a.m. in the City Council Chambers as the date, time and place for the formal 2020 budget public hearing. The motion passed by a vote of 4 to 1, with Councilmember Dechant voting no.

h. Discussion of City Manager search process. Mayor Inskeep said they are taking this very seriously; and said council had tasked Mr. Deardoff to come up with an outline for the process. Mr. Deardoff said he put some thought into this; and will offer whatever opinions/input they need.

Tom Sanders, Human Resources Director, said he worked with Mr. Deardoff this past week to put together bullet points for an RFP. He said when using an executive search firm, you are paying for their expertise.

Councilmember Daveline asked what process was used when Mr. Deardoff was hired. Mr. Deardoff said the City did not use a firm when he was hired, but there was a citizen's committee that narrowed the field; and then made a recommendation to the City Council. Councilmember Dechant asked about the cost of using a search firm. Mr. Sanders said it would probably be in the \$20,000.00 to \$30,000.00 range. Discussion ensued. Councilmember Piros de Carvalho suggested that Councilmembers Soldner and Daveline head up a citizens committee for the search process.

Mayor Inskeep said he wants to make sure the whole body gets a voice in this process; and said if councilmembers are in agreement, they need to use a firm. All councilmembers agreed. Additional discussion ensued. Councilmembers Soldner and Daveline both agreed to serve on the committee.

10. Report of City Officials

a. Council

- Councilmember Soldner had no comments.
- Councilmember Daveline had no comments.
- Councilmember Dechant encouraged everyone to get out and vote.
- Councilmember Piros de Carvalho asked Mr. Deardoff if he had any information about the USD 313 school board's vote last night. Mr. Deardoff said he would address that in his report.

- Mayor Inskeep said he and Mr. Deardoff would be meeting with the County tomorrow to discuss property devaluation in the restaurant corridor. He said they are going to approach the County about this to get a better understanding of this matter.

b. City Manager

Mr. Deardoff said there will be special meeting at 9:00 a.m. on August 13, 2019 to consider a CDBG application and acceptance of the Emergency Services Grant.

Mr. Deardoff also said he had a conversation with representatives of Stutzman's regarding contamination of recycling. He said upwards of 30% of recycling is contaminated; and winds up in the landfill. Mr. Deardoff said we have one of the best programs around; and people need to be re-educated. He said Ms. Keasling will be working on a social media campaign to educate the public about recycling. He said it is important that the contamination issue be eliminated.

The City Manager said a couple of weeks ago he sent out information about the Arkanoe group having an interest in the former waterslide property at Fun Valley. He asked the council if they had any interest in selling the property; and any thoughts they might have before moving forward. Councilmember Dechant said he is interested in hearing their proposal. Discussion ensued. Mr. Deardoff said he would be in contact with them; and this matter will be brought back as a formal agenda item.

Mr. Deardoff spoke about the traffic light issue at 30th Avenue and Lucille. He said he received an e-mail last night that the USD 313 Board voted 5-0 to not participate in a cost share for traffic lights. Mr. Deardoff also said he received an e-mail from the superintendent this morning saying the board decided they should not use educational dollars for this purpose. Mr. Deardoff asked if council wanted to revisit this issue. Councilmembers Daveline, Soldner and Dechant said no. Councilmember Piros de Carvalho said she has not been contacted by any school board member or by anyone living in the area. She said living in the neighborhood, she knows this is going to negatively impact the City. She said the county and the school created the situation; and can't help but think that in a few months we will be revisiting the issue. Discussion ensued. Mr. Deardoff said the City is making a decision to not move forward, so the temporary signal poles that were installed will be removed.

11. Adjournment

Motion by Councilmember Daveline , second by Councilmember Dechant, to adjourn. The motion passed unanimously.

Upcoming Meetings

August 13, 2019	9:00 a.m.	Special City Council Meeting
August 20, 2019	9:00 a.m.	City Council Meeting