



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
October 2, 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, October 2, 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 Pastor Gary Getting of Elliott Mortuary.

4. Proclamations

a. The Proclamation for Disability Employment Awareness Month was accepted by Cindy Daniels and Anthony Frischenmeyer of Prairie Independent Living Resources Center. Mr. Frischenmeyer thanked the Council for the Proclamation.

b. The Proclamation for Manufacturing Month was accepted by Debra Teufel of the Chamber of Commerce. Ms. Teufel said the Chamber has over two dozen members in the manufacturing industry; and there are over 3,000 manufacturing jobs in the community which is 8% of the workforce. She spoke about various manufacturing jobs at Siemens Gamesa, Collins Bus and Kuhn Krause. Ms. Teufel said they want to bridge the gap between education and industry; and said that 51 teachers from local school districts will be visiting Collins Bus, Kuhn Krause and Superior Boiler Works to see what opportunities are available for students.

c. The Proclamation for Fire Prevention Week was accepted by Fire Inspectors Tony Arpin and Michael Cain. Captain Cain thanked the Council for the Proclamation; and said this is a big week for the fire service. He said they will be visiting schools to talk about fire safety, hold fire extinguisher training classes, etc.

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.)

Justin Combs, Director of Parks and Facilities, recognized the Hutchinson Zoo and Zoo staff for receiving their accreditation from the Association of Zoos and Aquariums.

Ryan VanZant, Zoo Director, spoke about the accreditation. He said there is a three day inspection by zoo professionals; and of 2,800 licensed facilities, only 10% are accredited. He said the inspection looks at animal welfare, staff training, guest services, education programs, etc.; and that the inspectors were very complimentary of zoo improvements and staff.

6. Consent Agenda

- a. Approval of Minutes of the September 18, 2018 City Council meeting.
- b. Approval of appointment to the Airport Advisory Committee of Tyler Beachy, 3510 E. Red Rock Road, Haven, KS, for a first full three (3) year term beginning 1/01/2018 to 1/01/2021.
- c. Approval of appointment to the Hutchinson Land Bank Board of Trustees of Josie Thompson, 310 East 13th Avenue, Hutchinson, KS, for a first full three-year term beginning 9/30/2018 to 9/30/2021.
- d. Approval of August 2018 financial reports.
- e. Approval of appropriation ordinance in the amount of \$1,983,249.74.

Mayor Dechant had several questions about the financial reports. Angela Richard, Finance Director, said there was an error in the formula for the revenues; explained differences between this year and last year; and said the City is where we should be on the majority of the funds.

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

7. Ordinances & Resolutions

- a. Consider Resolution amending building permit fees. Trent Maxwell, Building Official, spoke. Discussion ensued regarding additional revenue that will be generated, fees in other communities, previous rate increases, etc.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve Resolution 2018 R 17 rescinding Resolution No. 2008 R 23 and establishing permit fees as authorized in Section 21-201 of Chapter 21 – Building Regulations of the Hutchinson City Code from and after January 1, 2019; and authorize the Mayor to sign. The motion passed unanimously.

8. New Business

- a. Consider Zoo Education Building bid results. Justin Combs, Director of Parks and Facilities, spoke. Mr. Combs talked about the location and structure of the building, use of the facility, additions/deductions to the base bid, etc. Discussion ensued regarding the perimeter fence, construction schedule, etc.

Motion by Councilmember Soldner, second by Councilmember Piros de Carvalho, to approve a contract with HEIB & Associates for the construction of a Zoo Education Building in an

amount not to exceed \$268,900.00; and authorize the Mayor to sign. The motion passed unanimously.

b. Consider Law Enforcement Center remodel. John Deardoff, City Manager, spoke. He said this discussion started back in 2017; and he is only asking for approval of the architectural and engineering fee. He said councilmembers have had a chance to tour the facility in the past year; and the City will be working to secure a long term lease on the facility to protect our investment. Councilmember Daveline asked Sarah Sipe of Landmark Architects to speak, saying we are dealing with a 40 year old building; and they are facing a lot of unknowns. Ms. Sipe said contingencies have been allowed for unknowns. Discussion ensued regarding asbestos abatement costs, bonding, etc.

Mr. Deardoff said he has visited with the County Administrator; and everyone seems to be on the same page. He said the Sheriff's Department will begin moving into the Courthouse space at the end of the year. Councilmember Daveline asked how much the county would be contributing since they are the owners of the building. Mr. Deardoff said the county would not be contributing. Additional discussion ensued.

Motion by Councilmember Piros de Carvalho, second by Councilmember Inskeep, to approve the Architectural and Engineering Agreement with Landmark Architects for the renovation of the Law Enforcement Center for Hutchinson Police Department use at a cost of \$187,250.00; and authorize the Mayor to sign.

Mayor Dechant said the \$187,250.00 amount is significant. He said we need to be sure in our minds this is where we want to go; and in six months or a year not have second thoughts about renovating a 40 year old building. The Mayor said he believes this is the way to go; and remodeling the building is probably a quarter of the cost of new construction.

Councilmember Piros de Carvalho said the community is already disappointed about the underutilization of the Courthouse space. Mayor Dechant said he hopes the Police Department ends up with space that is good to work in, is functional, etc. Councilmember Inskeep said he hopes it has a sufficient life span, but isn't sure we can get another 40 years out of it. Councilmember Daveline said when he toured the building he was appalled by the working conditions for the Police Department. He said it needs to be improved; and this is long overdue. Ms. Sipe said Capt. Hoover would probably agree that it will be nice to open the space to the public again rather than having to go through Courthouse security.

The motion passed unanimously.

c. Update on Orchard Park Pavilion. Justin Combs, Director of Parks and Facilities, spoke about the project being over-budget; and also spoke about facility rentals in the past two years. He also talked about the 2011 Master Plan survey that was done, saying buildings/receptions hall were mentioned several times in the top ten items which shows there is a demand for this type of space. Mr. Combs talked about revisions to the original plan which include lowering the roof line, replacing the stone veneer with brick, eliminating the rear overhang, etc. He said the building is approximately 4,300 sq. ft.

which is double the size of the Homebuilders Shelter. Mr. Combs said he would recommend proceeding with the building modifications and re-bid the project. He said the building would be an investment in the community; and could host thousands of community events over the years.

Councilmember Inskeep asked if these modifications will bring the building down to the original budgeted amount. Mr. Combs said that is the goal, but won't know for sure until the bids come in. Councilmember Piros de Carvalho said several people had reached out to her; and one thing that keeps being brought up is whether this will add a lot of maintenance costs to the Park budget. Mr. Combs said it will add some, but not a lot. Discussion ensued about differences between this facility and private facilities, pricing structure, bonding, etc.

Mayor Dechant asked if a motion was needed, but Mr. Combs said he just needed direction on how the council wanted him to proceed.

9. Report of City Officials

a. Council

- Councilmember Piros de Carvalho thanked the Fire Department for having a truck at the Hutchinson Regional Medical Center birthday celebration.
- Councilmember Inskeep invited everyone to the Fox Theatre on October 23 from 6:00 p.m. to 7:30 p.m. for a "Curbside Chat" event. He said this event is free and open to the public. Councilmember Inskeep said he attended this event in Tulsa where they talked about infrastructure, trails, walkability, etc. Secondly, he said he received a letter from the City regarding the back portion of his lawn being too tall. He said he hadn't been able to get the mower back there because it had been too wet, but the issue has been addressed. Councilmember Soldner said this proves the City doesn't discriminate in sending letters.
- Councilmember Daveline said earlier this year the legislature created the Legislative Transportation Vision Task Force of which he is a member. He said this Thursday the Task Force will be in Newton at the Meridian Center; and there will be delegations from Hutchinson, Reno County, Barton County and Rice County. He said there had been four meetings across the state, with several more to come. Councilmember Daveline said the Task Force is working to identify needs in Kansas as it relates to transportation; and will present their findings to the legislature in January. He said Mr. Deardoff and the Mayor will be talking about the northwest passage up through Great Bend, and on to I-70. Mayor Dechant thanked Councilmember Daveline for taking the time to serve on this committee.

- Councilmember Soldner said she noticed the City is getting Main Street ready for the Rod Run. She said the flowers look good, barricades are out, etc.
- Mayor Dechant said he visited with the Mayor of South Hutchinson almost two weeks ago; and said they talked about a number of things. He said no decisions have been made; and said she expressed interest in having other council members join in the conversation. The Mayor said he has invited Councilmember Inskeep to join him at the next meeting.

b. City Manager

Mr. Deardoff spoke about the hotel RFP, saying only one formal proposal was received which was from the current owner. He said he did receive three letters/e-mails of interest from other groups that would like to talk more about this project. He said he will set up a meeting with the working group to evaluate where they are; and where they want to go. Mr. Deardoff said they are still moving forward; and got what they expected.

Mr. Deardoff said he and the Mayor will be attending the League of Kansas Municipalities conference this weekend in Topeka. He said President Trump is scheduled to have a rally on Saturday at the same facility; and that it will be interesting.

He also said he has been contacted by Chief Hooper; and that he would like to move his start date from October 22 to October 17. Mr. Deardoff said Chief Hooper's last day with Riley County is October 16; and he is ready to go to work.

10. Adjournment

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