



*MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
NOVEMBER 1, 2016
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, November 1, 2016 in the City Council Chambers with Mayor Daveline presiding. Councilmembers Soldner, Dechant, Inskeep 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 Veterans Appreciation Month was accepted by Rod White, Post Commander of the VFW. Mr. White invited everyone to the Veterans Day Program; and to see the new Veterans Memorial in South Hutchinson.

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.)

There were no oral communications from the audience.

6. Consent Agenda

a. Approval of Minutes of October 18, 2016 City Council meeting.

b. Approval of appropriation ordinance in the amount of \$3,895,135.38.

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

7. Public Hearing

a. Public Easement Vacation for 2509 Lundman Drive.

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

Jeff Peterson, Senior Civil Engineer, spoke. Discussion ensued.

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

Motion by Councilmember Piros de Carvalho, second by Councilmember Inskeep, to approve the vacation of the existing 10-foot-wide public easement located on the west 10 feet of the north 291 feet of Lot 14 in the Lundman Subdivision, based upon positive responses from utilities and City Departments. The motion passed unanimously.

8. New Business

a. Presentation regarding Compensation Plan. Tom Sanders, Human Resources Director, spoke. A background was given of the 2008 comprehensive study. Prior to development of the new system, all supervisors were allowed input; and an anonymous survey was done. Mr. Sanders presented the results of that survey; and goals of the new system were addressed. Mr. Sanders discussed the market-based system; and said it is becoming much more common in the public sector.

Gail Meriweather, Vice President and Principal Consultant of Gallagher/Fox-Lawson, spoke. Ms. Meriweather said she conducted individual interviews with directors on various matters; and also talked with union representatives. They developed a survey for various municipalities; and used published salary surveys as well. Results of the survey were presented which showed the range maximums were significantly lower, especially in public works, parks and others. Most entities have an open range system rather than a step system. With regard to the median salary, the City is comparable. When looking at variable pay, the City is significantly above the market with regard to injury leave benefits, longevity pay, etc. Ms. Meriweather said they are recommending the adoption of a market based compensation system, open salary ranges, etc.

Mayor Daveline said it is important to convey this has been a subject the City Council and management have been involved in for many, many months. This has been a very comprehensive process. The Mayor asked Mr. Sanders and Ms. Meriweather to address the performance management system. Ms. Meriweather addressed this saying there will be a road map for each job; and what is expected in that position.

John Deardoff, City Manager, said the step system is a merit increase; and employees progress through that system. He believes there is a perception that it is automatic. Mr. Deardoff said as we go forward, our challenge is to put together

an effective performance review process. Union groups will be a part of developing that tool. Mr. Deardoff said he wants to create a system that is very understandable; and pointed to a specific job.

Mr. Sanders said he and the City Manager spent a great deal of time last week meeting with department heads and managers to conclude this project. At the first of the year, they will be developing the teams to develop the performance management systems for their specific areas. Some departments already do a good job; and may only take a few months to develop the system. Other departments may take much longer.

Discussion ensued.

b. Consider rezoning request for property on Dillon Avenue. Jana McCarron, Director of Planning and Development, spoke. Ms. McCarron said the property owner wants to downgrade the zoning for the purpose of operating a private arboretum and accessory event venue.

Connie Richman, property owner, also spoke. Ms. Richman said they purchased the property at auction; and it is a hidden gem. They have had a lot of interest from people in using the venue, but it will be limited to maybe ten events per year. Discussion ensued.

Motion by Councilmember Piros de Carvalho, second by Councilmember Dechant, to approve the recommendation of the Planning Commission to approve the request to rezone 38.851 acres of land located to the west of K-61 Highway in the vicinity of Dillon Avenue, from R-3 Moderate Density Residential District to TA Transitional Agricultural Rural District based on due consideration of the factors below, adopt an ordinance for publication; and authorize the Mayor to sign. The motion passed unanimously.

c. Consider final plat for Sun Valley. Jana McCarron, Director of Planning and Development, spoke.

Motion by Councilmember Soldner, second by Councilmember Piros de Carvalho, to approve the recommendation of the Planning Commission to approve the final plat for Sun Valley subdivision with the conditions as presented. The motion passed unanimously.

d. Consider Sanitary Sewer Easement from Tiona Truck Line, Inc. Jana McCarron, Director of Planning and Development, spoke. Discussion ensued.

Motion by Councilmember Dechant, second by Councilmember Inskeep, to approve a sanitary sewer easement granted from Tiona Truck Line, Inc. to the City of Hutchinson; and authorize the Mayor to sign. The motion passed unanimously.

e. Consider request for Conditional Use Permit for truck repair and truck and trailer storage facility. Jana McCarron, Director of Planning and Development, spoke. Discussion ensued.

Motion by Councilmember Dechant, second by Councilmember Piros de Carvalho, to approve the recommendation of the Planning Commission to approve the conditional use permit for a truck repair and truck and trailer storage (trucking) facility at 00000 E. Blanchard Avenue (Lot 1, Block A, of the Sun Valley Addition) pursuant to the factors and conditions as listed. The motion passed unanimously.

f. Consider extensions for demolition properties. Trent Maxwell, Building Official, spoke. An update on each of the properties was given. Discussion ensued.

Shawn Harper, owner of 300 West 9th, showed councilmembers updated pictures of the property. He is asking for his property be removed from the list as he and his wife are the only ones working the property; and they will not be able to complete the project within 30 days. He said the property is no longer a blight to the community; and they just want to be able to complete the project on a less accelerated timeline. With winter coming on they are trying to finish up on the outside; and will then continue working on the inside. Trent Maxwell said the back side of the property is still not weathertight; and not complete like the rest of the property. Mr. Harper said he will be able to complete that section within the next week. Councilmember Piros de Carvalho said she is comfortable taking the property off the list. Additional discussion ensued. Mr. Maxwell indicated he would prefer giving the 30-day extension; and if he continues to see progress, then remove the property from the demolition list at that time.

Preston Pelkey, one of the owners of the property at 1117 Milcon, spoke. He said when the property was purchased, they had no idea it was on the condemnation list. He indicated the structure is sound; and there has been a lot of money invested in the property. Mr. Pelkey said they have had to change contractors, but will have all of their final inspections done within 30 days.

Felicia Denowski, daughter of the homeowner at 1015 East Avenue C, spoke. She said insulation and electrical are done; and they are in the process of making improvements to the sewer system. She said once the plumber is done, they will be able to put up sheetrock and move in to the property.

Additional discussion ensued. Councilmember Piros de Carvalho asked about the League of Kansas Municipalities taking measures to streamline this process. Mr. Deardoff said he believes the bill was approved, but doesn't know that it changed anything a lot. Councilmember Dechant said if council feels good about the properties, why not remove them from the list. He suggested addressing them individually rather than placing them all together. Mayor Daveline said there

is a lot of latitude; and being consistent with the retention of all of the properties for the 30-day extension seems to be the most consistent way to handle this.

Motion by Councilmember Inskeep, second by Councilmember Piros de Carvalho, to approve a 30-day extension for 722 West Avenue A, 1015 East Avenue C, 628 East Avenue F, 1117 Milcon Street, 1026 East 2nd Avenue, 300 West 9th Avenue, 218 South Reformatory Street and 723 East 7th Avenue to continue rehabilitation of the structures. The motion passed unanimously.

g. Discussion of Public Engagement Results for the 2017-2037 Comprehensive Plan. Jana McCarron, Director of Planning and Development, spoke. Ms. McCarron said Ron Fisher of Fisher Coaching, conducted 11 meetings with local groups. She said the response from these meetings was very positive. She said overall people were very enthusiastic and value our community; and they did not receive many negative comments. Ms. McCarron said the kick-off meeting was held July 28; and there were over 120 participants. She also spoke about the community survey, saying they received 1,344 responses, most of which came from individuals in the upper age brackets. Ms. McCarron went on to review the survey results.

The drawing for the \$100 gift card was done by Mayor Daveline; and he announced the winner as Diane Sanders.

Ms. McCarron outlined the next steps to be taken. Mayor Daveline said people became involved, there was a lot of positivity, etc. Discussion ensued.

9. Report of City Officials

a. Council

- Councilmember Piros de Carvalho said she will be having someone join her for the next several months at Council meetings, announcing she is pregnant.
- Councilmember Inskeep said he had the occasion to go to the grand opening at one of the stores at the mall; and there is a lot of activity there.
- Councilmember Dechant had no comments.
- Councilmember Soldner said based on the pictures on Facebook, Boo at the Zoo was a very popular event over the weekend. Congratulations to the staff there.

- Mayor Daveline said he was coming out of the golf course parking lot Saturday afternoon and there were hundreds of young families in line to participate at Boo for the Zoo. He said this was a great event; and speaks well of our park system. He also talked about the Dunham Sports project; and said he had the opportunity to speak at length with the Executive Vice President. The Mayor asked him what put Hutchinson on the radar; and was told they look at demographics and retail sales. He said they have been looking at Hutchinson for over a year; and was very impressed by the community.

b. City Manager

The City Manager had no comments.

10. EXECUTIVE SESSION

a. Motion by Councilmember Inskeep, second by Councilmember Piros de Carvalho, to recess into executive session pursuant to the preliminary discussions relating to acquisition of real property exception, K.S.A. 75-4319(b)(6) to discuss a possible real estate acquisition; and pursuant to the consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship exception, K.S.A. 75-4319(b)2) to discuss pending litigation, the open meeting to resume in the City Council chamber at 11:30 o'clock a.m. The motion passed unanimously.

11. ADJOURNMENT

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