



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
November 6, 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, November 6, 2018 in the City Council Chambers with Mayor Dechant presiding. Councilmembers Daveline, Soldner and Inskeep were present. Councilmember Piros de Carvalho was absent from the meeting.

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

3. The prayer was given by Pastor Darryl Peterson of Grace Christian Church.

A Proclamation for Veterans Appreciation Month was read by the Mayor. There was no one present to accept the Proclamation.

4. 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 & Facilities, said he learned a few weeks ago the City was awarded a \$10,000.00 grant from Oneok for an open air shelter at Orchard Park. He said the funds will be used to purchase a kit for an all-steel picnic shelter similar to the one at SW Bricktown Park. Mr. Combs said the City will have a little cost associated with the project for concrete and miscellaneous supplies. He said he has talked with Oneok about partnering with the City for the construction of the shelter.

Jim Seitnater, Downtown Development Director, said a letter was received from the State notifying the City that we had been awarded a \$250,000 Community Development Block Grant for renovation of the Stevens Building.

5. Consent Agenda

- a. Approval of Minutes of the October 16, 2018 City Council meeting.
- b. Approval of Lease Agreement with Salthawk Archery Association.
- c. Approval of September, 2018 financial reports.
- d. Approval of appropriation ordinance in the amount of \$1,873,112.52.

Mayor Dechant indicated he would like to discuss Item 5.b. regarding the lease with Salthawk Archery. He said it struck him that we receive only \$1.00 in rent; and asked if we should consider charging several hundred dollars. Councilmember Inskeep asked

about the history of this lease agreement. Paul Brown, City Attorney, said this lease came about way before his time; and said it was a Joe Palacios contract. He said it is not a money maker, we don't offer any services, it's down inside the levee; and has been there a long time. Discussion ensued. Councilmember Daveline asked Mr. Combs to have a conversation with representatives of Salthawk Archery about increasing the annual rental fee; and to then come back to Council.

Councilmember Daveline asked if the incentive payment to Kohl's on the expenditure list was the last one. Mr. Deardoff said he can't answer that, but it should be close to being the final payment. Angela Richard, Finance Director, said the last payment will be made next year.

Motion by Councilmember Soldner, second by Councilmember Inskeep, to approve the Consent Agenda, with the removal of Item b; and authorize the Mayor to sign. The motion passed unanimously.

6. Ordinances and Resolutions

a. Consider Ordinance rezoning property at 2301 and 00000 East 4th Avenue. Amy Allison, Senior Planner, spoke. Councilmember Daveline asked Mr. Sorenson to come forward and give an outline of his intended use for the property.

Dean Sorenson of D & D Towing said he will be renting a portion of the space to a trucking company for parking semis, but that no trailer parking will be allowed. Mr. Sorenson said they are vendors for Kroger; and are looking for a safe place to park their semis to keep them off the streets. Discussion ensued regarding trucks/trailers parking in other areas of the City, specifically in the area around the hospital. Councilmember Daveline asked the City Attorney what authority the City has regarding the tractor trailers parked on public streets. Paul Brown, City Attorney, said they are not illegally parked because the property is zoned commercial. Additional discussion ensued.

Mayor Dechant asked Mr. Sorenson about the paved surface of the property; and taking on a stormwater utility fee. Discussion ensued regarding delinquent stormwater utility fees owed by Mr. Sorenson on other property in the area. Councilmember Daveline asked about enforcement measures that are available to the City regarding payment of those fees. Mr. Deardoff said most stormwater utility customers would lose their utility service, but in this case, there are no services to disconnect. Additional discussion ensued regarding payment of the fees, surrounding zoning designations, etc.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve Ordinance 2018 - 28 amending the zoning map referred to in Section 27-402 of Chapter 27 of the Code of Ordinances of the City of Hutchinson, as adopted by Ordinance No. 2011-3; and repealing certain parts of the original zoning map as designated in Section 27-402. (2301 East 4th Avenue and 00000 East 4th Avenue); and authorize the Mayor to sign. The motion passed unanimously.

Mayor Dechant asked about obtaining information regarding commercial parking along City streets, saying he would like to have a presentation about this issue. Councilmember Daveline said we've been fairly permissive about this issue; and his major concern is the area around the hospital. He asked Mr. Brown to clarify the parking regulations; and to provide

comparisons to other cities. Councilmember Solder asked if school buses could be added to the list. Councilmember Daveline said he doesn't want to over-regulate, but wants to see "what's on the books."

b. Consider Ordinance rezoning property in the Broadland Subdivision. Amy Allison, Senior Planner, spoke. Councilmember Daveline asked about the Groendyke facility, saying they are landlocked; and asked if the new zoning designation would prohibit them from expanding if they desired to do so. Ms. Allison said it would depend on what they want to expand. She said if it's for parking, then they would have to ask for a zoning amendment. Discussion ensued regarding the zoning process, surrounding areas that may be developed, etc.

Jenny Clark, the owner of 2816 East Leonard, said she bought the property for her son, not knowing at the time it was zoned industrial. She said lenders were not willing to work with them, as no improvements can be made to a property in the industrial zoning district; and if the property was damaged by fire or a tornado, it could not be repaired or rebuilt. Additional discussion ensued regarding the zoning change, maintenance of the dirt roads and ditches, expenses of maintenance, etc.

Motion by Councilmember Inskeep, second by Councilmember Soldner, to approve Ordinance 2018 - 29 amending the zoning map referred to in Section 27-402 of Chapter 27 of the Code of Ordinances of the City of Hutchinson, as adopted by Ordinance No. 2011-3; and repealing certain parts of the original zoning map as designated in Section 27-402. (Broadland Subdivision, roughly located from 4th Avenue to Leonard Street and Scott Street to the drainage canal); and authorize the Mayor to sign. The motion passed unanimously.

7. New Business

a. Consider 2019 Health and Dental Insurance Renewal. Tom Sanders, Human Resources Director, spoke. He said the past couple of years the health plan has had significantly higher claims than expected. He said changes were made last year to keep costs down. Mr. Sanders said he is happy to report that over the last 12 months, overall claims have dropped 26%; and spoke about proposed changes to the 2019 plan.

Aaron Wells of USI Insurance said with the City being self-funded, expenses are 75% claims and 25% administrative and stop loss costs. Mr. Wells said they obtained and analyzed the City's claims file from the third party administrator; and talked about ways to further reduce costs. Discussion ensued.

Motion by Councilmember Inskeep, second by Councilmember Daveline, to approve the proposed 2019 health and dental program changes; and authorize staff to execute the group health and dental insurance contracts with Meritain for the 2019 plan year. The motion passed unanimously.

b. Consider update on structures determined to be unsafe and dangerous. Trent Maxwell, Building Official, spoke about the remaining properties. Mayor Dechant said it's good to see progress; and that the finish line is in sight. Discussion ensued.

Timothy Steinhauser, owner of the property at 1210 Forrest , said there had been a mix-up with the electrical box, but he should be done by the end of this week. He said two months is a realistic time frame for him to complete everything; and told councilmembers he appreciates their patience. Discussion ensued.

Motion #1:

Motion by Councilmember Daveline, second by Councilmember Inskeep, to approve a two-month extension to complete the rehabilitation of 763 East Avenue F, 715 West 1st Avenue and 1210 N. Forrest. The motion passed unanimously.

Motion #2:

Mr. Maxwell said the property at 28 East Bigger is in great shape. He said he did an inspection yesterday; and there are only a few minor things that need to be done.

Motion by Councilmember Inskeep, second by Councilmember Soldner, to approve removal of 28 East Bigger from the condemnation list of unsafe and dangerous structures. The motion passed unanimously.

8. Report of City Officials

a. Council

- Councilmember Inskeep reminded everyone to vote.
- Councilmember Daveline said he noticed the mill and overlay on North Main; and said at some point the orange barrels will go away.
- Councilmember Soldner had no comments.
- Mayor Dechant reminded everyone to vote.

b. City Manager

Mr. Deardoff said that Charles Buckaloo, a friend of the City and big supporter of the Animal Shelter passed away this weekend. He said Mr. Buckaloo was instrumental in building the dog park.

Mr. Deardoff said Veterans Day will be observed on Monday, November 12, 2018, so City offices will be closed.

The City Manager said there will be a Joint Study Session on November 28, 2018 at the First United Methodist Church at 4:00 p.m.

Mr. Deardoff gave a brief sales tax update saying October was 1.93% over that of October 2017, but is still under budget about \$116,000.00 for the year.

9. Executive Session

a. Motion by Councilmember Inskeep, second by Councilmember Soldner, to recess into executive session pursuant to the employer-employee negotiations exception, K.S.A. 75-4319(b)(3) in order to discuss issues related to 2019 contract negotiations with the City's bargaining units; the open meeting to resume in the City Council chambers at 11:15 a.m. The motion passed unanimously.

The meeting reconvened in the City Council chambers at 11:15 a.m.

b. Motion by Councilmember Daveline, second by Councilmember Soldner, to recess into executive session pursuant to the data relating to financial affairs or trade secrets of corporations, partnerships, trusts and individual proprietorships exception, K.S.A. 75-2319(b)4, in order to discuss economic development incentives for a business expansion; the open meeting to resume in the City Council chambers at 11:50 a.m. The motion passed unanimously.

The meeting reconvened in the City Council chambers at 11:50 a.m.

10. Adjournment

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