



AGENDA

COMMUNITY IMPROVEMENT COMMISSION
TUESDAY, March 8, 2016 @ 4:00 P.M.
Executive Conference Room, 125 E AVENUE B

1. ROLL CALL

- | | | |
|-----------------------------------|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Roberson | <input type="checkbox"/> Rice | <input type="checkbox"/> Hixson |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Richardson | <input type="checkbox"/> Gonzalez |
| <input type="checkbox"/> Mailloux | <input type="checkbox"/> Keck | <input type="checkbox"/> Taylor |

2. APPROVAL OF MINUTES – Meeting of January 12, 2016

3. ANNOUNCEMENTS

4. REPORTS

- a. Neighborhoods Update – Elizabeth Grilliot, Hutchinson Recreation Commission
- b. Project Coordinator Report – Jeff Thomson, Interfaith Housing
- c. Spring Clean Up, April 30 & May 1, 2016 – Roy Little
- d. Code Enforcement Update – Roy Little

5. NEW BUSINESS

- a. House Bill 2665 – Rental Registration
- b. Abandoned Properties Bill (attached)
- c. Commission Realignment – Jana McCarron

6. OLD BUSINESS

- a. Brush Up Hutch Project Request (Avenue A) – Jeff Thomson & Amy Denker
- b. Sidewalk Update – Betty Taylor

7. OTHER

8. ADJOURNMENT

The next meeting will be held on Tuesday, April 12, 2015.

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
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MINUTES
COMMUNITY IMPROVEMENT COMMISSION
TUESDAY, JANUARY 12, 2016 - 4:00 P.M.
EXECUTIVE CONFERENCE ROOM, 125 E AVENUE B

I. **Roll Call**

The meeting was called to order with the following members present: Jeff Roberson, Kari Mailloux, Doug Rice, Jon Richardson, Joe Keck, Mitch Hixson, Betty Taylor, Cynthia Fredricks and Amanda Gonzalez. City staff members present were Jana McCarron, Director of Planning & Development; Amy Denker, Housing Program Coordinator; Roy Little, Code Enforcement Officer and Stephanie Stewart, Planning Technician. Elizabeth Grilliot, Director of Neighborhood Development with the Hutchinson Recreation Commission, and Jeff Thomson with Interfaith Housing was also in attendance.

II. **Approval of Minutes**

Taylor made corrections to the December 8, 2015 minutes as follows:

The word "front" was changed to "from".

The corrected minutes of the December 8, 2015 meeting were then approved on a motion by Hixson, seconded by Roberson, passed unanimously.

III. **Announcements**

a. There were no announcements.

IV. **New Business**

a. **Election of 2016 Officers**

Fredricks motioned for Roberson to be elected Chairman, Rice seconded. No other nominations were made and the motion passed unanimously.

Mailloux motioned for Hixson to be elected Vice-Chairman, Fredricks seconded. No other nominations were made and the motion passed unanimously.

b. **Neighborhoods Update**

Grilliot stated that Michael Shubert is scheduled to visit on January 18, 2016 and will be here for 4 days. On the 19th he will host a workshop with the neighborhood west of the Hutchinson Community College. On the 20th he will go to the Avenue A Neighborhood meeting and discuss Community Initiative Grants. On the 21st he will meet with the Healthy Neighborhoods Steering Committee.

c. **Project Coordinator Report**

Thomson stated that the first group of AmeriCorps volunteers have left clocking in 2,730 volunteer hours with approximately 6000 total volunteer hours to date. Another group will be here from April 12th thru July 9th. He stated they have volunteer work for the next 9 months.

d. Spring Clean Up

McCarron stated a meeting last week was held and the Public Works Department will take over the Spring Clean Up. That department has the equipment and manpower to make this a successful. The event will be held in the last week in April with Jeff Nichols taking charge. McCarron assured the CIC that we will remain involved and remind them yearly to ensure the program is not lost.

V. Old Business

a. Bicycle and Pedestrian Plan Sidewalk Maps

Sidewalk maps from the *Bicycle and Pedestrian Master Plan* were distributed. McCarron explained there were several areas rated poor or which were missing sidewalks altogether. Richardson mentioned KDOT has a reimbursement program listed on their website. Mike Spadafore, the bicycle pedestrian coordinator is the contact. The KDOT would reimburse up to 80% for eligible items. McCarron said staff would look into this funding source.

b. Sidewalks Research

Taylor has been in contact with approximately 10 cities doing research on different solutions for the sidewalk. She stated that she hopes to have a list of options for the CIC next meeting.

c. Rental Registration & Inspection Program Demo

Denker gave the CIC a demo on Citizen Serve. This is the new software program the City is using to help with rental registration and inspection, and it has an online component. The plan is to use it for code enforcement, planning and building permits by May.

Denker indicated that there are presently approximately 900 registered units with approximately 5000 units unregistered. Landlords have until March 31, 2016 to register their units.

VI. Other Business

a. Taylor had a question concerning the paint at the landfill. Thomson said that they were mixing like colors and reselling them along with other items that are cleaned up and fixed over on Avenue A.

b. Keck was concerned about the latest ice storm and all the limbs left lying around. Little explained that he will wait until the first of March before sending out violations.

VII. Adjournment – The meeting adjourned at 5:00 p.m. The next meeting is scheduled for Tuesday, February 9, 2016.

http://www.hutchnews.com/ap/state/lawmakers-consider-bill-redefining-abandoned-property/article_6bcd5ca8-e6a7-534a-ab61-fc0d37384e8a.html

AP

TOP STORY

Lawmakers consider bill redefining abandoned property

The Associated Press Mar 1, 2016

TOPEKA - The home in Topeka's Oakland neighborhood dated to the turn of the 20th century and featured natural green limestone and striking woodwork. But the crumbling foundation couldn't be saved, so the house was torn down and a new Habitat for Humanity home will be built in its place.

A Kansas Senate bill would allow nonprofit organizations like Habitat for Humanity to gain control of such abandoned houses and rehabilitate them before they are beyond repair. Critics, however, worry the measure would unfairly target disadvantaged people who can't afford to maintain their homes.

The bill would change the definition of abandoned property to include blighted real estate that has been unoccupied for a year. A local government or nonprofit organization could request temporary possession of the property from a district court to use it for housing or public parks.

Current law only allows organizations, and not local government, to request temporary ownership of homes that are two years tax delinquent and vacant for 90 days.

The legislation gained bipartisan support from state senators who voted 32-8 in favor of the bill last week, sending it to the House for further consideration.

Rep. Stan Frownfelter, a Democrat from Kansas City, Kansas, who proposed the bill, said he has six abandoned homes in his neighborhood and worries that children who play in them will get hurt.

"There are health issues, infestation, kids doing things that they shouldn't be doing in there," Frownfelter said, adding that the measure allows cities to address blighted neighborhoods and abandoned buildings.

Janice Watkins, executive director of Topeka Habitat for Humanity, said the legislation also could save homes and provide more housing options for low-income communities.

"I think it's a monumental step in expanding housing opportunities for individuals as well as revitalizing neighborhoods in need," Watkins said.

Topeka Habitat for Humanity attains some of its land as gifts from owners. High school students and volunteers help build the homes, but they can still cost about \$90,000 to construct. Danny Jones, construction manager for Topeka Habitat, said he hopes the bill will help defray costs for the organization.

"It's going to let us get into properties that don't need to be demolished," he said, adding that rehabilitation could be a cheaper option for the organization.

Blight and abandoned homes in Kansas became a significant problem in 2008 during the Great Recession, said Whitney Damron, a lobbyist for the city of Topeka.

"The big banks had tens of thousands of homes where the owner threw the keys on the table and just left," Damron said.

An abandoned home could bring down the property value of other buildings in the neighborhood and attract illegal activity, Damron said.

Sen. David Haley, a Democrat from Kansas City, Kansas, worried that the measure would allow the local government to seize private property without repaying the owners.

"I believe it's a fundamental American right for a real property owner to be able to hold their property without harassment by their government," Haley said.

He said dozens of homes in his district are vacant and in disrepair because the owners are caring for family members or can't afford to maintain the property.

Damron said the bill safeguards owners by allowing them three months to repair their homes, but Haley fears the measure would disproportionately affect inner-city dwellers who don't have the time or money to fix their homes.

Haley co-owns an unmaintained building in the historic Quindaro district in Kansas City, Kansas. He acknowledges the building, which has weeds engulfing its broken windows, is not up to code and has been vacant for a year. But he said he "has a history of acquiring distressed properties and putting them into couples' or individuals' hands for home ownership."

He added that his opposition of the bill does not stem from his personal situation.

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