



**MINUTES**  
**CITY COUNCIL MEETING**  
**COUNCIL CHAMBERS - HUTCHINSON, KANSAS**  
**February 18, 2020**  
**9:00 a.m.**

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1. The Governing Body of the City of Hutchinson, Kansas met in regular session at 9:00 a.m. on Tuesday, February 18, 2020 in the City Council Chambers with Mayor Piros de Carvalho presiding. Councilmembers Daveline, Soldner, and Garza were present. Councilmember Bagwell was absent from the meeting.

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

3. The prayer was given by Pastor Gary Getting of Elliott Mortuary.

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.)

Datjaeda Moore, Human Relations Officer, spoke about the Deconstructing Equity workshop that was held on February 12. She said over 60 people attended; and thanked the sponsors that helped with the workshop. Ms. Moore said she shared some results from the discrimination survey at the workshop; and said she will continue to report to the council.

Councilmember Bagwell joined the meeting.

5. Consent Agenda

- a. Approval of Minutes of January 31, 2020 City Council Executive Session.
- b. Approval of Minutes of February 4, 2020 City Council meeting.
- c. Approval of appropriation ordinance in the amount of \$1,725,579.66.

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

6. New Business

a. Consider update on structures determined to be unsafe and dangerous. Trent Maxwell, Building Official, spoke. Mr. Maxwell said there has been some progress on the properties, but not enough to be noticeable. He spoke briefly about each property; and recommended to council that another three month extension be given.

Councilmember Daveline said he appreciates the work each property owner is doing, but noticed that taxes are unpaid on several of the properties. He emphasized the importance of keeping taxes current. Discussion ensued regarding those properties with back taxes; and the possibility of being placed in the Sheriff's Sale, communication with the property owners, etc.

Motion by Councilmember Soldner, second by Councilmember Bagwell, to approve a three (3) month extension of time to complete the rehabilitation of 2100 S. Bonebrake Street (commercial and residential structures), 1600 N. Prairie, 840 East 4<sup>th</sup> and 204 East Avenue F. The motion passed unanimously.

b. Consider acceptance of 2020 Community Development Block Grant for Housing Rehabilitation. Ryan Hvitløk, Director of Planning and Development, presented an overview; and said the Creekside neighborhood was chosen for use of the grant funds due to the number of applications received. Mr. Hvitløk said five rentals and five owner occupied properties will be rehabilitated. He said landlords must provide a 25% match; and eligible homeowners and tenants will also have to meet LMI income guidelines. Mr. Hvitløk spoke about the steps going forward; and said they hope to have the first batch of homes done by the end of 2020 or early 2021.

Councilmember Garza asked about the selection process, how often the grant is available, why the Lincoln area wasn't considered, etc. Mr. Hvitløk said the whole process takes about two years, that meetings were held; and there was very little interest from the Lincoln area. He said if this grant is successful, they will be able to show other neighborhoods what can be done. Additional discussion ensued.

Motion by Councilmember Bagwell, second by Councilmember Garza, to accept the 2020 Community Development Block Grant for Housing Rehabilitation (CDBG) from the Kansas Department of Commerce in the amount of \$256,500.00; and authorize the Mayor to sign grant acceptance documents. The motion passed unanimously.

c. Consider Contract for Property Acquisition for the Cow Creek channel expansion. Jeff Peterson, Director of Engineering, gave a brief history of the project. He said this project is intended to reduce the 100 year flood plain area; and will extend from Avenue D south to Avenue G along the creek. Discussion ensued regarding the steps going forward.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve the Contract for Conveyance of Real Estate by Warranty Deed; and authorize the Mayor to sign the contract and all other documents necessary to complete the transfer of this property to the City of Hutchinson. The motion passed unanimously.

d. Consider bids for 2020 Arterial Street Maintenance Project. Jeff Peterson, Director of Engineering, said two bids were received, with the low bid coming from APAC-Kansas. He said the estimated completion date for the project is August 28, 2020. Discussion ensued regarding the selection process for the streets to be resurfaced, funding sources for the project, etc.

Motion by Councilmember Daveline, second by Councilmember Garza, to approve the bids and authorize the Mayor to sign a contract with APAC-Kansas, Inc. in the amount of \$1,322,699.83, subject to compliance with all legal requirements. The motion passed unanimously.

e. Consider bids for 2020 Residential Street Maintenance Project and Martinez Trail Sealing. Jeff Peterson, Director of Engineering, spoke. Discussion ensued regarding the process used for the arterial and residential projects, life span of the chip seal, reasons for the bid process versus City staff doing the projects, etc.

Councilmember Daveline asked about the Woodie Seat Freeway project. Mr. Peterson said he and Mr. Deardoff sat in on a debriefing; and were told that this was one of three projects to move forward for consideration. He also said this is a good project; and they were encouraged to submit an application again this year. Discussion ensued.

Motion by Councilmember Garza, second by Councilmember Soldner, to approve the Residential Street Maintenance base bid of \$1,064,338.28 and Alternate 2 - Jim Martinez trail sealing of \$29,002.05 for a total contract of \$1,093,340.33; and authorize the Mayor to sign a contract with Circle C Paving and Construction, LLC, subject to compliance with all legal requirements. The motion passed unanimously.

f. Consider federal funds exchange agreement with KDOT. Jeff Peterson, Director of Engineering, spoke; and said these funds are critical to our street maintenance program. Discussion ensued.

Motion by Councilmember Daveline, second by Councilmember Soldner, to approve the Request to Exchange Federal Funds under the Federal-Aid Fund Exchange Master Agreement; and authorize the Mayor to sign. The motion passed unanimously.

g. Consider Tower 1 graphic designs and lighting options. Brian Clennan, Public Works Director, gave a history of the water tower saying it was built in 1959; and was last coated in 2004. He said the coating typically lasts 10 to 15 years, so it's definitely time to be redone. He said the bid opening will be held on April 14; and he hopes to bring this back to council on April 21 for approval. Mr. Clennan said before it is sent out for bid, he needs direction from the council regarding lighting options and graphics. He said both lighting options are at ground level so City staff can make repairs; and said council needs to decide on white lights, colored lights, or no lights at all. Councilmember Bagwell said she likes the white lights; and suggested having discussion on the lighting issue separate from the design options. Councilmembers all agreed on having only the white lights.

Rebekah Starkey Keasling, Director of Public Information and Community Engagement, said both designs for the water tower incorporate elements of the Hutchinson flag. She talked about the popularity of the flag; and why it should be incorporated, saying it makes our gateway a little more inviting. Discussion ensued. Mayor Piros de Carvalho asked that the matter be tabled until the next council meeting so Ms. Keasling can make several modifications to the proposed designs.

7. Report of City Officials

a. Council

- Councilmember Soldner had no comments.
- Councilmember Daveline had no comments.
- Councilmember Garza said he spoke to someone at the high school regarding his idea of a junior council; and said the history and government teachers will be working with him on this idea.
- Councilmember Bagwell spoke about the housing issue, saying she talked with Roy Little yesterday; and they are going to work together on something to present at the next council meeting.
- Mayor Piros de Carvalho said we have some new councilmembers and the County has a new administrator; and asked if there would be any interest in having a joint session with the County. Councilmembers responded they would be in favor of this idea. Mr. Deardoff said he would reach out to the County.

The Mayor also asked if there had been any update on the entrepreneurship navigator position. Mr. Deardoff said he had not heard anything. Mayor Piros de Carvalho said she would reach out to the Chamber.

Mayor Piros de Carvalho asked for an update on the water slide property. Justin Combs, Director of Parks and Facilities, said the City had two interested parties; but only received one proposal which included canoe access, several adventure sport activities, etc. He said there were a lot of moving parts; and would have required an investment from the City. Mr. Combs said at this point, the proposal has been withdrawn. He said this will allow the City to bring in other groups/partners; as there are a lot of pieces involved.

b. City Manager

John Deardoff, City Manager, had no comments.

8. Executive Session

Motion by Councilmember Soldner, second by Councilmember Daveline, 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 2021 contract negotiations with the City's FOP

bargaining unit; the open meeting to resume in the City Council chambers at 11:00 a.m. The motion passed unanimously.

The open meeting resumed in the Council Chambers at 11:00 a.m.

Motion by Councilmember Daveline, 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 2021 contract negotiations with the City's FOP bargaining unit; the open meeting to resume in the City Council chambers at 11:15 a.m. The motion passed unanimously.

The open meeting resumed in the Council Chambers at 11:15 a.m.

Motion by Councilmember Soldner, second by Councilmember Garza, to recess into executive session pursuant to the preliminary discussion relating to acquisition of real property exception, K.S.A. 75-4319(b)(6) in order to discuss the terms of acquiring real property; the open meeting to resume in the City Council chambers at 11:40 a.m. The motion passed unanimously.

The open meeting resumed in the City Council Chambers at 11:40 a.m.

Motion by Councilmember Soldner, second by Mayor Piros de Carvalho, to recess into executive session pursuant to the personnel matters of non-elected personnel exception, K.S.A. 75-4319(b)(1) in order to discuss City Manager candidates; the open meeting to resume in the City Council chamber at 12:10 p.m. The motion passed unanimously.

The open meeting resumed in the City Council Chambers at 12:10 p.m.

## 9. Adjournment

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

### Upcoming Meetings

March 3, 2020	9:00 a.m.	City Council meeting
March 17, 2020	9:00 a.m.	City Council meeting