



**AMENDED MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS - HUTCHINSON, KANSAS
June 4, 2019
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, June 4, 2019 in the City Council Chambers with Mayor Inskeep presiding. Councilmembers Dechant, Daveline, Soldner 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. 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, gave an update on flooding in Carey Park. He said the zoo is still closed, with one-third of the zoo being under water. Mr. Combs said some of the animals have been moved to temporary holding facilities within the zoo itself. He said the basement of the Visitors Center has about an inch of water; and the service barn has over a foot of water. Mr. Combs said part of the golf course is seeing some improvement, but groundwater is still coming up in other areas of the course. He said some areas have been under water for two weeks; and there will be a lot of turf death. Mr. Combs said the herbicide application has been lost due to the flooding; and they will be fighting fungus on the course all summer. He said they are tracking all of their time, equipment, materials, etc. in the event they can apply for reimbursement through FEMA. Councilmember Daveline asked if there will be any mosquito spraying at Carey Park. Mr. Combs said they would not spray, but will be using mosquito dunks in standing water. Councilmember Piros de Carvalho asked about insurance coverage; and state or federal funding that may be available. John Deardoff, City Manager, said Reno County has been declared an area of disaster, but didn't have any specific information at this time about recovery of expenses. Mr. Combs said he did check early on about flood insurance, but there is none.

5. Consent Agenda

- a. Approval of Minutes of May 21, 2019 City Council meeting.
- b. Approval of appointment to the Visit Hutch Advisory Board of Karen LeShure (Skaets Steak Shop), 3312 Clove Circle, Hutchinson, to fill the unexpired term of Phebe Duncan in an at-large, odd year term, from 1/01/2018 to 12/31/2019.
- c. Approval of appropriation ordinance in the amount of \$801,632.16.

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

6. New Business

a. Consider Exclusive Negotiation Agreement for Hotel/Convention Center Project. John Deardoff, City Manager, gave a brief overview of the project. He said after interviews were conducted with the four interested parties, it was recommended to move forward with Leisure Development. Mr. Deardoff said the hotel study has been completed; Leisure Development has reviewed the study; and we are now ready to move forward. Mr. Deardoff pointed out that this agreement was requested by Leisure Development; and there is no cost and does not obligate the City to anything other than working with Leisure on development of the project. He said if everything goes as planned, we would enter into a formal development agreement to build the project.

Mayor Inskeep said there has been a lot of passionate conversation about the location; and the developer will have ideas of where the hotel/convention center should be located. He said he would encourage Leisure to give all of the locations equal consideration, as some feel that a site has already been selected.

Councilmember Daveline said Steve Olson with Leisure Hotel Development is a very experienced, successful hotel developer that has demonstrated his ability to put a successful project together throughout the whole Midwest. He said Mr. Olson knows Hutchinson; and the knows the market. Councilmember Daveline asked if we can expect site plans, conceptual drawings, etc. Mr. Deardoff said in conversations with Leisure there is a strong indication they may not be interested in a downtown project or a project on the fairgrounds. He said they will not be investing a lot of money on drawings, etc., but they will tell us what hotel is going to work. Mr. Deardoff said developers tell us they are typically not a money maker. The projects key to success is largely based on hotel occupancy.

Councilmember Dechant said there will be public monies involved; and one of the things we will have to grapple with is the cost of one site versus another. He said there's nothing money can't buy, but it's a matter of how much is prudent and reasonable. Councilmember Dechant said he hopes we can devise a process to where we can have public input, as most councilmembers have been receiving feedback from the public about this project. Discussion ensued.

Councilmember Piros de Carvalho said the public is ready for us to move forward on this matter; and the market study that was done was completely independent of the developer. She said there was no conspiracy to funnel this project in a certain way. Additional discussion ensued.

LeAnn Cox, Vice President of Operations and Tourism with Visit Hutch, said the Board of Directors took this up at their May meeting and fully discussed the study, options available, sites, etc. She said the vote was unanimous in favor of supporting the City signing this agreement. She said as far as the study goes, the results were not surprising as the K-61 corridor offers hotels, shopping, services, highway access, etc.; and is the location that would be best suited to be successful.

Councilmember Daveline said we have to make sure we differentiate between a convention center and a boutique hotel. Councilmember Soldner said a convention implies people are coming with cars. She said when the Baker Hotel was built in 1953, one of the biggest issues was there was no parking. Councilmember Soldner said if you want a convention center downtown you need a parking garage; and said you have to look at all of the factors.

Councilmember Daveline asked if someone from Leisure Development would be on site. Mr. Deardoff said several people from the Kansas City office will be the leads on this project. He said the last time we did a project like this was in 2003 or 2004; and we need to make sure we get it right this time. Mr. Deardoff said it's important we take our time, but also important that we move forward as the current facility has deteriorated significantly. Additional discussion ensued.

Motion by Councilmember Daveline, second by Councilmember Dechant, to approve the Exclusive Negotiation Agreement with Leisure Development, LLC. The motion passed unanimously.

b. Discussion of 2020 Capital Improvement Program. John Deardoff, City Manager, spoke. He said this was originally scheduled for a Study Session on June 6, but because of a light agenda, it was moved forward. He said this is not decision day as we are early in the budget process; and some of these projects won't make the final budget.

Parking lot improvements - Mr. Deardoff said Jim Seitnater is not here to discuss the first several items as he is still recuperating from hip replacement surgery, so he will try to address the parking lot improvement projects. He said the 2nd and Walnut parking lot is a big project. The lot at 1st and Washington is a resurfacing project as it's not in good condition. Councilmember Piros de Carvalho said when we look at potential projects including the Leon Hotel and Plaza Towers, it would be good for us to do something with those parking lots to make them more attractive. Discussion ensued regarding bonding, looking at the CIP program as advocated by Strong Towns, etc.

Farmland Groundwater Remediation - Joel Davenport, Water/Wastewater Superintendent, said this is basically KDHE driven; and is part of the 4th and Carey project. He said this would be a test project, but it could possibly speed up the clean-up time. Discussion ensued.

Water Tower #2 – Joel Davenport, Water/Wastewater Superintendent, said this is a maintenance project. He said the last time the tower was painted was in 2003, but is inspected every three years. He said the paint is chalking on the outside; and the tower is rusting inside. Mr. Davenport said we don't want the water quality compromised; and it's time to do something. Discussion ensued.

Sewer Rehab Halstead West – Mr. Davenport said the pipeline crosses agricultural land; and farming equipment has poked holes into the pipe. He also said that manholes need to be rehabbed. Councilmember Dechant asked how deep the pipeline is; and Mr. Davenport indicated it is close to the surface. Councilmember Soldner asked if it would be buried deeper, but Mr. Davenport said it could not be done.

11th Avenue Reconstruction – Jeff Peterson, Director of Engineering, said this project is from Main to Harsha Canal. He said some portions will be totally reconstructed, while other will just be curb and gutter. Discussion ensued regarding sidewalks, etc.

Rice Park ADA Playground equipment – Justin Combs, Director of Parks and Facilities, said the main structure was probably built in the late 1990's or early 2000's, with some of the components being even older. Councilmember Dechant asked if the old equipment can be sold. Mr. Combs said it does not meet current safety standards; and if we sell it or give it away, the City becomes the manufacturer and we become liable. Discussion ensued.

Adventure/Bike Park – Justin Combs said this is across from Fun Valley; and is the old water slide site. He said his original idea was an off-road style bike course that would be maintained at a minimal level, similar to the skateboard park. He said to ride on an off-road style trail, you currently have to go to Wichita, Lindsborg or Great Bend. Mr. Combs said with the hill that is there you could do something exciting that would attract riders from other communities. Discussion ensued. Councilmember Dechant said he noticed a feasibility study for Memorial Hall in 2023, but the adventure park is in next year's request. Mr. Combs said he's not ready to tackle Memorial Hall in 2020, but it does need to be on the watch list. He said assuming there are no major mechanical issues, we would continue to operate the same as we have in the past. Councilmember Dechant said he would like to move it up, as we have "kicked the can down the road" for a long time. He said if a \$50,000.00 feasibility study will get us off-center, then we need to have the study done. Discussion ensued.

Carey Park road and parking lot repairs – Mr. Combs said this is really two projects in one. He said the road around the fishing pond is in very poor condition; and the Stremel parking lot needs a mill and overlay. Councilmember Dechant asked why we have a drive around the pond, rather than just having a walking path/trail to the back side. Mr. Combs said the ADA fishing dock is located on the back side, but it could be relocated.

Fun Valley restroom remodel – Mr. Combs said the restrooms are in very poor condition; and updated cost estimates he just received are close to \$200,000.00. He said the number one complaint the Recreation Commission receives about Fun Valley is with regard to the restrooms. He said they also receive complaints about the bleachers, but

those are being done this year; and he hopes to have that bid out soon. Discussion ensued regarding redirecting the bond money from the Orchard Park pavilion, the condition of the parking lot, user fees, etc.

GVI Trail extension design Plum to Monroe – Mr. Combs said these funds would be used for design fees; and would address the Plum Street crossing, etc. He said they have had a lot of conversations with Heartland Credit Union; and they are excited about this project. Discussion ensued.

SW Bricktown park development – Justin Combs said a lot has been done in this park through private funding. He said they are currently constructing the trail; and the requested funds would complete the trail, replace the sidewalk, allow for an ADA ramp, turf work and landscaping, etc. He said this would bring the project to an end.

Mayor Inskeep called for a break at 10:37 a.m.
The meeting resumed at 10:45 a.m.

Zoo nature playground – Mr. Combs said he hopes to hear within the next several weeks if the City will receive the Land/Water Conservation Fund grant. He said the City would be responsible for 25% of the project, with 50% coming from the grant; and 25% being paid by Friends of the Zoo. Discussion ensued.

Zoo electrical upgrades – Mr. Combs said this is to upgrade the electrical system, as it is working at maximum capacity. He said this will modernize the system; and will add lights along the main pathways for evening events. Discussion ensued.

100 low lead 12,000 gallon fuel tank – Mr. Combs talked about the underground fuel tank owned by Wells Aircraft; and said KDHE has asked that it be removed. Mr. Combs said this tank would be City owned; and would be an above-ground tank. Discussion ensued. Councilmember Dechant said he would be interested in a feasibility study for the airport, as he has wondered about operating costs, upgrades, the benefit of having an airport, etc. Mr. Combs said he has asked for funds for a business plan the past two to three years, but the project has been cut each year. Discussion ensued. Mayor Inskeep asked if one of the requested items could be replaced with a feasibility study. Mr. Combs said the restroom remodel could be replaced. Additional discussion ensued.

Terminal building restroom remodel – Mr. Combs said the restroom needs a facelift as it has old tile, Formica countertops, etc. He said these restrooms serve the restaurant as well as the terminal, but he would be willing to push back the remodel in order to explore a business plan.

Runway 13/31 seal coat – Mr. Combs said this is an FAA funded project, with 10% of the costs being paid by the City. Councilmember Dechant asked about the recent lightning strikes. Pieter Miller, Airport Manager, said the first strike occurred on May 7, 2019; and struck the main apron right outside the restaurant. He said the video of this went viral; and was picked up by NBC, ABC, etc. Mr. Miller said about two weeks later, there was another strike just 100' NW of the previous strike. He said he was approached by a national company that does strike detection; and he has received a lot of information

back from them. He said the strikes just blew off the top 2 inches of asphalt, so those just need to be patched.

Golf Clubhouse seal and line parking lot – Mr. Combs said the parking lot has never had any kind of surface treatment other than sealing cracks over the years. Councilmember Piros de Carvalho asked if the recent rain damage will change any of these requests. Mr. Combs said it's possible, but they don't know the extent of damages at this time; and don't know if there will be any reimbursements. He said they will know relatively quickly what the damages are once the water goes down. Discussion ensued.

Wood frame roof replacement – Mr. Combs said there are multiple leaks in the roofs; and this would replace the shingled roofs primarily in the main shop and the cart shed.

Golf Master Plan renovations – Mr. Combs talked about improvements that have been made over the past several years; and spoke about improvements to holes 5, 6, 7 and 8, as well the irrigation system. Discussion ensued regarding the condition of the fairways, a transition in types of grass used, etc.

Cost share logistics building – Fire Chief Beer said since we are now a Class I city, fire personnel have to have 20 hours of training each month. He said it gets very hot at the outdoor training facility in the summer since there are no trees; and this building would provide outside classroom space as well as shade for the firefighters. Chief Beer also said this would be a “dirty” building; and would also store cargo containers, mowers, etc. He said this would be a joint venture with HCC, with the City paying for the building and HCC paying for the interior.

Fire station maintenance and repair – Chief Beer said this year he has only \$15,000.00 in his budget to maintain seven buildings which need concrete repairs, HVAC units, station security, irrigation repairs, general repairs, etc. He said they have deferred maintenance for the past several years; and their budget went from \$75,000.00 to \$15,000.00 a year. Councilmember Piros de Carvalho asked about the decrease. Chief Beer said New World was the main issue, as they were willing to give up almost everything to get that system. He said everything they do is data drive; and they were 15 years behind the times. Discussion ensued.

Station #1 conceptual drawings – Chief Beer said they are working with the State Fair Board and Director regarding upgrades/reconstruction of Station #1. He said this station was built in the 1960's; and has no female restroom, shower, etc.; and there are two female firefighters at that station. Chief Beer said this is one of the busiest tour stations; and there are also no public restrooms. He said from the general public's perspective all of the stations look beautiful from the outside, but they are not functional for a full-time fire department. He said nothing was built with cancer initiatives in mind, layout of the stations does not take into account quick turnout times, etc. Discussion ensued.

Intermediate pump station – Joel Davenport, Water/Wastewater Superintendent said this project is already in process; with replacement of the screw pumps being the second phase. He said the average flow is about five million gallons a day, but during the last few weeks it has been about 15 million gallons a day due to the excess rain and flooding. Mr. Davenport said they have had to rent pumps at a cost of \$15,000.00 per month to handle the additional water, as two of the screw pumps are not operational.

Secondary treatment and UV building upgrades – Mr. Davenport said the City has negotiated with the State to provide a four year implementation period for ammonia removal; and that will involve changing several of the basins. He also said the UV system, which disinfects the water going out, was put in during the early 1990's; and parts are no longer available. Discussion ensued regarding payment for the upgrades, etc.

Meter replacement program – Mr. Davenport said nothing has been done since 2009; and some of the meters are over their 15 year recommended life. He said as the meter gets older it measures less water than what is actually passing through the meter. Discussion ensued.

Additional discussion ensued regarding extractors at the fire stations, drainage issues, future budget discussions, airport land acquisition, etc.

7. Report of City Officials

a. Council

- Councilmember Soldner had no comments.
- Councilmember Daveline had no comments.
- Councilmember Dechant said there will be a public forum at 6:00 p.m. on June 18, 2019 at the Huthchinson Arts Center. He said this is a follow-up to the October, 2018 Strong Towns presentation.
- Councilmember Piros de Carvalho said at the last meeting she had requested information regarding housing violations that ended up in Municipal Court. Mr. Deardoff said he did not have that information, but said he knew that no one has been sentenced to jail. Mr. Deardoff said the Building Official indicated a large percentage of these cases are resolved.
- Mayor Inskeep said he, the City Manager, and others attended a meeting with the SW Bricktown neighborhood regarding the proposed Woodie Seat Freeway improvements. He also talked about CDBG grant opportunities available for landlords and homeowners; and advised people to fill out the applications if they believe they might be eligible.

b. City Manager

The City Manager had no comments.

8. Adjournment

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

Upcoming Meetings

June 18, 2019	9:00 a.m.	City Council Meeting
July 2, 2019	9:00 a.m.	City Council Meeting