

-
- A. **CALL TO ORDER/ROLL CALL**
__Nisly __Schmidt __Schenk __Garretson __Fairbanks __Scofield

 - B. **PLEDGE OF ALLEGIANCE**
 - C. **APPROVAL OF AGENDA (ADDITIONS/DELETIONS)**
 - D. **CITIZEN COMMENTS**
 - E. **HEARINGS, PRESENTATIONS, PROCLAMATIONS & RECOGNITIONS**
 - F. **CONSENT AGENDA**
 - 1. Approval of Minutes – Regular Meeting, January 23, 2023
 - 2. Approval of Invoices
 - 3. Approval to add Councilman Jeremy Schmidt as an authorized signer on accounts at Farmers Bank & Trust, Simmons Bank, and all certificates of deposit.
 - 4. Approval of Mobile Home Park License (Betty’s MHP North & South)
 - 5. Approval of Mobile Home Park License (Greenlawn MHP)
 - 6. Approval of Commercial Trash Hauler’s License (Hutchinson Septic Service)

Motion _____ Second_____ Vote_____

 - G. **ACTION ITEMS**
 - 1. Consider Zoning Amendment Application by Open Arms Daycare

Motion _____ Second_____ Vote_____

 - H. **DISCUSSION ITEMS**
 - 1. City Zoning Code and related issues

 - I. **CITY ADMINISTRATOR’S REPORT**
 - J. **GOVERNING BODY COMMENTS**
 - K. **EXECUTIVE SESSION**
 - 1. Attorney-Client Privilege

 - L. **ADJOURNMENT**

Meeting Date: February 13, 2023
Department: Administration
Prepared By: Joseph Turner, City Administrator
Agenda Title: Consent Agenda

Background/Analysis – Consent agendas are designed to take routine business items, non-controversial items, and other matters where a consensus has been reached and combine them into one single motion and vote. Items on the consent agenda should not be discussed or debated by the governing body. Any member of the governing body may elect to pull an item from the consent agenda for a separate vote.

Notable Items:

- Approval of Minutes from January 23, 2023 regular meeting
- Approval of Invoices
- Approval to add Councilman Jeremy Schmidt as an authorized signer on accounts at Farmers Bank & Trust, Simmons Bank, and all certificates of deposit.
- Approval of Mobile Home Park License (Betty's MHP North & South)
- Approval of Mobile Home Park License (Greenlawn MHP)
- Approval of Commercial Trash Hauler's License (Hutchinson Septic Service)

Recommendation – Motion to approve the consent agenda as presented.

Exhibit A – Minutes from January 23, 2023 Regular Meeting

Exhibit B – AP Invoices



MINUTES for January 23, 2023 Council Meeting

All members of the council, except Matt Nisly and John Fairbanks, were present along with City Administrator Joseph Turner and City Attorney Mark Tremaine.

A. CALL TO ORDER/ROLL CALL

__Nisly X Schmidt X Schenk X Garretson __Fairbanks X Scofield

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

D. CITIZEN COMMENTS

E. HEARINGS, PRESENTATIONS, PROCLAMATIONS & RECOGNITIONS

F. CONSENT AGENDA

- 1. Approval of Minutes – Regular Meeting, January 9, 2023
- 2. Approval of Invoices

Motion: Schmidt Second: Scofield Vote: 3-0

G. ACTION ITEMS

- 1. Removal of Shae Barajas Brooks from the position of fire chief

Motion: Schmidt Second: Scofield Vote: 3-0

- 2. Approval of Mayor Brian Garretson’s Appointment of Greg Henke to fill fire chief vacancy.

Motion: Scofield Second: Schenk Vote: 3-0

H. DISCUSSION ITEMS

- 1. Misc. Issues

I. CITY ADMINISTRATOR’S REPORT

J. GOVERNING BODY COMMENTS

During governing body comments, Rodney Simmons was allowed to address the council. He asked questions regarding the city administrator’s vehicle allowance and cell phone stipend and submitted a public information request pertaining to these issues.

He also asked questions about the official newspaper and incorrect/out-of-date content on city website.

K. EXECUTIVE SESSION

L. ADJOURNMENT

Motion: Scofield Second: Schmidt Vote: 3-0

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

Batch: AAACTQ

2/7/2023 1:54:18 PM

Page 1

Tr. #	Vendor	Credit Card Vendor	Invoice #
PO Number	Inv Date	Paid Out	Immediate
GL Date	Immediate GL Account	Check #	Due Date
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		CC Reference #	Bank Code
			Payment Date
			Total Invoice

1	ADVANTAGES / Advantage Siding & Window							1-6-2023
1-6-2023	02/06/2023	N	N			03/08/2023	02/16/2023	CHK
02/06/2023				N				\$760.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Sewer Plant Window Repair	1.0000	\$760.0000	\$760.0000
				Y	\$0.00

301-000-6002

2	ARNESON / Jamie Arneson							2001
2001	02/06/2023	N	N			02/06/2023	02/06/2023	CHK
02/06/2023				N				\$180.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Training/Consulting	1.0000	\$180.0000	\$180.0000
				Y	\$0.00

301-000-6004

Non-Employee Compensation

3	APOLLO / Apollo Engraving & Signings							13999
13999	02/06/2023	N	N			03/08/2023	02/16/2023	CHK
02/06/2023				N				\$510.09

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	FD Uniform Embroidery	1.0000	\$510.0900	\$510.0900
				Y	\$0.00

101-104-7009

4	BDP / BDP Industries							15220
15220	02/06/2023	N	N			03/08/2023	02/16/2023	CHK
02/06/2023				N				\$171.66

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Belt Thickener Feed Box Seal	1.0000	\$171.6600	\$171.6600
				Y	\$0.00

301-000-7002

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

2/7/2023 1:54:18 PM

Batch: AACTQ

Page 2

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			Payment Date
			Total Invoice

5	EZ / E-Z Lift Door Systems, Inc.							7232
7232	02/06/2023	N	N		02/06/2023	02/06/2023	CHK	\$0.00
02/06/2023				N				\$177.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Gate Repair/Serviceing	1.0000	\$177.0000	\$177.0000
				Y	\$0.00
101-102-6002					

6	STEWART / Stewart Electric							7076
7076	02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023				N				\$500.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Main St. South Hutch sign and irrigation	1.0000	\$500.0000	\$500.0000
				Y	\$0.00
101-103-6002					

7	ROSE / Rose Motor Supply Inc							593805
593805	02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023				N				\$23.25

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	CAT Loader Filter	1.0000	\$23.2500	\$23.2500
				Y	\$0.00
101-103-7002					

8	ZENOR / Zenor Electric Company, Inc.							ABBB7562
ABBB7562	02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023				N				\$651.49

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	WTP PLC Fault	1.0000	\$651.4900	\$651.4900
				Y	\$0.00
301-000-6002					

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

2/7/2023 1:54:18 PM

Batch: AACTQ

Page 3

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GL Date	Immediate GL Account	Credit Card	CC Reference #	Payment Date	Total Invoice			

9	RENOCOFIR / Reno County Fire Chiefs Associatio							2023 DUES
2023 DUES	02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023				N				\$15.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt		
GL Expense Account	GL Prepaid Account	Exp Date			

1	Direct Expense	Fire Chief Dues 2023	1.0000	\$15.0000	\$15.0000
				Y	\$0.00
101-104-6011					

10	KMJA / Kansas Municipal Judges Association							2023 JUDGE DUES
2023 JUDGE DUES	02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023				N				\$25.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt		
GL Expense Account	GL Prepaid Account	Exp Date			

1	Direct Expense	2023 Muni Judge Dues	1.0000	\$25.0000	\$25.0000
				Y	\$0.00
101-106-7001					

11	UNIFIRST / Unifirst Corporation							DEC 2022 & JAN 2023
DEC 2022 & JAN 2023	02/06/2023	N	N		02/06/2023	02/06/2023	CHK	\$0.00
02/06/2023				N				\$340.05

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt		
GL Expense Account	GL Prepaid Account	Exp Date			

1	Direct Expense	Uniform Cleaning	1.0000	\$113.3500	\$113.3500
				Y	\$0.00
101-103-6003					

2	Direct Expense	Uniform Cleaning	1.0000	\$113.3500	\$113.3500
				Y	\$0.00
201-000-6003					

3	Direct Expense	Uniform Cleaning	1.0000	\$113.3500	\$113.3500
				Y	\$0.00
301-000-6003					

12	FERGUSONW / Ferguson Waterworks							9067960
9067960	02/06/2023	N	N		02/06/2023	02/06/2023	CHK	\$0.00
02/06/2023				N				\$114.45

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

2/7/2023 1:54:18 PM

Batch: AACTQ

Page 4

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GL Date	Immediate GL Account	Check #	Due Date
		Credit Card	Discount Date
		CC Reference #	Bank Code
			Payment Date
			Total Invoice

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
	Inv/Alloc Desc		Serial Number	Discount	Discount Amt
GL Expense Account		GL Prepaid Account			Exp Date

1	Direct Expense	PVC Fitting & Water Parts	1.0000	\$114.4500 Y	\$114.4500 \$0.00
201-000-7002					

13	RESERVE / Pitney Bowes Bank Inc Reserve Account				36449445
ACCT# 36449445	02/06/2023	N	N	03/08/2023	02/16/2023
02/06/2023			N		CHK
					\$0.00
					\$900.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
	Inv/Alloc Desc		Serial Number	Discount	Discount Amt
GL Expense Account		GL Prepaid Account			Exp Date

1	Direct Expense	Postage for Meter	1.0000	\$200.0000 Y	\$200.0000 \$0.00
101-101-7000					

2	Direct Expense	Postage for Meter	1.0000	\$200.0000 Y	\$200.0000 \$0.00
101-102-7000					

3	Direct Expense	Postage for Meter	1.0000	\$200.0000 Y	\$200.0000 \$0.00
101-103-7000					

4	Direct Expense	Postage for Meter	1.0000	\$100.0000 Y	\$100.0000 \$0.00
101-104-7000					

5	Direct Expense	Postage for Meter	1.0000	\$100.0000 Y	\$100.0000 \$0.00
201-000-7000					

6	Direct Expense	Postage for Meter	1.0000	\$100.0000 Y	\$100.0000 \$0.00
301-000-7000					

14	USPS / United States Postal Service				PERMIT #69
PERMIT #69	02/06/2023	N	N	03/08/2023	02/16/2023
02/06/2023			N		CHK
					\$0.00
					\$2,000.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
	Inv/Alloc Desc		Serial Number	Discount	Discount Amt
GL Expense Account		GL Prepaid Account			Exp Date

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

2/7/2023 1:54:18 PM

Batch: AACTQ

Page 5

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Due Date	Discount Date	Bank Code	Invoice #
PO Number	Inv Date	Paid Out	Immediate	Check #	Due Date	Discount Date	Bank Code	Discount	Total Invoice
GL Date	Immediate GL Account	Credit Card	CC Reference #	Payment Date					

1	Direct Expense	Bulk Permit Postage			1.0000	\$1,000.0000	Y		\$1,000.0000
201-000-7000									

2	Direct Expense	Bulk Permit Postage			1.0000	\$1,000.0000	Y		\$1,000.0000
301-000-7000									

15	LEADGAVIN / Leading Edge Technology Partners								1582
1582		02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023				N					\$172.91

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension	
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date		
GL Expense Account	GL Prepaid Account					
1099 Type						

1	Direct Expense	USB/Flash Drives			1.0000	\$172.9100	Y		\$172.9100
101-102-7000									
Non-Employee Compensation									

16	KAPLANLAW / Kaplan Law Firm, P.A.								1-25-2023
1-25-2023		02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023				N					\$450.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension	
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date		
GL Expense Account	GL Prepaid Account					

1	Direct Expense	Public Defender Services			1.0000	\$450.0000	Y		\$450.0000
101-106-6018									

17	OFFICE / Office Plus								2-1-2023
JANUARY		02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023				N					\$312.41

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension	
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date		
GL Expense Account	GL Prepaid Account					

1	Direct Expense	Paper & Office Supplies			1.0000	\$200.5400	Y		\$200.5400
101-101-7000									

2	Direct Expense	Dog Tags			1.0000	\$65.0000	Y		\$65.0000
101-101-7000									

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

Batch: AACTQ

2/7/2023 1:54:18 PM

Page 6

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GL Date	Immediate GL Account	Check #	Due Date
		Credit Card	Discount Date
		CC Reference #	Bank Code
			Payment Date
			Total Invoice

3	Direct Expense	Office Supplies			1.0000	\$46.8700		\$46.8700
						Y		\$0.00
101-102-7000								

18	RENOCOSHERA / Reno County Sheriff's Office							1-31-2023
	JANUARY JAIL FEES	02/06/2023	N	N		03/08/2023	02/16/2023	CHK
	02/06/2023				N			\$0.00
								\$1,120.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Jan. Jail Fees			1.0000	\$1,120.0000		\$1,120.0000
						Y		\$0.00
101-106-6017								

19	FRESHCO CLEANING / FreshCo Cleaning & Restoration							3501
	JANUARY BILL	02/06/2023	N	N		02/06/2023	02/06/2023	CHK
	02/06/2023				N			\$0.00
								\$450.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	City Hall Cleaning			1.0000	\$150.0000		\$150.0000
						Y		\$0.00
101-101-6002								

Non-Employee Compensation

2	Direct Expense	Comm. Center Cleaning			1.0000	\$300.0000		\$300.0000
						Y		\$0.00
811-000-6004								

Non-Employee Compensation

20	BETTER / Better Image							37959
	37959	02/06/2023	N	N		03/08/2023	02/16/2023	CHK
	02/06/2023				N			\$0.00
								\$217.50

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Printer Repair/Service			1.0000	\$217.5000		\$217.5000
						Y		\$0.00
101-101-6002								

21	KANSASONE / Kansas One Call							3010469
	3010469	02/06/2023	N	N		03/08/2023	02/16/2023	CHK
	02/06/2023				N			\$0.00
								\$57.60

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

Batch: AACTQ

2/7/2023 1:54:18 PM

Page 7

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PO Number	Inv Date	Paid Out	Check #
GL Date	Immediate	Due Date	Discount Date
Immediate GL Account	Check #	Bank Code	Payment Date
Credit Card	CC Reference #	Total Invoice	Discount

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Locate Fees	1.0000	\$28.8000 Y	\$28.8000 \$0.00
201-000-6000					

2	Direct Expense	Locate Fees	1.0000	\$28.8000 Y	\$28.8000 \$0.00
301-000-6000					

22	JANITORIAL / Janitorial Supply				081281
081281	02/06/2023	N	N	03/08/2023	02/16/2023
				CHK	\$0.00
02/06/2023			N		\$83.71

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Gloves/Cleaning Supplies	1.0000	\$83.7100 Y	\$83.7100 \$0.00
101-104-7002					

23	FIRST / First Bank Card				2-16-2023 RP
DUE DATE 2-16-23 RP	02/06/2023	N	N	03/08/2023	02/16/2023
				CHK	\$0.00
02/06/2023			N		\$32.95

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account				

1	Direct Expense	Water Samples Postage	1.0000	\$9.4000 Y	\$9.4000 \$0.00
201-000-7000					

2	Direct Expense	Code Letters Postage	1.0000	\$23.5500 Y	\$23.5500 \$0.00
101-101-7000					

24	FIRST / First Bank Card				2-16-23 JT
DUE DATE 2-16-23 JT	02/06/2023	N	N	03/08/2023	02/16/2023
				CHK	\$0.00
02/06/2023			N		\$1,846.70

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

2/7/2023 1:54:18 PM

Batch: AACTQ

Page 8

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GL Expense Account	GL Prepaid Account	Bank Code	Total Invoice

Tr. #	Vendor	Credit Card Vendor	Invoice #
PO Number	Inv Date	Paid Out	Check #
GL Date	Immediate GL Account	Due Date	Discount Date
GL Expense Account	GL Prepaid Account	Bank Code	Total Invoice
1	Direct Expense	Staff Lunch Water Appeal Hearing	
			1.0000
			\$26.9900
			Y
			\$26.9900
			\$0.00
101-101-7001			
2	Direct Expense	Christmas Gift Cards	
			1.0000
			\$700.0000
			Y
			\$700.0000
			\$0.00
101-102-7004			
3	Direct Expense	Christmas Gift Cards	
			1.0000
			\$100.0000
			Y
			\$100.0000
			\$0.00
101-104-7004			
4	Direct Expense	Christmas Gift Cards	
			1.0000
			\$450.0000
			Y
			\$450.0000
			\$0.00
201-000-7004			
5	Direct Expense	Christmas Gift Cards	
			1.0000
			\$450.0000
			Y
			\$450.0000
			\$0.00
301-000-7004			
6	Direct Expense	Notary Insurance	
			1.0000
			\$50.0000
			Y
			\$50.0000
			\$0.00
101-102-6004			
7	Direct Expense	End of Year Tax Forms	
			1.0000
			\$69.7100
			Y
			\$69.7100
			\$0.00
101-101-7000			

25	FIRST / First Bank Card								2-16-23 DP
	DUE 2-16-23 DP	02/06/2023	N	N		03/08/2023	02/16/2023	CHK	\$0.00
	02/06/2023				N				\$1,143.51

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
Inv/Alloc Desc	Serial Number	Discount	Discount Amt	Exp Date	
GL Expense Account	GL Prepaid Account	Discount	Discount Amt	Exp Date	

1	Direct Expense	Police Officer Training			
			1.0000	\$345.0000	\$345.0000
				Y	\$0.00
101-102-6012					
2	Direct Expense	Holsters			
			1.0000	\$559.3300	\$559.3300
				Y	\$0.00
101-102-7009					
3	Direct Expense	Postage			
			1.0000	\$16.2500	\$16.2500

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

2/7/2023 1:54:18 PM

Batch: AACTQ

Page 9

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PO Number	Immediate GL Account	Immediate GL Account	Immediate GL Account	Immediate GL Account	Credit Card	CC Reference #	Due Date	Discount Date	Bank Code	Discount
GL Date	Immediate GL Account	Immediate GL Account	Immediate GL Account	Immediate GL Account	Credit Card	CC Reference #	Due Date	Discount Date	Bank Code	Total Invoice
								Y		\$0.00
101-102-7000										
4	Direct Expense	Amazon Prime Fees					1.0000	\$14.9900		\$14.9900
								Y		\$0.00
101-102-6002										
5	Direct Expense	Office Supplies					1.0000	\$207.9400		\$207.9400
								Y		\$0.00
101-102-7000										
<hr/>										
26	FIRST / First Bank Card									2-16-23 SB
DUE 2-16-23 SB		02/06/2023	N	N			03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023					N					\$1,880.97
Line	Type	Desc/Inv Stock/Alloc				Quantity Bought			Cost Per Unit	Line Extension
Inv/Alloc Desc						Serial Number			Discount	Discount Amt
GL Expense Account						GL Prepaid Account			Exp Date	
<hr/>										
1	Direct Expense	Oxygen Regulator (after credit applied)					1.0000	\$1.9700		\$1.9700
								Y		\$0.00
101-104-7002										
2	Direct Expense	Defibrillator					1.0000	\$1,799.0000		\$1,799.0000
								Y		\$0.00
901-000-8023										
3	Direct Expense	Fire Chief Membership Dues					1.0000	\$80.0000		\$80.0000
								Y		\$0.00
101-104-6011										
<hr/>										
27	LOHR / Alvie Lohr									2-6-2023
2-6-2023		02/06/2023	N	N			03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023					N					\$5,000.00
Line	Type	Desc/Inv Stock/Alloc				Quantity Bought			Cost Per Unit	Line Extension
Inv/Alloc Desc						Serial Number			Discount	Discount Amt
GL Expense Account						GL Prepaid Account			Exp Date	
<hr/>										
1	Direct Expense	Insurance Deposit Return					1.0000	\$5,000.0000		\$5,000.0000
								Y		\$0.00
913-000-6004										
<hr/>										
28	GUNBROS / Gunbros									1855
1855		02/06/2023	N	N			03/08/2023	02/16/2023	CHK	\$0.00
02/06/2023					N					\$1,320.00

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

2/7/2023 1:54:18 PM

Batch: AACTQ

Page 10

Tr. #	Vendor	Credit Card Vendor	Invoice #
PO Number	Inv Date	Paid Out	Immediate
GL Date	Immediate GL Account	Check #	Due Date
		Credit Card	Discount Date
		CC Reference #	Bank Code
			Payment Date
			Total Invoice

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
	Inv/Alloc Desc		Serial Number	Discount	Discount Amt
GL Expense Account		GL Prepaid Account			Exp Date

1	Direct Expense	Handgun Optics (4)	1.0000	\$1,320.0000 Y	\$1,320.0000 \$0.00
901-000-8021					

29	LOWES / Lowe's Companies, Inc				1-25-23
1-25-23	02/06/2023	N	N	03/08/2023	02/16/2023
				CHK	\$0.00
02/06/2023			N		\$102.64

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
	Inv/Alloc Desc		Serial Number	Discount	Discount Amt
GL Expense Account		GL Prepaid Account			Exp Date

1	Direct Expense	Office Supplies	1.0000	\$63.5700 Y	\$63.5700 \$0.00
101-101-7000					

2	Direct Expense	Office Supplies	1.0000	\$21.8200 Y	\$21.8200 \$0.00
101-101-7000					

3	Direct Expense	PVC Pipe	1.0000	\$17.2500 Y	\$17.2500 \$0.00
201-000-7002					

30	RENOCOSOL / Reno County Solid Waste				12272
12272	02/06/2023	N	N	03/08/2023	02/16/2023
				CHK	\$0.00
02/06/2023			N		\$205.00

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
	Inv/Alloc Desc		Serial Number	Discount	Discount Amt
GL Expense Account		GL Prepaid Account			Exp Date

1	Direct Expense	Grit Removal (5 Trips)	1.0000	\$205.0000 Y	\$205.0000 \$0.00
301-000-6003					

31	GALLSLLC / Galls, LLC				023221864
023221864	02/06/2023	N	N	03/08/2023	02/16/2023
				CHK	\$0.00
02/06/2023			N		\$340.55

Line	Type	Desc/Inv Stock/Alloc	Quantity Bought	Cost Per Unit	Line Extension
	Inv/Alloc Desc		Serial Number	Discount	Discount Amt

AP Enter Bills Edit Report

City Of South Hutchinson (SHUFND)

Batch: AAACTQ

2/7/2023 1:54:18 PM

Page 11

Tr. #	Vendor	Inv Date	Paid Out	Immediate	Credit Card Vendor	Check #	Due Date	Discount Date	Bank Code	Invoice #	
PO Number	GL Date	Immediate GL Account	Credit Card	CC Reference #	Payment Date	Discount	Total Invoice				
GL Expense Account					GL Prepaid Account					Exp Date	

1	Direct Expense	Pants & Gear					1.0000	\$340.5500	Y	\$340.5500
										\$0.00

101-104-7009

Grand Totals

	Total Direct Expense:	\$21,104.44
	Total Non-Electronic Transactions:	\$21,104.44

Report Summary

Report Selection Criteria		
Report Type:	Detailed	
	Start	End
Transaction Number:	Start	End

Meeting Date: February 13, 2023
Department: Administration
Prepared By: Joseph Turner, City Administrator
Agenda Title: Zoning Amendment Application by Open Arms Daycare

Background/Analysis – Open Arms Daycare (OAD) seeks to rezone their property from commercial to residential as a prerequisite to re-establishing eligibility for a federal government program that reimburses the costs of meals provided by the facility.

OAD participated in this program for several years until recent changes in the bureaucratic interpretation of the regulations resulted in a determination that the facility was no longer eligible. The owner has worked with city staff, federal officials, and others to determine a path forward as the loss of these funds presents a significant financial hardship.

These discussions resulted in the understanding that rezoning the property from commercial to residential would allow OAD to regain eligibility.

The owner maintains that approximately 65% of her enrolled students either live in South Hutchinson or have parents that work in the city.

There is currently a dearth of daycare options available for parents in the region and throughout the state. Reno County and the City of Hutchinson identified this need and allocated ARPA funds to tackle this problem.

The Board of Zoning Appeals voted 3-2 to recommend approval of OAD's zoning amendment application.

Attached to this document is Article 34 of the zoning code which sets forth the options for the governing body.

One of the main oppositional arguments to this zoning amendment application is what precedent or impact does this set with respect to future zoning amendment requests. This is obviously a very valid argument and one the governing body should strongly consider.

With all that said, the need for daycare services is vast and that is due in large part to state changes that have disrupted the business model. Now that school districts can pull younger students into pre-kindergarten programs, daycare facilities have lost their "profitable" customers and are now left with younger children who require increased staffing ratios at a considerably greater expense which has eroded profitability and resulted in the shuttering of facilities.

Financial Impact – The 2022 tax year ad valorem is \$2,372.94 with about \$700 of that amount going towards city revenues. Assuming valuation stayed the same, the city would lose approximately \$400 per year in ad valorem if rezoned.

However, if the business owner is forced to cease operations it is difficult to quantify the negative economic impact to the community along with the other negative impacts of a vacant building and whether the loss of daycare options forces resident(s) to move to another community.

Recommendation – Staff recommends a motion to accept the recommendation by the Board of Zoning Appeals and approve the zoning amendment application submitted by Open Arms Daycare.

Exhibit C – Open Arms Daycare Application

Exhibit D – Article 34 Zoning Code Language

Case Number: 2022-05
Date Received: 12/22/22

APPLICATION FOR CITY OF SOUTH HUTCHINSON
ZONING DISTRICT AMENDMENT & SPECIAL USE PERMIT

1. We, all the property owners, do hereby request:

Zoning District Amendment (\$100 application fee)
We request that the zoning of the parcel described below
be changed from C to R.

Special Use Permit (\$100 application fee)

2. This request applies to property located at and described
as follows:

Approximate address: 6000 N Main St

Legal description: South Hutchinson, KS
67505

Open Arms Child Care
*KS Lic# 0078286
Family/Home Day Care

Dimensions of parcel: _____

3. The name (s), address (es), and phone number (s) of the
property owners are as follows:

Name	Address	Phone
<u>Kelly Willis</u>		<u>620-931-5626</u>

4. We, the property owners, do hereby appoint the following
person as our agent during consideration of our request.

Name	Address	Phone
<u>N/A</u>		

Completed

5. Please submit a copy of a survey with an attached sketch plan, drawn to scale, showing location and exterior dimensions of the parcel boundaries, adjacent street and alley right-of ways, all existing and proposed structures, signs, yard improvements, landscaping, driveways off-street parking areas, off-street loading areas, pedestrian walks and areas storm water drainage facilities, exterior lighting fixtures, above ground utilities (such as electrical and phone lines), and below ground utilities (such as nature gas lines, water lines, pipelines, and sewers).

See ATT #1 #2

6. Please submit a certified copy by a registered abstractor, the names and legal addresses of all owners of any property located within 200 feet of the boundaries of the property to be affected by the proposed amendment.

See ATT #3

7. Please submit a written and signed certification from the County Treasurer's office that all property taxes due for the parcel have been paid.

Completed

8. What is the property currently being used for (as)?

Licensed

Home Day Care

9. What will the property be used for if your application is approved? Specifically, list all uses relevant to this application.

Home Day Care

10. What is the number of existing and proposed off-street parking spaces that you plan to use or need for this application?

How much area have you allocated for parking?

Parking lot

11. What will the maximum height of any existing or proposed structure be?

Same as it is. No changes at all.

12. When will construction begin if the application for the special use permit is approved and when will it be completed by?

N/A

The following questions provide an opportunity to justify a change in zoning or approval of a special use permit. The information requested pertains to factors the Planning Board and City Council ordinarily considers in reaching a decision on an application.

A. What is the character of the neighborhood? Apartments
next Door, Homes/Houses Behind, Bank
across street to North, Low Sale Room across
the street to the west

B. What are the zoning and uses on nearby parcels? Medium Industrial / Commercial
surrounding this building is residential housing,
across lotth street/Main St is Large Businesses.

C. Why is the parcel suitable for the proposed development? _____
Home Day Care

D. How will the proposed development affect nearby parcels? _____
Nothing will directly or indirectly affect

E. Is the property currently vacant? No If no, then what is
located on the property and what is the history of the property?
Building + small storage shed, KS Lic for Home DC
Use to be doctor office

F. If the application is denied, the property owner(s) will face
the following hardships: will not be eligible for state funding
food programs. Feeding Day Care kids while parent are working

G. The proposed development will be analyzed for its compliance
to the South Hutchinson Land Development Ordinance. (no response
necessary)

H. Public facilities and utilities are adequate to serve the
proposed development as follows: _____

I. What are the aspects of characteristics of the development
that help to minimize the impact on the neighborhood, public
health, safety and welfare; and public facilities and utilities:

If the space provided is not sufficient, you may attach additional pages. The applicant may also submit any other pertinent information including photographs, drawings, maps, statistics, legal documents, and letters of support.

We, the undersigned do hereby authorize the submittal of this application and associated and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

Name: *Morris G. [Signature]* Date: *12-2-22*
Morris G. [Signature] *12/2/22*

=====
Office Use Only
=====

Case Number: *2022-05*

Date Received: *12-22-2022*
Present Zoning: *C-2 General Commercial*
Protest Date: *Feb 6th 2023*
Final Action: *3-2 Vote*

Fee Received: *\$100⁰⁰*
Notice Date: *Jan 13th 2023*
Hearing Date: *Feb 13th 2023*

Recommend to change to R-2 Two Family Residential

SOUTH HUTCHINSON PLANNING BOARD
SOUTH HUTCHINSON, KANSAS

CITY COUNCIL
SOUTH HUTCHINSON, KANSAS

Recommended Approval: *3-2 yes*
Recommended Disapproval:

Approved:
Disapproved:

[Signature] *2-6-23*
Chairman Date

Chairman Date

ARTICLE 34 AMENDMENTS

Sections:

34-101 Who May Petition or Apply

34-102 Procedures for Consideration of Request for Amendments, Revisions or changes

34-103 Posting of Sign

34-104 Traffic Studies

34-105 Factors to be Considered

34-106 Limitations on Reapplication for Amendments

34-101 Who May Petition or Apply: Applications for amendments, revisions or changes in the Zoning District Boundary Map in effect for South Hutchinson, Kansas, or for a Conditional Use Permit, may be made by any person who owns the land for which such an amendment, revision, change or conditional use permit is sought, or by the owner's agent as defined by this Code. If such application is made by the owner's agent, said agent shall enter upon the application the name and current mailing address of the owner and shall submit written authorization to act as agent for said owner prior to any public hearing.

Recommendations for amendments, revisions or changes to the Zoning Code or the Zoning District Boundary Map may also be made by the Planning Commission upon its own motion, for final determination by the Governing Body; likewise the Governing Body may amend the Zoning Code or the Zoning District Boundary Map upon its own motion; provided, however, such proposed amendments shall first be submitted to the Planning Commission for recommendation and report as provided herein.

34-102 Procedures for Consideration of Request for Amendments, Revisions or Changes: All applications or requests for amendments, revisions or changes to the Zoning Code or the Zoning District Boundary Map or for a Conditional Use Permit shall be made to the Zoning Administrator on such forms as provided and acceptable to the Zoning Administrator and the payment of the application fee established by the Governing Body. Immediately upon receipt of an application for rezoning or conditional use by the owner of a particular tract of land, or his agent, and the payment of the appropriate fee, the Zoning Administrator shall note thereon the date of filing and make a permanent record thereof. All such applications shall be set down for hearing not later than 60 days after receipt of a completed application. Notice of such hearing shall be published once in the official City newspaper at least 20 days prior to the date set for said hearing and a hearing shall be granted to any person at the time and place specified in such notice. In addition to such publication notice, notice of such proposed hearing shall be mailed to all the owners of land located within 200 feet of the area proposed to be altered at least 10 days prior to the hearing, thus providing an opportunity to all interested parties to be heard. Such notice shall be given by regular first class mail, and shall be in the form of a letter explaining the proposed change. Such mailed notices shall be addressed to the owners of land mentioned above and not to occupants of such lands.

The applicant shall provide a certified list of the owners of said lands at the time of the filing of the application. The applicant shall furnish proof that he is the owner, the owner's agent, or has an option to buy the land described in the application, in which case the present owner must consent in writing to the application prior to the public hearing.

In the case of an application to amend, revise or change the Zoning Code, whether by an individual, the Planning Commission or the Governing Body, all the above stated requirements shall be followed except:

1. No fee shall be required if the request is from the Planning Commission or the Governing Body.
2. Notice of the public hearing shall not be required to be mailed to all affected persons; therefore, a certified list of the owners of land shall not be required.

For action on zoning amendments, a quorum of the Planning Commission is more than one-half of all the members. A vote either for or against an amendment by a majority of all the Planning Commission members present constitutes a recommendation of the Planning Commission; whereas a vote either for or against an amendment by less than a majority of all the members of the Planning Commission present constitutes a "failure to recommend". When the Planning Commission submits a recommendation of approval or disapproval of such amendment, the Governing Body may either adopt such recommendation by ordinance or take no further action thereof, as appropriate. In the event the Planning Commission submits a "failure to recommend" to the Governing Body, the Governing Body may take such action as it deems appropriate. Upon receipt of a recommendation of the Planning Commission which the Governing Body disapproves, the Governing Body shall return such recommendation to the Planning Commission with a statement specifying the basis for disapproval. The Planning Commission, after reconsidering the same, may resubmit its original recommendations giving the reasons therefore or submit new and amended recommendations. Upon receipt of such recommendations, the Governing Body may adopt or may revise or amend and adopt such recommendations by resolution, or it need take no further action thereon. If the Planning Commission fails to deliver its recommendation to the Governing Body within 10 days after receipt of the Governing Body's statement specifying disapproval, the Governing Body shall consider such course of inaction on the part of the Planning Commission as a resubmission of the original recommendations and proceed accordingly. The Planning Commission shall submit its first recommendation, in whatever form, no later than 3 months after the first public hearing.

If the zoning amendment shall affect the boundaries of any zone or district, the resolution of the Governing Body shall define the change or the boundary as amended, shall order the official map to be changed to reflect such amendment and shall reincorporate such map as amended. Regardless of whether or not the Planning Commission approves or disapproves a proposed zoning amendment or "fails to recommend," if a protest against an amendment, supplement or change is filed in the office of City Clerk within 14 days after the date of the conclusion of the public hearing duly signed and acknowledged by the owners of 20 percent

or more of any property proposed to be rezoned, or by the owners of 20 percent or more of the total area, excepting public streets and highways, which is located within 200 feet of the boundaries of the property proposed to be rezoned, such amendment shall not be passed except by three-fourths majority vote of the Governing Body.

34-103 Posting of Sign: Each applicant for a rezoning and each applicant for a Conditional Use Permit shall, within 48 hours of filing such application, place a sign upon the lot, tract or parcel of land for which the application was filed. Said sign shall be furnished by the Zoning Administrator to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame and place the sign as hereinafter set forth.

Said sign shall read as follows:

REZONING PENDING
 (or)
 CONDITIONAL USE PERMIT PENDING
 Application Number _____
 From _____ To _____
 PUBLIC HEARING BEFORE THE
 SOUTH HUTCHINSON PLANNING COMMISSION
 on _____
 (date) (time)
 _____ on _____

NOTE: Unauthorized Removal, Defacing, or Destruction of this Sign Punishable upon Conviction by Fine not exceeding \$100.00 and/or not more than thirty (30) days imprisonment.

Said sign shall be maintained and kept in place by the applicant until final disposition of such application, or until withdrawal of the application. The sign shall be removed by the applicant after final action on the application.

The bottom of said sign shall be a minimum of two (2) feet above the ground line. Said sign shall be placed within five (5) feet of the street right-of-way line, in a position on such lot, tract or parcel of land as to have no visual obstructions thereto and to be readily seen by passersby. If the lot, tract or parcel of land has more than one (1) street abutting thereto, signs shall be placed facing both streets. Failure to comply with this requirement shall not deprive the Planning Commission of its jurisdiction or affect any decision, but may be due cause for the Planning Commission to refuse to hear the application or to adjourn the hearing or to require further notice. Any such hearing may, for good cause at the request of the applicant, or in the discretion of the Planning Commission, be continued.

34-104 Traffic Studies: In the case of an application for rezoning of land or for a conditional use permit for a use which may, in the opinion of the Planning Commission or

Governing Body, substantially change traffic patterns, or create traffic congestion, either the Planning Commission or Governing Body may require that the applicant procure the services of a competent professional traffic engineer for the purpose of preparing a traffic study. Such traffic study shall show the traffic generated by the proposed development will be handled on the site in an orderly and efficient manner; that vehicular ingress and egress from the site onto public streets will function in an orderly and efficient manner and that no undue burden will be placed upon the existing public street system. The results of the traffic study shall be used in determining the impact of the proposed rezoning or conditional use permit and guide the development of a recommendation or decision regarding the same.

34-105 Factors to be Considered:

1. When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based using the following guidelines:
 - A. Whether the change in classification would be consistent with the intent and purpose of this Code;
 - B. The character and condition of the surrounding neighborhood and its effect on the proposed change;
 - C. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;
 - D. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;
 - E. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
 - F. The suitability of the applicant's property for the uses to which it has been restricted;
 - G. The length of time the subject property has remained vacant or undeveloped as zoned;
 - H. Whether adequate sewer and water facilities, and all other needed public services including transportation, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified;

- I. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development;
- J. The recommendations of permanent or professional staff;
- K. Whether the proposed amendment would be in conformance to and further enhance the implementation of the Comprehensive Plan;
- L. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such a reclassification; and,
- M. Such other factors as may be relevant from the facts and evidence presented in the application.

2. Because of particular conditions associated with their activities, certain uses which might have an adverse effect upon nearby properties or upon the character and future development of a district are not permitted outright in districts, but are permitted as Conditional Uses when their proposed location is supplemented by additional requirements so as to make the use requested compatible with the surrounding property, the neighborhood and the zoning jurisdiction.

In approving a Conditional Use, the minimum requirements of approval for all similar types of permitted uses in the same district must be met unless otherwise reduced by specific reference in the recommendation of the Planning Commission or the approval of the Governing Body. The requirements may be made more stringent if there is potentially injurious effects which may be anticipated upon other property and the neighborhood or contrary to the welfare and convenience of the public.

The Planning Commission may recommend approval of a Conditional Use, and the Governing Body may approve such Conditional Use, using the following factors as guidelines:

- A. Whether approval of the Conditional Use would be consistent with the intent and purpose of this Code;
- B. Whether the location of the proposed use is compatible to other land uses in the surrounding neighborhood;
- C. Whether the proposed use places an undue burden on the existing transportation and service facilities in the area affected and, if so, whether such additional transportation and service facilities can be provided;

- D. Whether the proposed use is made necessary or desirable because of changed or changing conditions in the area affected;
- E. The length of time the subject property has remained vacant or undeveloped as zoned;
- F. Whether the applicant's property is suitable for the proposed use;
- G. The recommendations of permanent or professional staff;
- H. Whether the proposed Conditional Use would be in conformance to and further enhance the implementation of the Comprehensive Plan;
- I. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed on the applicant by not upgrading the value of the property by approving the proposed Conditional Use; and,
- J. Whether the proposed Conditional Use, if it complies with all the conditions upon which the approval is made contingent (as authorized in Article 16 of this Code), will not adversely affect the property in the area affected.
- K. Such other factors as may be relevant from the facts and evidence presented in the application.

34-106 Limitations on Reapplication for Amendments: Whenever an application for amendment, supplement, change, rezoning or conditional use permit has been denied by the Governing Body, such application or one substantially similar shall not be reconsidered sooner than ninety (90) days after the said denial.



PUBLIC WORKS REPORT

To: Honorable Mayor and City Council

From Ronnie Pederson, Public Works Superintendent

Re: Public Works Superintendent report for February 13th, 2023 City Council Meeting

Date: February 9th, 2023

Streets

- Graded dirt roads.
- Snow removal.
- Thermostat batteries at community building.
- Changed bulbs in north shop.
- Serviced front end loader.
- Fixed leak on pressure washer.
- Washed service trucks.
- Unloaded sand and salt hoppers.
- Removed broken electric pole at 7th and Main New pole installed with new electrical service.
- Sign repair Forrest and Maple. (Stop sign)
- Replaced street sign.

Water

- Weekly checks and inspections completed.
- One call utility locates.
- Water residuals.
- State water samples collected and sent for analysis.
- Cleaned water meter pits and collected data for copper and lead inventory.
- Multiple water meter checks and reads.
- Red tags.
- Changed chlorine cylinders at water wells.
- Replaced water service at dog kennel and ball field to separate service lines.
- Replaced chlorine exhaust fan at well #4.
- New meter pit at 316 E Ave A.
- New meter pit at 100 E 3rd.
- Replaced water meter setter at 17 Williams.
- Cut meter lids.
- Cleaned copper and brass from old setters.

PUBLIC WORKS REPORT (Cont.)

Wastewater

- Daily and weekly inspections completed.
- Monthly maintenance at wastewater facility and lift stations completed.
- One call utility locates.
- Wasted sludge at wastewater facility.
- Monthly KDHE state test collected and sent for analysis.
- Vac out Wilbeck lift station wet well.
- Cleaned clarifiers and UV bulbs / channels.
- Repair of sewer main. (Crack beside sewer tap)
- Worked on PLC issue and I/O fault with electrician.
- Rodded sewer lines.
- Replaced feedbox seal on belt thickener.
- Meeting with PEC engineering on sewer ordinance language and permitting of industrial sewer.

CITY ADMINISTRATOR'S REPORT

To: Honorable Mayor and City Council

From: Joseph Turner, City Administrator

Re: City Administrator Report for February 13th Regular City Council Meeting

Date: February 10, 2023

City Clerk Appointment

At the February 27th meeting I will be presenting a candidate for appointment to the vacant city clerk position. I am excited about this development and eager to re-direct my energy towards many of the administrative tasks that have been neglected over the last couple of months.

Bond Rating Upgrade

Moody's upgraded our bond rating for the second time in 11-months which is a pretty remarkable accomplishment.

In its press release announcement, Moody's praised the City's "very strong liquidity" and anticipated it to "remain stable for at least the next few years given positive revenues trends and tight expenditure control implemented over the past several years."

To my knowledge, the City has never had a better bond rating.

I am very proud of this accomplishment and want to acknowledge the governing body because this would not be possible without the support of the council.

Meeting with Hutchinson City Manager

This week I met with Hutchinson City Manager Kendal Francis. It was a productive meeting, but introductory in nature. I look forward to working with him in the future to collaborate on issues of regional concern.