

City of Hays
City Commission
Work Session Notes
January 7, 2010

Present: Ron Mellick, Christopher Channell, Barbara Wasinger, Troy Hickman, Henry Schwaller IV, John Bird, Toby Dougherty

DSNWK/ACCESS Transportation – Letters of Support

Ron Straight, Transportation Manager for Developmental Services of Northwest Kansas (DSNWK) made a request for letters of support for funding from the Kansas Department of Transportation. This request is for DSNWK as well as the ACCESS program. Awarded funds would enhance the current services, funding of partial operational expenses, and the replacement of current vehicles operated. The funding will assist in providing services to the rural public in northwest Kansas.

The Commissioners will formally consider the request at the January 14, 2010 Commission meeting.

Downtown Hays Development Corporation Request for Gateway Marker at 8th & Oak

The 2004 redevelopment plan for 8th Street contained gateway markers identifying the Chestnut Street now known as downtown Hays. Various conceptual gateway markers were created over years past. The Downtown Hays Development Corporation (DHDC), in collaboration with Scott Heimann and local contractors/artists, are proposing gateway markers for several locations. Placing a marker at the proposed site at 8th and Oak would violate the site obstruction triangulation of Hays municipal code. Staff advised against the construction of the proposed marker at this location.

Sabrina William, DHDC Coordinator, requested the Commission allow the DHDC to proceed with the construction of the proposed marker for 8th and Fort with the City assuming maintenance of the marker. She requested that DHDC be allowed to work with City staff to find an alternate location for the marker that was proposed to be placed at 8th and Oak.

The Commissioners will formally consider this request at the January 14, 2010 Commission meeting.

Support for Ellis County Coalition for Economic Development Updated Strategic Plan and Re-approval of State Enterprise Zone Designation

Mike Michaelis, Executive Director of the Ellis County Coalition for Economic Development, requested resolutions of support for their updated strategic plan as well as re-approval of the Kansas state enterprise zone designation. The enterprise zone designation requires an updated economic development strategic plan. The Kansas enterprise zone program is controlled by the State and provides various level incentives to businesses. The Kansas Department of Commerce requires economic development strategic plans to be updated every three years to receive the full enterprise zone benefits.

The Commissioners will consider approval of the Plan and Designation at the January 14, 2010 Commission meeting.

Golf Course Effluent Pump Station – Award of Bid

At the January 14, 2010 Commission meeting, the Commissioners will be requested to approve the low bid, in the amount of \$924,259.95, submitted by Smoky Hill LLC, Salina, Kansas, for construction of improvements for effluent irrigation of the golf course and sports complex.

Construction of 6-unit T-hangar at the Hays Regional Airport

Dan Stecklein and Dan Dinkel requested permission to construct a 6-unit T-hangar at the Hays Regional Airport on lots that have been previously identified in the Airport Master Plan for T-hangar construction. Both men have

taken the General Contractors test and have applied to become licensed contractors in Hays. They also requested that ground lease payments be delayed until after the completion of the structure in 2010. The Airport Advisory Committee recommends approval of this request.

The Commissioners will consider approval of their request at the January 14, 2010 Commission meeting.

Skyline Draw – First Amendment to Loan Agreement

For most of 2009, the City has been working with KDHE on a project to improve stormwater quality in Skyline Draw. The project is being funded through the American Recovery and Reinvestment Act (ARRA). To meet the ARRA time schedule, the City entered a loan agreement with KDHE based on the estimated project cost of \$120,000; however, the total project cost, based on bids received, is greater than originally estimated. KDHE has prepared an amendment to the loan agreement which accounts for the new total project cost of \$158,773. The ARRA funding allows for 75% principal forgiveness on the loan resulting in a City's share of \$44,085.25.

The Commissioners will be requested to approve an ordinance authorizing the execution of the amended loan agreement with KDHE to cover the increased cost of \$38,773.

Skyline Draw – Amendment to Engineering Services Agreement

In June 2009, the City entered an agreement with Cook, Flatt, and Strobel Engineers (CFS) for services related to the design of improvements to Skyline Draw under the American Recovery and Reinvestment Act (ARRA) for Innovative Green Infrastructure Projects funded through the Kansas Water Pollution Control Revolving Fund. After project development, design, and extensive KDHE review and involvement, it is necessary to amend the engineering service agreement with CFS to add construction phase engineering services in the amount of \$7,592. This will allow for a limited amount of inspection and technical services during construction. City staff will perform routine daily inspection of the project.

The Commissioners will consider authorizing the City Manager to execute the amendment to the engineering contract with CFS at the January 14, 2010 meeting.

Resolution Calling for Public Hearing on Creation of CID

Resolution No. 2009-038, passed on December 22, 2009, did not include a map of the district for the proposed Community Improvement District (CID). Therefore, the called public hearing for the proposed CID is not in compliance with state statute. Since the public hearing was legally called for, it will be necessary to hold the public hearing on January 14, 2010; however, it will be necessary to hold another hearing on February 11, 2010.

The Commissioners will be requested to approve a resolution calling for a February 11, 2010 public hearing at the January 14, 2010 Commission meeting.

CPM Capstone Project – “Interest is a Matter of Choice”

Kim Rupp, Finance Director, successfully completed the Certified Public Manager’s Course through the University of Kansas Public Management Center. As a final exam, he was required to complete a Capstone Project and present it to his fellow classmates. He presented his Capstone Project to the Commissioners.

His project was concerning state statutes regulating the investment of idle funds for cities. Current state statutes do not allow for the deposit of any city’s idle funds in credit unions or any other institution outside of the city, county, or the State Municipal Investment Pool. The Finance Director believes that this restriction does not allow cities enough choices to improve their portfolio’s performance. He would like to pursue a change to K.S.A. 12-1675 to amend the statutes regulating city investments.

The Commissioners were in agreement with the Finance Director’s plans to pursue these changes to the state statute.

The work session was adjourned.

Submitted by: _____

City Clerk