

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON JANUARY 15, 2009

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, January 15, 2009 at 7:30 p.m.

Roll Call: Present: Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton  
Troy Hickman

Chairperson Wasinger declared that a quorum was present and called the meeting to order.

**2. MINUTES:** There were no corrections or additions to the minutes of the regular meeting held on December 23, 2008; the minutes stand approved as presented.

**3. CITIZEN COMMENTS:** There were no comments.

**4. CONSENT AGENDA:** A. Troy Hickman moved, Allan Lytton seconded, that Resolution No. AR-01, Series 2009, being a resolution expressing appreciation to Dr. Brennan Uehling and Dr. Joey Koerner for opening a new business in Hays that provides chiropractic services, be approved.

Vote: Ayes: Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton  
Troy Hickman

B. Chairperson Wasinger presented the following proposed mayoral appointments for consideration:

Sister Cities Advisory Board

Dr. James Forsythe – 3-year term to expire January 1, 2012

Susan Gamboa – 3-year term to expire January 1, 2012

Carol Solko-Oliff – 3-year term to expire January 1, 2012

Building Trades Board

Dave Schoendaller - 4-year term to expire August 27, 2012

Hays Housing Authority

Lee Staab – 4-year term to expire February 14, 2013

Hays Sports Complex Project Development Advisory Committee-terms for length of project development

Stephen Brummer – member-at-large

Dustin Schlaefli – member-at-large

Hays Area Planning Commission

Tom Denning – unexpired term to expire April 30, 2010

Hays Convention & Visitors Bureau Advisory Committee

Jerry Choate – 3-year term to expire December 1, 2011

Sabrina Symns – 3-year term to expire December 1, 2011

The appointments will be presented for approval at the January 29, 2009 Commission meeting.

**NEW BUSINESS**

**5. COMMERCE PARKWAY SANITARY SEWER – DESIGN OF ENGINEERING SERVICES:** Proposed development is calling for the extension of sanitary sewer along Commerce Parkway north of the Army Reserve Center.

The Capital Improvement Program had identified this project awaiting a development driven need for the extension of sanitary sewer. The proposed improvements would be funded by the issuance of water/sewer revenue bonds. Ruder Engineering has submitted an agreement for engineering services in the amount of \$6,200. The total project cost is estimated to be \$96,460.

Troy Hickman moved, Ron Mellick seconded, that the City of Hays enter into an agreement with Ruder Engineering for design engineering services related to the Commerce Parkway sanitary sewer extension at a cost of \$6,200.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

Troy Hickman

**6. 2009 Wage Study:** The City is approaching six years since the City has had a comprehensive wage and salary study. In 2005, the City contracted with a consultant to provide such a study; however, the deliverables were not usable. In the interim, City staff has completed two in-house wage studies in order to get through union negotiations. In 2009, City staff will be negotiating new contracts with all three unions with the new contracts taking effect in 2010. Staff recommended the City enter into a contract with Organizational Development Services to perform a wage study for a cost of \$22,850.

Ron Mellick moved, Allan Lytton seconded, that the City Manager be authorized to enter into a contract with Organizational Development Services to perform a comprehensive wage study for the City of Hays.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

Troy Hickman

**7. RESOLUTION FOR DANGEROUS STRUCTURE ABATEMENT – 700 EAST**

**6<sup>TH</sup> STREET, LOT 95:** Procedures were started September 3, 2008 regarding the dangerous structure at 700 East 6<sup>th</sup> Street, Lot #95. Staff has gone through all proper procedures to abate the dilapidated and deteriorated structure. The listed owner of the trailer, Mr. Andrew Smith and the land owner, First National Bank, have not requested a hearing before the Trades Board. Both the trailer and land owners have made no attempt to rehabilitate or demolish the structure since receiving the first notification.

Allan Lytton moved, Troy Hickman seconded, that Resolution No. 2009-001, being a resolution authorizing the City of Hays or its designated agent to abate the dangerous structure located on the property at 700 East 6<sup>th</sup> Street, Lot #95 (Cottonwood Trailer Park Owner – Cottonwood Park, Inc., Trailer Owner-Andrew Smith), Hays, Kansas, be approved.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

Troy Hickman

**8. RESOLUTION FOR DANGEROUS STRUCTURE ABATEMENT – 307 EAST**

**5<sup>TH</sup> STREET:** Procedures were started September 15, 2008 regarding the dangerous structure at 307 East 5<sup>th</sup> Street. Staff has gone through all of the proper procedures to abate the dilapidated and deteriorated structure. The property owner has not filed for an appeal.

Barbara Wasinger moved, Ron Mellick seconded, that Resolution No. 2009-002, being a resolution authorizing the City of Hays or its designated agent to abate the dangerous structure located on the property at 307 East 5<sup>th</sup> Street (Michael LaRue, Property Owner), Hays, Kansas, be approved.

Vote: Ayes: Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton  
Troy Hickman

**9. AIRPORT CAPITAL IMPROVEMENT PROJECTS (ACIP):** The Federal Aviation Administration (FAA) is requesting an update of the FFY 2010-2012 Airport Capital Improvement Projects (ACIP). FAA has asked that the City update the project cost figures, reprioritize, add any new projects to the list, and submit data sheets for each project. City staff met with Burns and McDonnell, the City's Airport Engineer, and developed the following proposed plan update:

2010

- Taxiway lights on Taxiway M
- Snow and Ice Equipment-Chemical Spreader
- Snow and Ice Equipment-Snow Blower

2011

- Slurry Seal Runway 16-34 and connecting taxiways

2012

- North Apron Expansion

Barbara Wasinger moved, Christopher Channell seconded, that the submission of the updated ACIP data sheets to the Federal Aviation Administration for inclusion in the FFY 2010-2012 Airport Capital Plan be authorized.

Vote: Ayes: Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton  
Troy Hickman

**10. AIRPORT AIRCRAFT RESCUE AND FIRE FIGHTING (ARFF) VEHICLE PROCUREMENT – PROFESSIONAL ENGINEERING SERVICES:**

The Federal Aviation Administration (FAA) requires the Hays Regional Airport to acquire a new Aircraft Rescue and Fire Fighting Vehicle (ARFF Truck). An Airport Improvement Program (AIP) Grant will fund 95% of the costs. Burns and McDonnell have prepared Authorization No. 5 to the existing Engineering Services Agreement with the City. Authorization No. 5, in the amount of \$20,000, is for professional services related to the procurement of the truck according to FAA rules and regulations. The estimated cost for truck and procurement services is \$861,992, with the City 5% share being \$43,100.

Troy Hickman moved, Christopher Channell seconded, that Authorization No. 5 with Burns and McDonnell for professional services related to the procurement of an ARFF vehicle be approved.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

Troy Hickman

**11. ENHANCED TAXIWAY MARKING DESIGN:**

The Federal Aviation Administration (FAA) requires Enhanced Taxiway Markings and Surface Painted Hold Signs at the Hays Regional Airport. An Airport Improvement Program (AIP) Grant will fund 95% of the costs. Burns and McDonnell have prepared Authorization No. 6 to the existing Engineering Services Agreement with the City. Authorization No. 6, in the amount of \$10,000, is for professional services related to the design of the taxiway marking project according to FAA rules and regulations. The estimated total cost of the project is \$30,000, with the City's 5% share being \$1,500.

Ron Mellick moved, Allan Lytton seconded, that Authorization No. 6 with Burns and McDonnell for professional services related to the design of enhanced taxiway markings be approved.

Vote: Ayes: Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton  
Troy Hickman

**12. ORDINANCE AUTHORIZING CONSTRUCTION AND ISSUANCE OF BONDS FOR REPAIRS TO LINCOLN DRAW TUNNEL:**

The Capital Improvement Program identified \$600,000 to be funded by the issuance of General Obligation Bonds for repairs to the Lincoln Draw Tunnel. City staff solicited bids for repairs to the tunnel and has prepared contracts to be awarded for said services. Gilmore and Bell has prepared an ordinance authorizing the repairs to the tunnel and the issuance of General Obligation Bonds and temporary notes not to exceed \$600,000.

Barbara Wasinger moved, Christopher Channell seconded, that Ordinance No. 3763, being an ordinance authorizing certain storm drainage improvements, and providing for the manner of paying for the same, be approved.

Vote: Ayes: Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton  
Troy Hickman

**13. AWARD OF BID FOR LINCOLN DRAW TUNNEL REPAIRS:** The Lincoln Draw Tunnel is a storm sewer pipe that is six feet in diameter and runs for over a mile under the downtown portion of the City from approximately 19<sup>th</sup> & Lincoln to 10<sup>th</sup> & Montgomery. The tunnel is over 80 years old and in need of repairs. The technologies available for repairs to this type of structure are somewhat specialized in nature and unique to the specific structure being repaired. Staff has solicited bids and is recommending the award of a contract for repair of the tunnel. Bids were received from Utility Maintenance Contractors (UMC) and

Mayer Specialty Services. The bid from UMC provides the lowest unit price and the most cost effective repair method.

Staff recommended awarding a contract with Utility Maintenance Contractors to repair sections of the Lincoln Draw Tunnel based on unit prices identified in the bid documents. Total projects cost is not to exceed \$600,000, as identified in Ordinance No. 3763 authorizing the financing of the improvements through the issuance of General Obligation Bonds.

Ron Mellick moved, Allan Lytton seconded, that the City Manager be authorized to enter into a contract with Utility Management Contractors for the repair of the Lincoln Draw Tunnel.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

Troy Hickman

**14. REPORT OF THE CITY MANAGER:** City Manager Toby Dougherty stated that staff will attend an annual planning retreat. One of the topics of discussion will be the Capital Improvement Plan and identifying projects that are ready or could be ready in a short time should a stimulus package be passed by Congress. The projects will be presented to the Commission at the January 22, 2009 work session for review and discussion.

Assistant City Manager Mark Loughry reviewed the Governor's budget report with the Commissioners. He commented on the Governor's proposed budget cuts and how those cuts will affect Hays and other cities across the state.

Chairperson Wasinger stated that the Governor is doing everything possible to not raise taxes on the state level; however, her budget cuts will create a shortfall for local governments. She requested City staff contact our legislators and ask them to not shift the tax burden to cities.

The City Manager stated a letter will be drafted and presented to the Commissioners for their approval at the January 22, 2009 work session.

**15. COMMISSIONERS INQUIRIES AND COMMENTS:** Commissioner Channel commented that the School Resource Officer/DARE program is one program that he does not want the City to lose. It is very critical that the program be maintained even if the City has to fund it.

Chairperson Wasinger encouraged citizens to apply to be a member of the Sports Complex Committee. This committee will provide over-sight during the construction phase of the project. Citizens can apply on-line or come to City Hall to pick up an application.

The meeting was adjourned.

Submitted by: \_\_\_\_\_