

City of Hays  
City Commission  
Work Session Notes  
January 19, 2006

Present: Kent Steward, Wayne Billinger, Troy Hickman, Barbara Wasinger, John Bird, Randy Gustafson

Absent: Henry Schwaller IV

**Overland Ventures – Affordable Housing**

Brett Johnson, Pat Beatty, and Ed Keating, representing Overland Ventures, Overland Park, Kansas, requested approval of a Letter of Support for a proposed new 48 unit Section 42 tax credit low income residential development to be built on land that is presently owned by USD 489 located in the 500 block of West 33<sup>rd</sup> Street. The Letter of Support will be submitted, with an application, to Kansas Housing Resources for the purpose of building affordable housing that is income restricted.

Mr. Johnson presented an overview of the types of housing that Overland Ventures has built in communities throughout Kansas. Overland Ventures has secured a purchase option for the site from USD 489. The Letter of Support is basically saying the City of Hays approves Overland Ventures as a developer to submit a letter of application to Kansas Housing Resources. Overland Ventures will know by May 1, 2006 if the project has been approved. If approved, construction is planned to begin August 2006, with a completion date of May 2007.

Several citizens who live in the area questioned the need for this type of housing in Hays and the effect additional housing will have on traffic in the area.

Chairperson Steward stated that the Planning Commission will have a public hearing on this request. Citizens will have the opportunity to express their concerns about the project during the hearing. The Planning Commission will determine whether this is appropriate use of the land and give a recommendation

to the City Commission. The Commission can either accept or reject their recommendation.

The Commissioners will be requested to take formal action on this issue at the January 24, 2006 Commission meeting.

### **City-owned Property/Habitat for Humanity**

Habitat for Humanity has requested that the City donate the property located at 17<sup>th</sup> & Allen, for the site of the first Habitat home to be built in Hays. The site contains underground infrastructure that will need to be removed before a dwelling can be built.

The Commissioners will take formal action on this request at the January 24, 2006 Commission meeting.

### **Bleacher Bids**

At the January 24, 2006 Commission meeting, the Commissioners will be requested to formally approve a bid from ABCreative, in the amount of \$5,250 for the purchase of bleachers for Stramel Ball Fields. This was not the low bid; the three lowest bids did not meet the specifications set forth in the Request for Bids. An amount of \$5,500 is budgeted in the Ball Field Budget for this purchase.

### **Public Transportation**

The Ellis County/City of Hays Transportation Committee task force appointed to study public transportation has made a recommendation that a model be followed that is similar to what Reno County has established for countywide transportation.

City Manager Gustafson recommended that the City Commission and the Ellis County Commission get together to discuss this matter further.

### **Hays Public Library Board – Request for Reserved Parking**

The Hays Public Library Board has requested four spaces in the City-owned public parking lot on the south side of the 100 block of West 12<sup>th</sup> Street to be reserved for Library staff parking. Library staff has indicated the need for reserved staff parking close to the west entrance of the library due to the continual need for librarians to carry/deliver books, displays, and other educational material from their cars to the Library.

The Commissioners will take formal action on this request at the January 24, 2006 Commission meeting.

### **Capital Improvement Plan**

Loran Zimmerman, Ellis County Fair Board chairman, was in attendance to discuss the installation of a water line loop to the fair grounds.

The County would like to have this done before August 2007 in order to host the Shrine Bowl. It is estimated that it will cost \$290,000 to install the water line loop. The City would pay for over-sizing of the lines, which would cost \$64,000. The County would be responsible for the remaining \$226,000. The County would like to get some assistance from the City.

The City Manager stated that this project would be funded out of the water fund. There are other projects that could be pushed back. The Commissioners will need to make that decision. The usual process is to require an annexation agreement before any new water line installations are approved.

The City Commission will meet with the County Commission to further discuss the water line loop.

### **55<sup>th</sup> Street Construction – KDOT Supplemental Agreement**

In January 2005, the City and KDOT entered into an agreement regarding a Corridor Management Grant to pave 55<sup>th</sup> Street from Vine Street to General Hays Road. The Agreement required KDOT to pay 2/3 of the project cost. The low bid received in July 2005 was higher than estimated. KDOT agreed to increase their maximum level of participation in the project. The supplemental

agreement increases KDOT's participation in the project from \$102,500 to \$140,002.

The Commissioners will be requested to formally approve the Supplemental Agreement at the January 24, 2006 Commission meeting.

### **RFP for Broker and Risk Management Services**

The Commissioners reviewed a Request for Proposals for Broker and Risk Management Services. It is staff's goal to have the risk management broker contracted in time for comprehensive review of the City property, casualty, and liability insurance which renews July 1, 2006.

### **Uniplace, LLC IRB Ordinance**

The Commissioners will be requested to formally approve an ordinance authorizing the issuance of Industrial Revenue Bonds for Uniplace, LLC at the January 24, 2006 Commission meeting.

### **Fox Theatre**

The City has been approached by two separate parties, HaysFoxPartners and Liberty Group, requesting that the Fox Theatre property be given to them in exchange for improvements and ongoing maintenance to return the property into an income producing property. The Commissioners decided to proceed with signing an agreement with Golden Edge Realty to auction the property.

Formal action on this matter will take place at the January 24, 2006 Commission meeting.

### **Carrico Waterline along 48<sup>th</sup> Street**

The City's share for the over-sizing of the 12" waterline along 48<sup>th</sup> Street for the Carrico Implement dealership will be higher than was initially estimated. The engineer's estimate for the City's share was \$11,300.00; however after receiving the bids, the City's share will be \$23,614.36.

The Commission will be requested to approve the bid at the January 24, 2006 Commission meeting.

**Other Items for Discussion**

Commissioner Billinger requested staff provide information comparing water usage to water pumped.

**Executive Session**

Troy Hickman moved, Wayne Billinger seconded, that the Governing Body recess to executive session at 6:52 p.m. for 15 minutes to discuss attorney-client privileged information regarding water issues and union negotiations. The executive session included the City Commission, the City Manager, the Assistant City Manager, and the City Attorney. The justification for the executive session is that it would be disadvantageous to the public's interest to reveal the City's position during negotiations.

Vote: Ayes: Kent Steward  
Wayne Billinger  
Troy Hickman  
Barbara Wasinger

Chairperson Steward called the work session back to order at 7:05. He stated no action was taken during executive session.

The work session adjourned.

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

City Clerk

