

City of Hays
City Commission
Work Session Notes
January 20, 2011

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

Hays Neighbors – Sidewalk Replacement Program

A group known as Hays Neighbors is attempting to improve the residential neighborhood south of 8th Street and west of Main Street by identifying 178 properties with sidewalks in various degrees of disrepair. This area is considered to be the gateway neighborhood to the Fort Hays State University campus. The group is preparing a request for grant funding from a private foundation in order to repair the damaged portions of sidewalk in this area. Preliminary costs are estimated to be \$114,183 for sidewalk repair and \$20,000 for tree removal.

Paul Wildeman, treasurer of Hays Neighbors, addressed the Commission and requested support from the City by allowing various concessions with regard to rebates for sidewalks and trees.

City Manager Toby Dougherty suggested the Commissioners approve a letter of support before Hays Neighbors applies for a grant, if they are in agreement to approve the proposal. Once the grant is received, the specifics can be worked out.

The Commissioners agreed with the City Manager's suggestion and will consider signing the letter of support at the February 10, 2011 Commission meeting.

Wild West Festival Committee Park Improvement Request

The Wild West Festival Committee has requested matching funds in the amount of \$6,000 for a concrete slab for the stage area in Municipal Park,

permission to install flags/banners on Main Street, and permission to provide input on future tree plantings in Municipal Park.

The Commissioners will be requested to consider approval of their request at the February 10, 2011 Commission meeting.

Comprehensive Plan Professional Services Agreement

A Request for Proposal for a comprehensive plan was developed as a joint effort between the City and Ellis County, with the goal of selecting the same firm to prepare plans for both entities. A selection committee made up of staff and selected members of the Planning Commission made a recommendation to accept the proposal submitted by RDG working with Cook, Flatt and Strobel, costing \$123,000 for the City's comprehensive plan, and \$53,000 for the County's plan.

Commissioner Steward questioned the cost of the study; he feels that the Commission can articulate the vision for Hays and Ellis County as well as an outside firm can.

Ellis County Administrator Greg Sund responded the comprehensive plan process gathers information independently with input from the public as well as special interest groups. The City's share is higher because of the detail needed to create a plan for an urban area is greater than developing a plan for a rural area.

The City Manager stated that a comprehensive plan provides legitimacy for the future plans of the City of Hays. He agrees with Commissioner Steward in that the Commissioners could probably define $\frac{3}{4}$ of the things that would be needed in a comprehensive plan, as far as opportunities and growth and what the community would like to see. It is important for the Commissioners and others in the community to be involved with developing this plan as a tool for future growth and development. It is expensive, but for the guidance it provides, it is worth it if it is done correctly.

Commissioner Schwaller stated it is expensive but he feels it is worth the cost. He thinks it makes sense to have an outsider come in with a fresh set of

eyes to look over our community and help with future planning on issues that have never been looked at in a comprehensive plan such as water runoff, streets, sidewalks, trees, etc.

Commissioner Hickman stated that the first comprehensive plan created in 1994 was a good investment.

The Commissioners will be requested to approve a Comprehensive Plan Professional Services Agreement with RDG at the February 10, 2011 Commission meeting.

Stormwater Utility Recommendation

Over the last year, a team from Camp, Dresser and McKee and Wilson Company, along with City staff and a Commission-appointed Stormwater Advisory Committee (SWAC), has been working through the process of developing a stormwater utility. After four meetings with the consultant, SWAC has brought forth its recommendation regarding the proposed utility. Those recommendations include establishing a stormwater utility, which would generate \$670,000 per year by charging a \$3.62 per month fee for each Equivalent Residential Unit. Currently, the City collects a \$4 per month fee from each water/sewer customer. Staff proposed a public information meeting to be held in February, with plans to bring forth an ordinance in March to enact the utility.

Steve Sedgwick and Andy Sauer, representing Camp, Dresser and McKee, explained the process used to arrive at the final recommendations for implementing stormwater management and billing the associated fees.

The Commissioners will be requested to approve the recommendations brought forth from SWAC at the February 10, 2011 Commission meeting.

Stonepost Apartments Phase III Request for Waterline Upgrade

Phase III of the Stonepost Apartments project is planned for the NE corner of 4th and Oak. This development requires waterline upgrades in the area. This section of line was identified in the 2003 Water Distribution Study as needing to be replaced; however there was never a driving force to move this project along

and replacement never occurred. The developers, Overland Property Group, have requested a 50/50 cost share with the City for the line replacement. It is estimated that the cost for replacement will be \$29,970. A 50/50 cost split would amount to \$14,985 for both the City and Overland Property Group. City staff supports their request.

The Commissioners will be requested to authorize the City Manager to execute the developer agreement providing for the City's cost in an amount not to exceed \$14,985 at the February 10, 2011 Commission meeting.

46th Street First Addition Phase II – Resolution to Establish Benefit District

Western Plains Service Corp. has petitioned the City for street, storm sewer, water and sanitary sewer improvements to an area containing seven lots abutting Hoover and Jefferson Drive in the 46th St. First Addition. The developer will pay 30% of the cost for the construction, estimated at \$49,464.48, with the remaining 70%, estimated at \$115,417.12, to be assessed to the seven lots.

The Commissioners will be requested to consider approval of a resolution authorizing the improvements at the February 10, 2011 Commission meeting.

46th Street First Addition Phase II – Engineering Services Agreement

At the February 10, 2011 Commission meeting, the Commissioners will be requested to approve a contract with Ruder Engineering and Surveying, LLC for engineering services related to improvements in the 46th Street First Addition Phase II, in an amount not to exceed \$9,200.

The work session was adjourned at 8:12 p.m.

Submitted by: _____

City Clerk