

City of Hays
City Commission
Work Session Notes
January 22, 2009

Present: Christopher Channell, Allan Lytton, Troy Hickman, John Bird, Toby Dougherty

Absent: Barbara Wasinger, Ron Mellick

Proposal for the Use of the Former Army Reserve Center

A. Habitat for Humanity of Ellis County (HFHEC): Wendy Beougher and Louise Reese, co-presidents of HFHEC, presented a proposal to use the former Army Reserve Center for office space and storage space. The group would also like to use part of the facility to start up a re-store. A re-store recycles donated overstock, discontinued, new and used building materials which are re-sold to the public at discounted prices or used in the construction of habitat homes. The income generated is used for expanding the building projects of HFHEC.

B. City of Hays Parks Department: Parks Director Jeff Boyle and Assistant City Manager Mark Loughry presented the City's proposal for the use of the former Army Reserve Center. The Parks Department would like to use the building for office space and equipment storage. The majority of city-owned park equipment is left outdoors year around, which reduces the life expectancy of the equipment, but also creates inefficient downtime due to various weather related wear and tear. The proposal recommended that ball field operations and cemetery operations be relocated to the Reserve building in an effort to centralize the equipment that is used at various locations to increase efficiency of operations. The building currently used for these operations could then be used by other City departments.

Additionally, the septic system at the existing Parks Department, which is located on land owned by the State of Kansas, is failing and it would be very

costly to fix the system for the long-term. Staff recommended maintaining the existing facility for wood chip storage, feed bale storage, and compost/dirt storage, as well as continue to use the greenhouse located on the property. The building itself would be used for storage of seasonal items and chemicals.

It is estimated that it will cost \$74,407 for initial building repairs, voice and data infrastructure and miscellaneous office needs. Additionally, there will be increased annual costs for gas and electricity to heat and cool the facility.

Three more proposals will be presented at the February 5, 2009 work session.

Access Transportation Funding – Letter of Support

Ron Straight, Transportation Manager for Development Services of Northwest Kansas (DSNWK), appeared before the Commissioners to request a letter of support for an application that DSNWK is submitting to KDOT/Office of Public Transportation for funding. As part of the application process, it is required to request letters of support from area governmental entities

The Commissioners were in agreement with Mr. Straight's request.

Wastewater Treatment Plant, Anaerobic Digester Boiler – Award of Bid

At the January 29, 2009 Commission meeting, the Commissioners will be requested to approve a bid submitted by CAS Construction, Topeka, KS in the amount of \$281,737 for an anaerobic digester boiler for the Wastewater Treatment Plant.

Abatement of Two Vehicles – 600 East 8th Street

The vehicles have been removed from 600 East 8th Street; therefore, no action is necessary.

2009 Street Maintenance – Award of Bids

At the January 29, 2009 Commission meeting, the Commissioners will be requested to approve the following bids submitted for 2009 Street Maintenance:

1. Chip Seal – B & H Paving for \$1.90 per SY - \$129,116.40
2. Micro-Surfacing – Ballou Const. Co. - \$406,175.45 (includes restriping)
3. Poly Patch – Stripe & Seal for \$15.95 per gallon - \$37,482.20
4. Curb Repair & Brick Patching – APAC, KS, Inc. - \$90,497.00

Agreement for Conveyance of Greenbriar Street and Easement to Maintain Sewer Lines

Greenbriar Street is owned by Smoky Hill Country Club. Previous Commissions have voted unanimously to accept the street and maintain it; however, due to various circumstances, that has not happened. In 2008, Public Works staff began dialog with Smoky Hill to take over ownership of the street. An Agreement for Conveyance of Greenbriar Street and Easement to Maintain Sewer Lines will be presented for approval at the January 29, 2009 Commission meeting.

Proposed Vacate of Utility Easement in Roth 4th Addition

A request has been made by the property owner to vacate a platted 15 foot utility easement in Roth 4th Addition, located between Lot 2 and Lot 3 of Block 1. The owner of the property is planning to locate a hotel and restaurant on the property and has no need for the easement.

The Commissioners will consider approval of the request at the January 29, 2009 Commission meeting.

ARFF Facility – FAA Grant Application

The Commissioners will be requested to approve a Federal Aviation Administration (FAA) grant application for a Aircraft Rescue and Fire Fighting Facility at the Hays Regional Airport at the January 29, 2009 Commission meeting.

City Manager Toby Dougherty commented that the original estimate of \$1,400,000 has been raised to \$2,372,118. FAA has indicated that discretionary

funds may be available to cover the overage. If FAA does not authorize the funding of the full 95% of the total project cost, the scope of the project will need to be reduced to a level that FAA will fund or the project will be cancelled in its entirety.

Public Works Director Brenda Herrman stated the project will be bid with some alternate bid items, which could be eliminated from the project to reduce costs if necessary. If the FAA funds the full \$2,372,118, the City's 5% share of the project would be \$118,606, instead of \$70,000.

Enhanced Taxiway Markings – Resolution Authorizing Improvements

The City received notification from the Federal Aviation Administration that the installation of Enhanced Taxiway Marking is being considered for funding under the FFY2009 Airport Improvement Program. The estimated cost of the project is \$30,150; the City's 5% share is \$1,508.

The Commissioners will be requested to approve a resolution at the January 29, 2009 Commission meeting initiating the proceedings for the improvements.

Enhanced Taxiway Markings – FAA Grant Application

The Commissioners will be requested to approve a Federal Aviation Administration grant application for the installation of Enhanced Taxiway Markings at the January 29, 2009 Commission meeting.

Downtown Grain Elevator

Located in downtown Hays is a large abandoned grain elevator which sits on Union Pacific Railroad (UPR) property. The former owner of the elevator, Consolidated Grain, Inc. is defunct and makes no claim to the elevator and no taxes are paid on the elevator. As no one claims ownership, maintenance of the elevator has fallen on the City. Costs to demolish the elevator have unofficially been quoted to be as high as \$900,000.

Due to an on-going pigeon problem, staff has obtained a quote in the amount of \$5,200 from a local contractor to temporarily board up the windows and doors in the abandoned elevator, which is located at 10th and Oak Street. Due to the unknown safety factors of the interior of the structure, all work would be performed from the exterior of the structure utilizing a crane. This is a temporary fix until a long term solution and funding can be arranged. It will be necessary to obtain a right of entry permit from UPR before the work can begin.

The Commissioners were in agreement to have Public Works staff apply for a right of entry permit from UPR.

Discussion of Possible Stimulus Package

The City Manager presented a list of projects that could be shovel ready should a funding mechanism become available to cities as part of the stimulus package that is being proposed in the United States legislature.

Letter to Governor Regarding Proposed Budget

At the request of the Commissioners, a letter was drafted to Governor Kathleen Sebelius regarding her proposed budget cuts that will result in a loss of approximately \$360,000 for 2009 and more for 2010. This loss of revenue is attributable to the proposed elimination of the disbursement of the locally collected alcohol taxes.

The Commissioners agreed with the content of the letter and will sign the letter. Copies of the letter will be sent to our local representatives and senator.

Resolution Setting Place and Time of Regular City Commission Meetings

The Commissioners will be requested to consider a resolution changing the start time of Commission meetings from 7:30 p.m. to 5:30 p.m. Formal action will be taken at the January 29, 2009 Commission meeting.

Commissioner Hickman suggested that the start time of Commission meetings be discussed in April of odd-numbered years when a new Commission is seated.

Resolution Setting Place/Time of Regular February 12, 2009 City Commission Meeting

The date of the February 12, 2009 meeting is being moved to Tuesday, February 10, 2009 in order for the Commissioners to attend the annual Chamber of Commerce banquet. Therefore, a resolution has been prepared and will be considered for approval at the January 29, 2009 Commission meeting.

Other Items for Discussion

The City Manager reported that the Ellis County Commission would like to have a joint meeting to discuss the request by the Glassman Corporation for assistance with the entrance to their property on Commerce Parkway.

The Commissioners agreed to meet with the Ellis County Commissioners at a date yet to be determined. They would also like to discuss several other issues at the same time.

Executive Session

Christopher Channell moved, Allan Lytton seconded, that the Governing Body recess to executive session for 15 minutes at 6:50 p.m. to discuss attorney-client privileged information and property acquisition. The executive session included the City Commissioners, the City Manager, the Assistant City Manager, and the City Attorney. K.S.A. 25-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Christopher Channell

Allan Lytton

Troy Hickman

Commissioner Channell called the meeting back to order at 7:05 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk

