

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON JANUARY 28, 2010

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, January 28, 2010 at 6:30 p.m.

Roll Call: Present: Ron Mellick  
Christopher Channell  
Troy Hickman  
Henry Schwaller IV  
Absent: Barbara Wasinger

Chairperson Mellick 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 session held on January 14, 2010; the minutes stand approved as presented.

**3. FINANCIAL STATEMENT:** Finance Director Kim Rupp reported that investments on December 31, 2009 totaled \$42,750,000, which is a \$3,900,000 increase when compared to December 2008. The weighted average interest rate on the total investment portfolio, as of December 31<sup>st</sup>, is .4462%. In December, the Finance/City Clerk's Office invested \$9,000,000 of maturing certificates of deposit with a weighted average interest rate of .3856%. General Fund sales tax collections showed an increase of \$68,061 compared to a year ago. Year end General Fund sales tax collections are down \$188,252. December sales tax collections for the Sports Complex totaled \$228,083 and the year-to-date total is \$1,517,416. December expenditures for the Sports Complex were \$222,033 for a year-to-date total of \$490,462.

Assistant City Manager Paul Briseno presented a recap of operating budget expenditures and revenues from 2009.

Henry Schwaller IV moved, Troy Hickman seconded, that the Financial Statement for the month of December 2009 be approved.

Vote: Ayes: Ron Mellick

Christopher Channell

Troy Hickman

Henry Schwaller IV

**5. CONSENT AGENDA:** Troy Hickman moved, Christopher Channell seconded, that Resolution No. AR – 02, Series of 2010, being a resolution expressing appreciation to Jana Herdman for establishing a new business (Gambino's Pizza) in the city of Hays, be approved.

Vote: Ayes: Ron Mellick

Christopher Channell

Troy Hickman

Henry Schwaller IV

### **NEW BUSINESS**

**6. HAYS SPORTS COMPLEX FINAL DESIGN:** Over the last year, the Sports Complex Project Development Advisory Committee (PDAC) has worked with the City's design consultant, Olsson Associates, on the design for the proposed Sports Complex. The current estimate for the base project is just below \$8 million. The base project includes six baseball/softball fields, five multi-use full-sized soccer/football fields, two concession/restroom buildings, a maintenance building, gravel parking lots and access roads, landscaping, and associated utilities. The main 4-plex of softball fields will be fully lighted. Alternate bid items have been prioritized and included in the plans should bids come in below the current estimate.

Ryan Dugdale and Brad Sonner, representing Olsson Associates, and Darren Varner, representing CHA Sports, presented the final design of the

Complex, along with twelve alternates should bids come in lower than anticipated.

Commissioner Schwaller stated he will be voting no on the approval of the final design as presented. He feels that it would be better use of money to use the \$200,000 set aside for gravel parking lots on the construction of three more soccer fields. If a grass parking lot is good enough for the Fort Hays Soccer Stadium, it ought to be good enough for the City. He feels the public will not get the facility that they were expecting to get when they approved the sales tax.

Commissioner Hickman disagreed with Commissioner Schwaller. He would rather have more paving and more lights; it is a lot easier to add more ball fields later on.

Commissioner Schwaller stated that would not happen. Very little of what was identified in a previous ten-year master park plan has been done, or just enough was done to get by and considered good enough. He is not satisfied with good enough.

City Manager Toby Dougherty stated that whatever the Commission approves this evening, when the bids come in, they will be evaluated and at that time it will be determined if there is any extra money for any of the alternatives. If there is extra money, PDAC will re-prioritize the alternates and submit them to the Commission. The Commission will have the final say on what alternatives are chosen.

Commissioner Channel asked Commissioner Schwaller if he would vote for approval if the gravel parking lot is taken out of the base bid and made one of the alternates.

Commissioner Schwaller was agreeable to Commissioner Channell's suggestion.

Park Director Jeff Boyle stated that if the Sports Complex were to open in late 2010, it would take all of 2011 to get grass planted and irrigated before any parking could be done on the lots.

The City Manager stated he steered the PDAC to installing a gravel parking lot. He is concerned about the possibility of having events at the Sports

Complex during a wet week which will create a mud hole. A gravel parking lot would alleviate that problem. He does not have a problem with grass parking lots for the overflow that would occur during the big events, but for the day in, day out events, he feels a gravel parking lot would be better.

Commissioner Schwaller questioned how many fields it would take to host a state-wide tournament. He does not feel that the design, as presented, would be sufficient.

The consensus of the consultants and members of the PDAC was that six fields are considered sufficient for hosting large events.

Troy Hickman moved, Ron Mellick seconded, that the final design of the Hays Sports Complex, as presented, be approved and Olsson Associates be authorized to advertise for bids.

Vote: Ayes: Ron Mellick

Troy Hickman

No: Christopher Channell

Henry Schwaller IV

Christopher Channell moved, Henry Schwaller IV seconded, that the design of the Hays Sports Complex be approved, with the exception that the gravel parking lot be pulled out of the base bid and moved to the list of alternate bids, and Olsson Associates be authorized to advertise for bids.

Vote: Ayes: Ron Mellick

Christopher Channell

Troy Hickman

Henry Schwaller IV

**7. INVESTMENT GRADE ENERGY AUDIT CONTRACT:** The State of Kansas Energy Office allows municipalities the use of the State's energy audit program to improve energy efficiencies of facilities and infrastructure. The City of Hays has utilized this program for an initial audit. The results show a potential cost savings through upgraded energy efficient products and procedures. An investment grade audit will further detail exact projects to complete and provide the expected savings. Chevron will perform the audit at a cost of \$26,166. If during the audit it

appears potential savings will not cover the cost of the investment, the contract will terminate with no cost to the City. If the City decides to implement the recommendations in the investment grade audit, there is no fee. The cost of the investment grade audit would be figured into the total project cost. The City could also choose to pay Chevron the \$26,166 fee and implement the projects at a time of the City's choosing.

Christopher Channell moved, Ron Mellick seconded, that a contract with Chevron Energy Solutions for an investment grade energy audit for the City of Hays be approved.

Vote: Ayes: Ron Mellick

Christopher Channell

Troy Hickman

Henry Schwaller IV

**8. REPORT OF THE CITY MANAGER:** The City Manager had no additional items to report on.

**9. COMMISSION INQUIRIES AND COMMENTS:** There were no inquiries or comments.

The meeting was adjourned.

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

City Clerk