

City of Hays
City Commission
Work Session Notes
Thursday, February 5, 2015 – 6:30 p.m.

Present: Eber Phelps, Shaun Musil, Ron Mellick, Kent Steward, John Bird, Toby Dougherty

Absent: Henry Schwaller IV

January 15, 2015 Work Session Notes

There were no corrections or additions to the minutes of the work session held on January 15, 2015; the minutes stand approved as presented.

Turf Conversion Rebate Program

During the 2015 budget process, City Commissioners allocated \$50,000 for the development of a Turf Conversion Program. Outdoor water use accounts for a large percentage of summer water consumption and has the greatest potential for reduction with an effective rebate program. The turf rebate program is meant to incentivize home/business owner's conversion of irrigated cool-season turf to more water-wise, drought tolerant landscaping and turf types.

Jason Riegel, Water Conservation Specialist, discussed current rebate programs and details regarding the Turf Conversion Program. He emphasized warm season grasses require less mowing, chemicals, and are able to withstand drought. He stated we want to make smart landscapes in Hays the norm.

Knowing the greatest potential for water savings is the conversion of irrigated cool-season yards to more water-wise landscape types, the following turf conversion rebate program details were presented:

- Rebate-eligible properties are those that have permanently irrigated and well maintained cool season yards
- Eligible conversion types include warm season grass, xeriscaping, and artificial turf

- Rebate of \$1 per square foot
- Minimum of 100 square feet
- Maximum rebate amount of \$1,000

The average yard size in Hays is approximately 9,200 square feet or 0.21 acres. For a homeowner that converts an entire average sized yard from cool season to warm season, the anticipated savings would be 16,850 cubic feet of water annually or \$625 at tier rates. A homeowner who converts 1,000 square feet from cool season to xeriscaping could expect to save approximately 2,500 cubic feet of water annually or \$100 at tier rates. This program has the potential to save up to 19 acre feet of water and \$570,000 per year when compared to the cost of new water source development. In early January, City staff called a meeting with local licensed landscape contractors and the response was positive.

The Commission will review the progress of the program mid-summer.

ZMM Development Addition – Rezoning of Lots 7-20 (R-1 to R-3)

The owners of Lots 7-20 of ZMM Development Addition have submitted a request asking that the property be rezoned from single-family dwelling district (R-1) to two-family dwelling district (R-3). A public hearing was conducted on January 19, 2015 at the regular meeting of the Planning Commission and it was recommended that the rezoning be approved. The zoning change from R-1 to R-3 would allow for duplex dwelling units to be constructed, as well as single-family homes.

The property has been in its current vacant state as open space for years. When originally platted in 1974, the property was set aside for a school site and was owned by the school district prior to the sale this past year. The adjacent properties have similar or more intense multi-family zoning districts as what is being requested.

At the February 12, 2015 Commission meeting, Commissioners will be requested to approve an ordinance rezoning Lots 7-20 of ZMM Development Addition from R-1 to R-3.

Connie Leikam, a resident in the area, voiced her concerns with possible increased traffic and safety issues if the zoning change is approved.

Jennifer Whitmer, a resident at 33rd and Elm, has three small children and shared her concerns regarding the increased traffic. She was also concerned that property values may decrease in the surrounding areas. She would like it to remain a single-family dwelling district.

Carol Shepherd, a duplex owner in the area, voiced similar concerns.

ZMM Development Addition – Final Plat

The owners of the proposed ZMM Development Addition have submitted a final plat for consideration. The property is adjacent to previously platted property and has become an island of undeveloped property. The plat is comprised of 26 lots slated for residential development and does include dedication of street and alley right-of-way. Staff has reviewed the proposed plat which has also been reviewed by the Utility Advisory Committee. On November 17, 2014 the final plat was reviewed and approved by the Hays Area Planning Commission.

This property has remained undeveloped as the surrounding property has grown and developed through the years. The property was formerly owned by the USD 489 school district and was recently sold to the current owner. The area of this development is within a highly desirable and developable area for residential development.

At the February 12, 2015 Commission meeting, Commissioners will be requested to approve the resolution accepting the final plat known as ZMM Development Addition.

Tallgrass Addition Phase 5 – Resolution to Establish Benefit District (17th Street, Tallgrass Drive and Prairie Run Court)

TG Investments, LLC has petitioned the City for street, storm sewer, water, and sanitary sewer improvements to an area containing 33 lots in the Tallgrass Addition within the City of Hays to be financed through the

establishment of a special benefit district. The engineer's estimate for total construction costs is \$1,055,000. In accordance with the City's Development Policy, the City's estimated share of the cost for over-sizing would be \$104,000; however, staff is recommending that 17th Street and Tallgrass Drive be built to only 40' width rather than the 45' width of the adjacent existing street. That reduction in width would reduce the City share by approximately \$40,000. The cost to over-size sanitary sewer would be funded out of Water/Sewer Capital. It is recommended the actual cost to over-size the street be funded out of City Commission Capital Reserve.

This is the logical continuation of the construction of the Tallgrass Addition that has been developing in phases over the last several years. This project follows the plan that has been set forth and constructed in various phases over the last 20 years and would complete the connection of East 17th Street to Tallgrass Drive.

The developer is intending to finance the development project through the creation of a special benefit district. After subtracting the estimated City share for over-sizing, 70% of the remaining costs for this project will be allowed to be special assessed with the remaining 30% being paid in full by the developer prior to award of the construction contract. The per lot special assessment is estimated to be \$20,166. Based on the 15 year assessment at an assumed interest rate of 4%, the estimated monthly assessment per lot equals \$149.

At the February 12, 2015 Commission meeting, Commissioners will be requested to approve the Resolution authorizing the creation of a special benefit district for infrastructure improvements for the development of 33 lots along East 17th Street, Tallgrass Drive, and Prairie Run Court within the Tallgrass Addition, with 17th Street and Tallgrass Drive constructed at 40' width.

Tallgrass Addition Phase 5 – Engineering Services Agreement (17th Street, Tallgrass Drive and Prairie Run Court)

TG Investments, LLC has petitioned the City for street, storm sewer, water, and sanitary sewer improvements to an area containing 33 lots in the

Tallgrass Addition within the City of Hays. Baughman Company, P.A. has now prepared a contract for engineering services to include engineering design and contractor solicitation. The contract is for a not-to-exceed amount of \$58,000.

At the February 12, 2015 Commission meeting, Commissioners will be requested to approve the Engineering Services Agreement with Baughman Company, P.A. for an amount not to exceed \$58,000 for the development of Phase 5 of the Tallgrass Addition.

Fort Hays Municipal Golf Course Rental Golf Cart Shed – Award of Bid

Jeff Boyle, Director of Parks, informed the Commissioners that on September 9, 2014 the city-owned rental cart storage building was destroyed by a storm. This building is essential to the golf cart rental program and the golf course pro shop manager. City staff recommends reconstructing the facility at an expected cost of \$49,880 which includes a low bid from Quality Structures Incorporated and separate concrete and electrical costs.

The proposed shed would be utilized for rental golf carts as well as providing several other functions that would assist golf course staff and help facilitate tournaments.

At the February 12, 2015 Commission meeting, Commissioners will be requested to approve the replacement of the golf cart shed for \$49,880 which includes a low bid from Quality Structures Incorporated for \$35,980 with funding from the Park Improvement and Special Parks and Recreation funds.

2014 Golf Course Tournament Report

In January of 2014, the City Commission approved a new golf course tournament fee schedule. This requires each individual playing in the tournament to pay \$15 for greens fees. Under the previous fee schedule each tournament player was paying an average of \$6.73 to play in a tournament. The City Commission advised City staff to report back at the end of the season regarding the financial outcome of these changes. The new fee schedule resulted in \$9,040 dollars of additional revenue when compared to what the old

fee schedule would have brought in. Total tournament greens fees for 2014 was \$18,005.

Family Pool Pass Report

The City Commission requested staff review the possibility of creating a \$50 to \$70 family pool pass. Based on 2014 data, the implementation of such a pass could result in a 20% to 37% loss of revenue (\$11,410 to \$20,530). In order to break even, a family pass would need to be in the \$140 dollar range for families with five or more individuals. The Hays Recreation Commission and City staff recommend no family pass rates at this time.

Utilities Maintenance Facility

Bernie Kitten, Director of Utilities, stated the Utilities Department is requesting approval to construct a maintenance facility to store weather sensitive vehicles and maintenance equipment. Currently, this equipment is stored in the Public Works buildings. The Utilities Maintenance Division personnel and large equipment create additional crowding in the main Public Works building. To alleviate this, a maintenance facility was budgeted within the capital improvement plan for \$300,000 in 2014. The new building project was delayed until now as the owner of the property, DOW Chemical Company, was in the process of remediation of soil contamination. Contaminants have been addressed and DOW Chemical Company will continue to monitor the site. DOW Chemical Company and the Kansas Department of Health and Environment have accepted a plan to build on the leased property located adjacent and south of the Water Plant.

The City has a 30 year lease with DOW Chemical Company that ends in December of 2038. The lease has an option to purchase at the end of the lease or upon achievement of the contamination cleanup. The purchase option allows City staff to feel comfortable with building on a lease with 25 years remaining.

Staff recommends constructing the facility at an expected cost of \$300,000 which contains a low bid from Haselhorst Construction and separate

site work including sidewalks, gravel and stormwater drainage to be completed in-house.

At the February 12, 2015 Commission meeting, Commissioners will be requested to approve construction of the Utilities maintenance facility for \$300,000 which includes a low bid from Haselhorst Construction of Hays with alternates for \$285,700 and rock drive/sidewalk improvements from the Water/Sewer Capital Fund.

Other Items for Discussion

There were no other items for discussion.

The work session was adjourned at 8:00 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk