

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF THE  
CITY OF HAYS, KANSAS  
HELD ON FEBRUARY 6, 2007

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Tuesday, February 6, 2007 at 7:30 p.m.

Roll Call: Present: Wayne Billinger  
Troy Hickman  
Barbara Wasinger  
Henry Schwaller IV  
Kent Steward

Chairperson Billinger 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 25, 2007; the minutes stand approved as written.

**3. CITIZEN COMMENTS:** There were no comments.

**4. CONSENT AGENDA:** There were no items on the consent agenda.

**NEW BUSINESS**

**5. REGIONAL STRATEGIC PLAN – ELLIS COUNTY COALITION:** In coordination with other entities involving economic development initiatives, the City Commission was asked to adopt a resolution reconfirming support for the Qualifying Strategic Plan and requesting that the Kansas Secretary of Commerce of the State of Kansas re-approve the County of Ellis, Kansas, as a Kansas Enterprise Zone designated as a non-metropolitan business region. A resolution is presented to the City Commission for approval every three years as required by the State.

Mike Michaelis, Executive Director of the Ellis County Coalition for Economic Development, stated that this is a state-wide program with basic incentives locked in from the State, such as job creation tax credits, investment tax credits, and sales tax exemptions for manufacturers and certain non-manufacturers in the service industry. Additionally, there are some sale tax exemptions for some retail areas in smaller communities and counties.

Troy Hickman moved, Barbara Wasinger seconded, that Resolution No. 2007-003, being a resolution reconfirming support of the Qualifying Strategic Plan and requesting that the Kansas Secretary of Commerce of the State of Kansas re-approve the County of Ellis, Kansas, as a Kansas Enterprise Zone designated as a non-metropolitan business region be approved.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Barbara Wasinger  
Henry Schwaller IV  
Kent Steward

**6. EMERGENCY SHELTER GRANT:** First Call for Help, in collaboration with the Ellis County Ministerial Alliance, requested that an application be submitted through the City of Hays to the Kansas Housing Resource Corporation for an Emergency Shelter Grant in the amount of \$28,000. This grant would be used for homeless prevention including conditional payment to prevent evictions and utility shut-offs.

Pam Blau, Executive Director of First Call for Help, stated that it is required that a governmental agency apply for the grant. In turn, the governmental agency contracts with local, qualified non-profit agencies to administer the grant.

Henry Schwaller IV moved, Kent Steward seconded, that a grant application to the Kansas Housing Resource Corporation for an Emergency Shelter Grant be approved.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Barbara Wasinger  
Henry Schwaller IV  
Kent Steward

**7. TRICKLING FILTER AND AERATED BASIN IMPROVEMENT BIDS:** Studies by both Bartlett & West and Burns & McDonnell recommend improvements to the aerated basins and the east trickling filter at the Wastewater Treatment Plant. The upgrades will aid the City in staying compliant with Environmental Protection Agency and Kansas Department of Health and Environment requirements. Bids for the work were received from four contractors, with CAS Construction of Topeka submitting the low bid of \$485,737. This is below the engineer's estimate of \$510,000. Lavene Brenden, engineer for Bartlett & West, recommended awarding the bid to CAS Construction.

Kent Steward moved, Barbara Wasinger seconded, that a bid from CAS Construction in the amount of \$485,737 for the design of repairs to the east trickling filter and improvements to the aerated basins at the Wastewater Treatment Plant be approved.

City Manager Randy Gustafson stated the cost for these improvements will be paid through a water and sewer revenue bond. These upgrades will most likely take the City through 2016 or 2017. At that time, it will probably be necessary to build a new plant due to EPA requirements, which are enforced by the Kansas Department of Health and Environment.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Barbara Wasinger  
Henry Schwaller IV  
Kent Steward

**8. ESTABLISHMENT OF HAYS PLANNING COMMISSION/HAYS BOARD OF ZONING APPEALS:** City Attorney John Bird requested that this item be tabled until the Ellis County Commissioners take action on this issue.

Kent Stewart moved, Henry Schwaller IV seconded, that discussion and action on the establishment of the Hays Planning Commission/Board of Zoning Appeals be tabled.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Barbara Wasinger  
Henry Schwaller IV  
Kent Stewart

**9. REPORT OF THE CITY MANAGER:** The City Manager reported it has been confirmed that there were 10,000 boardings at the Hays Regional Airport in 2006, which makes the Airport eligible for additional funds to be utilized at the Airport in 2008.

**10. COMMISSION INQUIRIES AND COMMENTS:** Commissioner Schwaller stated that he feels it is important that the Commissioners vote on and create a comprehensive policy that deals with inspection of rental property in the City of Hays. Discussion on this issue will take place at a future work session.

Chairperson Billinger had questions about maintenance at the Wastewater Treatment Plant which were answered by the City Manager.

Chairperson Billinger requested information concerning the recharge of the Smoky River wellfield.

Chairperson Billinger had questions about emergency response and the Commission's involvement. The City Manager addressed his concerns.

Chairperson Billinger requested that the Emergency Preparedness Director address the Commission at a future session.

**11. EXECUTIVE SESSION:** Troy Hickman moved, Barbara Wasinger seconded, that the Governing Body recess to executive session for 10 minutes at 8:03 p.m. to discuss personnel issues. The executive session included only the City Commissioners.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Barbara Wasinger  
Henry Schwaller IV  
Kent Steward

Chairperson Billinger called the meeting back to order at 8:12 p.m. He stated no action was taken during executive session.

Troy Hickman moved, Barbara Wasinger seconded, that the City Manager's salary be adjusted to provide for an increase of 5.2% of the base salary for the year 2006 as a cost of living adjustment, and an increase of 3% of the resulting base salary for the year 2007 as a merit increase, and that his car allowance be raised to \$500 per month. Both increases shall be retroactive to December 17, 2006.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Barbara Wasinger  
Henry Schwaller IV  
Kent Steward

The meeting was adjourned.

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

City Clerk

