

City of Hays
City Commission
Works Session Notes
February 17, 2011

Present: Barbara Wasinger, Henry Schwaller IV, Ron Mellick, John Bird, Toby Dougherty

Absent: Troy Hickman, Kent Steward

City of Hays/Hays Recreation Commission Joint Meeting

The City of Hays contracts with the Hays Recreation Commission (HRC) to operate area pools and for all scheduling needs of the various recreational areas in Hays such as ball fields, soccer fields and the new Bickle-Schmidt Sports Complex. Each year the HRC and City of Hays conduct a joint meeting to discuss general operations and/or any other facility needs or expectations that may need to be addressed.

Roger Bixenman, HRC Superintendent, and Jeff Boyle, Director of Parks, recommended that the pool season pass price be increased from \$35 to \$40. They also requested the Commissioners consider combining the Pool Summary Report meeting and the annual joint meeting into one meeting to be held the first City Commission work session meeting in December of each year.

The Commissioners will formally consider these requests at the February 24, 2011 Commission meeting.

LWCF Conversion of Use – Speier Ball Fields

The completion of the Bickle-Schmidt Sports Complex will allow for the potential redevelopment of the Speier Ball Field property adjacent to Utilities and Public Works facilities. It is planned to construct a fuel farm as well as a utilities maintenance facility at this location.

The improvements to Speier Field were made in 1979 partially through a grant from the Land and Water Conservation Fund, which restricts the use of property to outdoor recreation, unless a conversion of use is approved by the National Park Service. Staff proposed transferring the recreational use encumbrance on this property to City owned property north of I-70 along Vineyard Road (East 41st Street), which will be developed with nature trails for wildlife observation.

Staff will submit a letter to Kansas Department of Wildlife and Parks for their approval before the request is submitted to the National Park Service.

Stonepost Apartments Phase III Request for Waterline Upgrade

Overland Property Group has made a request to share costs to upgrade a 4" waterline on Oak Street between 4th and 5th Streets to meet the fire protection needs of Phase III of the Stonepost Apartments. The engineer's estimate for the upgrade is \$57,340.75 including engineering costs. The City's share amounts to \$31,440.50 and the developer's share is \$25,900.25. The City's share is slightly higher due to the added footage of line replacement that is not part of the Stonepost development.

The Commissioners will be requested to consider authorizing the City Manger to execute a developer agreement providing for the City's cost share of the waterline upgrade at the February 24, 2011 Commission meeting.

Consideration of Hangar Rate Increase for Hays Regional Airport

In 2010, the Commission approved a 10% rate increase for land leases and city-owned hangar leases at the Hays Regional Airport. At that time, it was suggested that these rates be reviewed annually and adjustments made accordingly. The proposed new rates would be \$.20/SF for land leases and a 10% increase of five city-owned hangars and seven cents a square foot on six hangars to equal \$1.50/SF. This would be the third and final rate increase on the incremental plan presented and approved in 2009. The rate increase is to take effect July 1, 2011.

The Commissioners will be requested to consider approval of the rate increase at the February 24, 2011 Commission meeting.

Pavement Condition Assessment

In December 2010, staff presented proposals for automated data collection services regarding the pavement condition of streets throughout the City and the development of a 5-year repair and maintenance program. The lowest cost proposal, in the amount of \$48,000, was submitted by Infrastructure Management Services (IMS). The Commissioners requested more information about the automated road surface condition assessment process and the benefits of having this service provided.

Assistant Public Works Director John Braun stated that staff has contacted many users of this technology and he discussed the pros and cons. A short video was shown demonstrating the automated pavement assessment equipment and process.

The Commissioners will be requested to consider approval of the bid submitted by IMS at the February 24, 2011 Commission meeting.

Vine Street Reconstruction (22nd to 27th) Award of Bid

In 2004, Vine Street from 13th to 27th Street was milled and overlaid with 2 inches of asphalt. At that time, both the engineers and contractors involved in the project agreed that the overlay was only a temporary repair job, and that the next project would need to be a full pavement replacement. Since then, the mill and overlay has already begun to fail and City crews have made several repairs. The failure of the overlay is due to the deterioration of the concrete base below it.

The City has received KDOT Connecting Link funding to assist in funding the cost of the pavement replacement. Smoky Hill Construction submitted the lowest bid in the amount of \$993,541 for reconstruction of Vine from 22nd to 27th Street. The reconstruction of Vine Street from 13th to 22nd Street is budgeted for 2013.

The Commissioners will be requested to consider authorizing the City Manger to enter into a contract with Smoky Hill Construction for the reconstruction project at the February 24, 2011 Commission meeting.

Vine Street Reconstruction (22nd to 27th) – Resolution Authorizing Bonds for Reimbursement

The reconstruction of Vine Street from 22nd to 27th Street will be funded in part by Connecting Link funds with the balance to be funded locally through the issuance of General Obligation Bonds.

At the February 24, 2011 Commission meeting, the Commissioners will be requested to consider approval of a resolution authorizing the reconstruction of Vine Street from 22nd to 27th Street and the issuance of General Obligation Bonds to fund the City's share of this construction project.

St. John's Via Christi Resolution of Intent for the Issuance of Health Care Facility Revenue Bonds

St. John's Via Christi Health System submitted an application and request for a resolution of intent for the issuance of Health Care Facility Revenue Bonds. The proceeds of the Bonds will be used to provide funding to construct and equip a skilled nursing facility to be located at 2525 Canterbury, just south of and connected to St. John's Assisted Living Facility, in addition to renovations to St. John's Assisted Living Facility.

KSA 12-1740 authorizes cities the ability to issue Industrial Revenue Bonds (IRB) for the purpose of paying all or part of the cost of construction of various types of facilities. IRB's are mainly issued for the firm to receive 100% abatement of property taxes and must be issued by a municipality; however, since Via Christi is a not-for-profit corporation, they will not be pursuing the property tax abatement component of the IRB statute. This resolution of intent is required for them to obtain sales tax exemption during the construction phase as well as receive other bond issue savings. The City is in no way obligated for the

payment of the bonds nor do they lend credit to the transaction. The bonds are issued on the credit of the company.

JT Klaus and David Karlin, representing Via Christi, appeared before the Commission to discuss the project.

Officials of Via Christi have agreed to pay all costs associated with the bond issuance. The bonds will not be issued until 2012, but it is necessary for the Commissioners to approve a resolution of intent at the February 24, 2011 Commission meeting in order for the project to proceed. A public hearing will be held before the Commissioners vote to approve the resolution.

Stormwater Utility

At Commissioner Schwaller's request at the January 26, 2011 Commission meeting, staff prepared information regarding the cost to develop a two or three tier residential rate for stormwater fees based on square footage of impervious surfaces on residential properties. It is estimated that it will cost between \$40,000 and \$174,000 to determine every residential property's impervious surface, depending on the method used.

The Stormwater Advisory Committee has recommended a flat rate of \$3.62 per residential unit. To have a tiered rate structure would require additional time to implement the charges if each residential property was measured for impervious surfaces. It would also require additional time to track additions/changes of impervious surface every time a property owner made changes to his property. Consideration was given to using property data from the County Appraiser's Office.

Commissioner Schwaller stated he feels that the program should be implemented with a flat rate of \$3.62 per residential unit; however, he would like to actively pursue a fairer and more equitable program within the next 12 months.

Further discussion will take place at the February 24, 2011 Commission meeting.

Other Issues for Discussion

City Manager Toby Dougherty stated that inmates from the Stockton Correctional Facility will be picking up trash in various areas of Hays for the next few weeks.

The work session was adjourned at 7:50 p.m.

Submitted by: _____

City Clerk