

City of Hays
City Commission
Work Session Notes
March 6, 2014

Present: Kent Steward, Henry Schwaller IV. Eber Phelps, Shaun Musil, Ron Mellick, John Bird, Toby Dougherty

February 4, 2014 Work Session Notes

There were no corrections or additions to the minutes of the work session held on February 4, 2014; the minutes stand approved as presented.

Request to Address the City Commission by Resident Geoff Kuhn

At the February 27th Commission meeting, Mayor Steward asked that Mr. Kuhn be given an opportunity to address the Commission regarding the enforcement of noise and vandalism within his neighborhood and offer a possible solution. Mr. Kuhn lives near 5th and Ash St. and, in the past, has been critical of the Police Department enforcement of the noise ordinance. In 2012, Chief Scheibler met with Mr. Kuhn to discuss his concerns. At that time, the Police Department stepped up enforcement in the area.

Police Chief Don Scheibler stated the fine for a loud noise disturbance is \$170.00. The incident rate has fallen 30 percent from 2011, and the 200 people house parties once seen are no longer an issue.

City Attorney John Bird suggested Mr. Kuhn contact the owners of the homes he is having the issues with and possibly get assistance from them. He also suggested recording what is going on so that when the officers arrive they have evidence of what the noise was and this can help with enforcement.

The police department educates Fort Hays State University students about responsible partying, and it can increase its outreach to the university's community. Police bicycle patrols during warmer weather also can have an impact.

City Manager Toby Dougherty suggested having GIS create a database of people that are non-occupied owners that don't actually live in the property and send a letter informing them if they have tenants in this area to make sure they are abiding by the regulations.

Military/First Responder Memorial Project

The Wild West Festival Committee has completed numerous park improvement projects over the years in Municipal Park. They are requesting permission for another park improvement called the Military/First Responder Memorial Project which includes landscaping, panels with text and sponsor names, a new park sign, appropriate walking surfaces, one large permanent lit flagpole for an American Flag and footings/sleeve requirements to place additional flags during holiday/special events. Furthermore they are asking for \$5,000 of matching funds and renaming the park to "Wild West Festival Park".

Wild West Festival Committee member Kent Laas provided some additional information on this project. His son-in-law who is a landscape architect assisted with the project.

Chairperson Steward was in favor of this project, but is concerned with changing the name to Wild West Festival Park, he suggested Wild West Park to reflect the area's heritage.

Commissioner Schwaller stated if he were to approve the project he wanted no recognition logos and feels it is inappropriate to have a sponsorship of a memorial that is so public. He is also concerned that we have two memorial parks although not for first responders. One at the courthouse and one veterans park by the American Legion. He does not want this to be the City version of a memorial park and in competition with the others.

Mary Karst, Wild West Fest Co-President, addressed the issue of the sponsors. She stated these sponsors have donated thousands of dollars over the past several years, and are in a five year contract with them. They are suggesting putting a granite slab in the sidewalk somewhere. That way it is not so attached to the memorial as it is to the park, stating park improvements made

possible through the generosity of these sponsors. That would separate it somewhat, but would also give them an opportunity to thank those sponsors.

This item will be discussed further at the March 20, 2014 work session.

Proposed Geist Addition – Annexation Ordinance

The current owners of the property known as the proposed Geist Addition have submitted a signed consent to request annexation of the property under K.S.A. 12-520a. The property located along 22nd Street south of Hays Medical Center is contiguous with the present City limits, and in fact is an island of un-annexed territory. Assuming annexation is approved, the owners intend to develop the property into commercial lots. The plat approval and rezoning request are being considered under separate agenda items. Staff recommends annexing this property due to its contiguous nature and plan for commercial growth along a major collector (22nd St.)

Commissioners will be requested to approve an ordinance for the annexation of the proposed Geist Addition at the March 13, 2014 Commission meeting.

Geist Addition to the City of Hays – Rezoning (A-L to C-O)

The developer of the proposed Geist Addition has submitted a request asking that the property be rezoned from Agricultural District (A-L) to Office and Institution District (C-O). Examples of uses allowed by right in the C-O district are hospitals and other medical related offices/clinics, religious or educational institutions, professional office buildings, parks, libraries, nursing homes, and day care centers. Staff, as well as the Planning Commission, recommends approving this rezoning request from A-L to C-O as submitted.

Commissioners will be requested to approve an ordinance rezoning the proposed Geist Addition from A-L to C-O at the March 13, 2014 Commission meeting.

Geist Addition to the City of Hays – Final Plat

The owners of the proposed Geist Addition have submitted a final plat for consideration. The plat is comprised of four lots slated for commercial development. All public utilities are in place allowing for development of this property including public water and sewer. All required and necessary areas of right-of-way and/or easements are being dedicated with this plat as requested by staff and the Planning Commission.

Commissioners will be requested to approve the resolution accepting the final plat known as Geist Addition at the March 13, 2014 Commission meeting.

Golden Belt Estates 5th Addition – Award of Bid

Western Plains Service Corporation has petitioned the City for street, water, and sanitary sewer improvements to an area containing 34 lots within Blocks one and two of the Golden Belt Estates 5th Addition, and resolutions authorizing those improvements were previously approved by the City Commission.

Bids for this project were opened on February 19, 2014 with bids coming from APAC and J Corp. Bids were structured to allow for either asphalt or concrete pavement. J Corp submitted the low bid in the amount of \$548,715.20 for concrete pavement. J Corp did not submit an asphalt option. APAC submitted bids for both asphalt and concrete; however both options from APAC were higher than the bid from J Corp. All bids were below the engineer's estimate of \$697,639.

At the March 13, 2014 Commission meeting, Commissioners will be requested to authorize the City Manager to enter into a contract with J Corp in the amount of \$548,715.20 for construction of street, water, and sanitary sewer improvements within the Golden Belt Estates 5th Addition to be funded through assessments to the special benefit district.

Adoption of IAPMO 2012 Green Plumbing & Mechanical Code Supplement

City staff is recommending adoption of portions of the International Association of Plumbing and Mechanical Officials 2012 Green Plumbing &

Mechanical Code Supplement. Adoption of this code will mean, in general, that all water using fixtures in new construction and remodels must be at least 20% more efficient than federal standards, and also places restrictions on water uses where there are no state, federal or local rules; for example, car washes and industrial cooling systems.

In reviewing usage records, it was found that newer properties have much higher water usage than existing properties. Staff believes this is primarily driven by larger and more water-needy landscaping than the average property in town. At the same time, there is no code to ensure that inside uses of water are as efficient as they can be. The adoption of this code as recommended covers most uses of water and will help ensure Hays' water supplies are being used in an efficient manner as the city grows and properties are remodeled.

Commissioners requested City staff to provide clear language stating existing sites would need to comply only if plumbing or water-using fixtures are being renovated.

This item will be placed on a future work session along with landscaping regulations for additional discussion.

Water Distribution System Leak Detection Request for Proposals

Staff is requesting permission to publish a Request for Proposals for leak detection services in Hays' buried potable distribution lines and raw water collection system. The 2014 budget allocated \$50,000 for this project, and is considered a best practice for utilities with limited water supplies. While water savings are inherently unknown until after a leak detection survey is completed and repairs are made, saving 2% of the approximately 2,000 acre-feet Hays annually pumps is 40 acre feet of savings. At a cost of \$30,000/acre foot to develop new supplies, this represents a potential capital savings of \$1.2 million.

The technology employed in this service is acoustic leak detection. Trained technicians use microphone technology to listen for leaks occurring in the water distribution system. Components rising above ground, primarily valves and fire hydrants are the main points of contact. The sound from leaking

pressurized water occurs at a unique frequency when combined with the various points of contact, including customer water meters. Therefore, leaks can be pinpointed with a fairly high degree of accuracy. Based upon the volume and specific frequency, good estimates of the leak rates can be made as well.

The Commissioners directed staff to move ahead with the request for proposals for this project.

Comprehensive Financial Management Policy Review – 2013

Finance Director Kim Rupp presented the annual Comprehensive Financial Management Policy (CFMP) Review. The CFMP consists of 13 categories; the 13th category is policy review and requires an annual written status report concerning the City's compliance with the 13 categories. The review is for informational purposes only. It is not necessary for the Commissioners to take any action on the review.

Other Items for Discussion

Chairperson Steward mentioned the town hall meeting on Wednesday evening.

Scott Simpson inquired about the \$50,000 budgeted for leak detection that was discussed earlier, and suggested possibly buying the equipment and hiring someone to use it.

Chairperson Steward clarified that they are not committed to anything and that they are sending out request for proposals and will proceed from there.

The work session was adjourned at 8:31 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk