

City of Hays
City Commission
Work Session Notes
March 7, 2013

Present: Troy Hickman, Kent Steward, Ron Mellick, Eber Phelps, John Bird,
Toby Dougherty

Absent: Henry Schwaller IV

**North Central Kansas Technical College – 2013 Big Creek Technical Center
Annual Report**

Don Benjamin, Dean of the North Central Kansas Technical College, presented the third annual report of activities that have been completed or are in progress at the Big Creek Technical Center located at 101 Main. Annual reporting is a requirement of their contract with the City of Hays for their utilization of space at the former Army Reserve facility, which is owned by the City of Hays.

Workers Compensation Insurance

At the March 14, 2013 Commission meeting, the Commissioners will be requested to approve the only bid that was received for workers compensation insurance from Berkshire-Hathaway, for an annual premium of \$193,101.

Fort Hays Municipal Golf Course Tournament Fee Increase Request

The Fort Hays Municipal Golf Course Advisory Board voted to recommend a fee increase for all Fort Hays Municipal Golf Course tournaments, increasing the fees of an 18-hole tournament by \$100 and a 9-hole tournament by \$50. If approved, the fee for an 18-hole tournament would be \$500 for weekdays and \$600 for weekends. The 9-hole tournament fee would be \$250 for weekdays and \$300 for weekends. By increasing the tournament fees, the Pro-Shop Manager

can utilize additional marshals to cover all tournaments to ensure that all rules are followed.

Chairperson Hickman stated he is opposed to the whole idea of marshals. He thinks marshals cause more problems than the problem of not having marshals. It is hard to find and oversee people who are qualified to be marshals.

Parks Director Jeff Boyle stated he plans to discuss this with the Pro Shop Manager and review a list of potential marshals. He will discuss policies and the expectations of marshaling. It is very important to have marshals on duty the entire time the tournament is held to keep the pace of play up and ensure that course policies are followed. No one will be appointed if they are not qualified.

Commissioner Mellick stated that a lot of money has been spent on the golf course in the last six years. During some tournament play, damage has been done to the course. It is important to protect the City's investment in the course by having marshals at tournaments.

The Commissioners will be requested to formally approve the fee increase at the March 14, 2013 Commission meeting.

Fort Hays Municipal Golf Course Junior Golf Fee Request

The Fort Hays Municipal Golf Course Advisory Board recommended a Junior Golf greens fee for ages 17 and under, the fee being the same as the Twilight greens fee of \$14. These fees would be valid Monday through Friday all day. On weekends and holidays, these fees would be valid after 2:00 p.m. or at the discretion of the Pro Shop Manager.

The Commissioners will be requested to formally approve Junior Golf green fees at the March 14, 2013 Commission meeting.

Vehicle Abatement at 700 Vine Street

At the March 14, 2013 Commission meeting, the Commissioners will be requested to approve a resolution abating a vehicle nuisance located on the property at 700 Vine Street.

Vine Street Reconstruction (13th to 22nd) – Award of Bid

Paver's Inc. of Salina, KS submitted the low bid, in the amount of \$1,049,536.29, for the reconstruction of Vine Street from 13th to 22nd Street. Construction is to begin in April and last through July 2013. The City has received KDOT Connecting Link funds to assist in financing the cost of construction.

The Commissioners will be requested to approve Paver's bid at the March 14, 2013 Commission meeting.

Vine Street Reconstruction (13th to 22nd) Material Testing and Inspection

The KDOT Connecting Link grant that is being used to fund reconstruction of Vine Street from 13th to 22nd Street requires a project of this type to follow the KDOT specifications for inspection and materials testing. City inspectors will be performing limited daily construction observation and inspection; however, KDOT requires some specific testing that the City does not have the capability to perform in-house. Staff solicited proposals to provide said services. Driggs Design Group of Hays and Manhattan submitted the lowest bid in the amount of \$31,194.

The Commissioners will be requested to approve the bid submitted by Driggs Design Group at the March 14, 2013 Commission meeting.

Requirements for Water Customers Outside City Limits

Staff investigated the possibility of placing restrictions on the use of water by customers outside of the city limits, similar to the restrictions placed on customers inside the city limits. At this time, there are 47 water customers outside the city limits paying a rate that is 70% higher than the inside rate. No abnormally high water usage was found when compared to similar customers inside the city limits.

The potential still exists for an outside water customer to use water in a manner not consistent with our ordinances and the City does not have much of an ability to stop it. Staff proposed that the ordinances be amended to require all

customers of the City of Hays' water system, inside or outside the city limits, comply with the City's water conservation regulations as well as any regulations that are part of the drought response plan and raise the outside water rate to be double the inside water rate. Staff also suggested that pre-annexation agreements designate what types of usage is allowed with the water such as domestic, commercial, etc.

The Commissioners will be requested to formally approve the recommended changes at a future Commission meeting after the City Attorney has had time to make the changes to the existing ordinances and pre-annexation agreements.

Newly Seeded Lawn Permit

The City of Hays prohibits outdoor watering between the hours of noon to 7:00 p.m. beginning June 1st and ending September 30 of each year. Residents wishing to seed or sod a lawn during this period have been allowed to request a permit from the City of Hays, at no charge, which allows them to water outdoors during the prohibited period while establishing a lawn. The permit encourages residents to plant and sod cool season grasses during periods when they should not be planted or sodded.

The following changes have been suggested by staff:

1. Cool season grass permits: Available from August 25th – September 30th
A fee of \$100
2. Warm season grass permits: Available from June 1st – August 1st
No Fee
3. All permits are valid for a 10-day period only.
4. All permits will be issued on a weather-proof sign that is to be placed in the yard where the seeding or sodding is taking place. The sign will have the expiration date written clearly upon it.

City staff will utilize the \$100 collected for cool season lawn permits to purchase Buffalo grass seed which will be given free to residents who are willing

to convert from cool season grass to warm season grass. Planting at new construction sites must have compost added and incorporated into existing soil to ensure a greater chance of a successful lawn. Educational materials will be provided to residents, landscapers, and local vendors regarding warm season grass and plantings that have low watering requirements.

The Commissioners will be requested to approve the recommended changes to the Newly Seeded Lawn Permit at the March 14, 2013 Commission meeting.

Exchange Visit with Sister City in China (Xinzheng, China)

Commissioner Steward stated he will contact representatives in Xinzheng, China about possible dates for an exchange visit.

Chairperson Hickman stated that members of past City Commissions have visited China twice. He does not feel that the City of Hays has received any benefit from these exchange visits. Fort Hays State University has received benefits. It is hard for him to justify the City paying for a Commissioner's trip to China.

Commissioner Steward agreed that there has not been a direct benefit financially to the City of Hays from the two trips. Indirectly, the relationship between Hays and Xinzheng has been extremely beneficial to FHSU. A case could be made for benefits other than financial.

Greg Sund and Ann Leiker, representing the Sister Cities Advisory Board, spoke about future plans and the role of the Sister Cities committee in reestablishing some conversation about economic development that benefits the city of Hays as well as FHSU.

Commissioner Steward feels that the Commission should vote on whether or not to send a Commissioner to China.

Commissioner Phelps commented that because of the difference in culture, it takes many years to develop a relationship. The Commission and the Ellis County Coalition for Economic Development should discuss developing some sort of trade mission, which may involve taking periodic trips to China.

Commissioner Steward stated that after he hears back from Xinzheng about a good time to visit, perhaps representatives from the Sister Cities, the Coalition, and the City Commission could get together to decide on a plan to present to the City Commission for approval.

The work session was adjourned at 8:06 p.m.

Submitted by: _____

Doris Wing – City Clerk