

City of Hays
City Commission
Work Session Notes
March 19, 2009

Present: Barbara Wasinger, Ron Mellick, Christopher Channell, Troy Hickman,
John Bird, Toby Dougherty

Absent: Allan Lytton

Resolution for Abatement of Inoperable Vehicles and General Nuisances

The Commissioners will be requested to approve a resolution for abatement at the March 26, 2009 Commission meeting regarding inoperable vehicles located on property at 700 East 6th Street (Cottonwood Mobile Home Park).

Annexation of Glassman Property on Commerce Parkway

There has been a request by Joe Glassman to annex land located on Commerce Parkway. The land is contiguous with the present city limits; water and sewer currently exist to service the property. The Commissioners will be requested to consider the annexation at the March 26, 2009 Commission meeting.

Glassman Corporation Preliminary Plat and Driveway Entrance

City Manager Toby Dougherty reviewed the preliminary plat of the Hays Industrial Park and the development of Lot 1, Block 1 in the Industrial Park which has been purchased by the Glassman Corporation. Joe Glassman, president of Glassman Corporation, earlier made a request asking the City and/or County to pay for an entrance and box culvert through the low area along the east side of Commerce Parkway, which would allow for access to his lot. Mr. Dougherty

discussed the City of Hays Development Policy and several options regarding street improvements in the development.

Chris Dreiling, president of Heart of America (HOA) Development Corporation, spoke of HOA's part in the development of the property. HOA is a non-profit group whose goal is to purchase property for future economic development, hold it and sell it for what it was purchased for. He felt his board would agree to contribute some funding to assist in the development.

This item will be on the March 26, 2009 Commission meeting agenda for further discussion.

Resolution Authorizing Improvements

At the March 26, 2009 Commission meeting, the Commissioners will be requested to approve a resolution authorizing the construction and funding of various water and sewer projects for 2009 and 2010 to be funded by a revenue bond.

Commerce Parkway Sanitary Sewer – Award of Bid

At the March 26, 2009 Commission meeting, the Commissioners will be requested to approve the bid submitted by APAC for construction of a sewer line extension to connect the Glassman property with the existing sewer line.

Speed Limits on Vine Street, 22nd Street, General Hays Road and Roth Avenue

At the March 26, 2009 Commission meeting, the Commissioners will be requested to approve an ordinance setting the speed limits on Vine Street, 22nd Street, General Hays Road and Roth Avenue.

Professional Engineering Services – Vine Street (22nd to 27th Street)

At the February 26, 2009 Commission meeting, staff was authorized to request funding under the American Recovery and Reinvestment Act for the reconstruction of Vine Street from 22nd to 27th Street and to also solicit proposals

from engineering firms for professional services related to the design of the reconstruction project. The project request has been submitted to KDOT. If funding is received, the low bid submitted by Cook, Flatt, and Strobel for engineering services for the reconstruction of Vine Street from 22nd to 27th Street will be considered.

Revision to Three-mile Zoning Boundary

During the last joint City/County Commission meeting, the three-mile boundary line around the city was discussed. At that time, it was determined that the City Commission would discuss the issue and present to the County Commission a formal request for modification, if necessary. Staff prepared a map showing the three-mile limit as enacted by the County with its zoning regulations and also identified the three-mile area using a cloud-type of schematic.

City Attorney John Bird stated state statutes limit cities to three miles. The boundary cannot go farther than three miles; however cities do not have to go the full three miles. The boundary line changes every time some property is annexed into the city limits.

Chairperson Wasinger stated she think the best solution is to work with the County to adapt their legal description of the three-mile boundary to the boundary line with adjustments.

The City Manager suggested that each year after the boundary resolution is drawn up, the Commissioners look at the three-mile boundary line to see if it will be necessary to request an adjustment from the County.

Insurance Brokerage and Risk Management Services for City of Hays

The Commissioners will be requested to approve the low bid submitted by Insurance Planning of Hays in the amount of \$21,600 for broker and risk management services at the March 26, 2009 Commission meeting.

Discussion of Local Economy

The City Manager updated the Commissioners on the local economy as it relates to City of Hays finances. He reported that for 2009, the City is in good shape. Mr. Dougherty identified several areas where cuts could be made that would not be perceptible to the average citizen. These cuts would be enacted if the economy continues on a downward spiral and if City staff felt it was necessary.

Executive Session

Christopher Channell moved, Ron Mellick seconded, that the Governing Body recess to executive session for 20 minutes at 6:35 p.m. to discuss attorney-client privileged information and property acquisition. The executive session included the City Commissioners, the City Manager, the Assistant City Manager and the City Attorney. K.S.A. 25-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Barbara Wasinger
Ron Mellick
Christopher Channell
Troy Hickman

Chairperson Wasinger called the work session back to order at 6:55 p.m. She stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk