

City of Hays
City Commission
Work Session Notes
March 20, 2014

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

February 4, 2014 Work Session Notes

There were no corrections or additions to the minutes of the work session held on March 6, 2014; the minutes stand approved as presented.

RFP for Broker and Risk Management Services:

The current contract with Insurance Planning (IPI) for Broker and Risk Management Services will expire on May 1, 2014. The contract with IPI was for a five year term at an annual cost of \$21,600. Request for proposals were mailed to seven potential providers with two responsive and responsible bids received. The incumbent bid \$23,500 and Arthur J Gallagher Risk Management Services bid \$20,000. After careful consideration, due diligence, reference checks and clarification of the provider's core services, city staff is recommending to accept the bid from Arthur J Gallagher.

At the March 27, 2014 Commission meeting, Commissioners will be requested to accept the bid from Arthur J Gallagher in the amount of \$20,000 per year for a five year annual renewal term for Broker and Risk Management Services to be funded from the Intergovernmental Fund.

Overland Property Group LLC – Resolution of Support

Overland Property Group, LLC is pursuing tax credits to help finance the construction of additional apartments in Hays. Their proposal is for the development of rental housing to be located on East 22nd Street, directly south of Hays Medical Center. The request is for the development of two buildings (each

containing either 16 units, 32 units total or each would contain 24 units, 48 units total) and a club house at a site currently outside the city limits and zoned Agricultural. The proposed development will resemble the structure of the current Stonepost Apartments. As part of the tax credit process, Overland Property Group is asking for a Resolution of Support from the City of Hays. Overland Properties has asked for, and been granted, similar resolutions in the past.

Commissioners will be requested to approve a Resolution in support of the housing development proposed by Overland Property Group, LLC at the March 27, 2014 Commission meeting.

Update to Municipal Water Conservation Plan/Drought Response Plan

The City of Hays has had a Water Conservation and Drought Response Plan since the 1990s. The plan has been periodically updated throughout the years.

City staff has been working with the State of Kansas Division of Water Resources to include private wells in the regulatory actions of the warning and emergency stages of the Drought Response Plan. While inserting the private well language in the Drought Response Plan, City staff took the opportunity to make a couple of small revisions to the plan itself. Changes from the existing plan include:

- Private well compliance with regulations in warning and emergency stages;
- No newly seeded/sodded lawn permits during warning stage;
- Second conservation tier rates identified in warning and emergency stages;
- Power of City Commission to adopt additional emergency water rates identified in emergency stage.

Commissioners will be requested to approve the updated Municipal Water Conservation Plan/Drought Response Plan for the City of Hays at the March 27, 2014 Commission meeting.

Drought Response Plan Private Well Requirements

The purpose of this ordinance is to provide for a progressive water supply conservation program, including the declaration of a water watch, water warning or water emergency and the implementation of voluntary and mandatory water conservation measures throughout the City, including regulation of private well water use, in the event such a watch, warning, or emergency is declared by the governing body. The Kansas Water Office suggested this method to allow legal control of the numerous private wells on our same source of water. Ellis and Salina have similar ordinances enacted.

Commissioners will be requested to approve the Drought Ordinance for the City of Hays at the March 27, 2014 Commission meeting.

Landscape Irrigation Regulations

In an effort to control the amount of water used in new irrigation systems, staff has worked with the Planning Commission to develop regulations governing the amount of irrigated area, the location of sprinkler heads on properties, and the types of vegetation allowed to be irrigated on a given property. The main changes recommended are caps on the total amount of irrigated areas on properties with specific limitations on the most water-hungry landscaping. Staff is recommending adoption of these changes to landscaping standards in Chapter 71 of the Code of Ordinances.

Guy Riedel, owner of CCR Landscaping stated that xeriscaping will be a costly venture because of the expense of transporting materials and excavating the land. He also stated there are efficient irrigation systems capable of using less water.

City Manager Toby Dougherty commented that the problem is people are trying to grow grass in an unnatural ill-suited environment. He stated that if we weren't putting so much water down on lawns, we might not be looking at a \$65 million project for water.

At the March 27, 2014 Commission meeting, Commissioners will be requested to approve the ordinance making these changes as recommended by the Hays Area Planning Commission.

Continued Discussion 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.

Commissioner Mellick was concerned with the cost involved with water heater replacement on residential remodels and it was suggested to bring back an alternate version of this portion of the supplement exempting residential remodels from water heater line volume. He also requested information on hot water recirculation systems which do not require a dedicated return line.

Commissioners will be requested to approve the ordinance adopting this green code at the March 27, 2014 Commission meeting.

Recommended Changes for Commercial Irrigation

In 2013, the City Commissioners adopted a second conservation pricing tier for water at residential properties. Due to a wide number of variations in how water is used at commercial properties, a similar change was not adopted concurrently for commercial properties. Staff explored the issue of outdoor water usage at commercial properties and is making the following recommendations:

- Require all new business customers with permanent irrigation systems to install dedicated irrigation meters.
- Change how multi-family properties are billed to a manner more consistent with their residential use.

- Create a new commercial rate structure (second conservation tier) applicable only to those properties irrigating with potable water that do not have a separate irrigation meter. Customers wishing to not be under the new tier can opt to install, at their cost, a dedicated irrigation meter. While water warning status prohibits the connection of new irrigation systems to the potable water supply, these customers will be allowed to install irrigation meters as no new irrigated area is being added.

Commissioners will be requested to approve the ordinances adopting these changes at the March 27, 2014 Commission meeting.

Bickle-Schmidt Sports Complex - Website Agreement Addendum with Nex-Tech

Nex-Tech holds the naming rights for communication services at the Bickle-Schmidt Sports Complex. These services include internet, telephone and other marketing benefits. As part of the naming rights package Nex-Tech agreed to provide a website and services for the facility.

Nex-Tech can no longer provide the website services. To uphold their agreement they are asking for an Addendum to have The News Publishing Company (Hays Daily News) fulfill website requirements. Though the agreement is with the City, the Hays Recreation Commission utilizes this service to promote the facility.

Nex-Tech Chief Operating Officer of Competitive Services, Mike Pollock commented that the visitors of the web site will see no changes. The support and future customization of the site will be provided by Hays Daily News

At the March 27, 2014 Commission meeting Commissioners will be requested to approve the Addendum to agreement for communication services at the Bickle-Schmidt Sports Complex.

Other Items for Discussion

City Manager Toby Dougherty thanked Director of Utilities, Bernie Kitten, Interim Assistant Director of Utilities, Nick Willis, Water Conservation Specialist,

Jason Riegel, Planning Inspection Enforcement Superintendent, Jesse Rohr, Director of Public Works, ID Creech, City Clerk, Brenda Kitchen, and Deputy City Clerk, Jami Breit for their work on the recommended changes regarding water conservation.

The work session was adjourned at 7:55 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk