

City of Hays
City Commission
Work Session Notes
April 2, 2009

Present: Barbara Wasinger, Ron Mellick, Allan Lytton, Troy Hickman

Absent: Christopher Channell

March 19, 2009 Work Session Notes

Chairperson Wasinger made a correction to the March 19, 2009 work session notes with regard to the revision of the three-mile zoning boundary. The correct statement should be:

Chairperson Wasinger stated she thinks 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.

Abatement of Nuisances at 1304 Eisenhower

The Commissioners will be requested to approve a resolution to abate junk and construction debris on property located at 1304 Eisenhower Road at the April 9, 2009 Commission meeting.

Bids for House at 108 West 16th Street

Three bids were received to remove the brick house located on City owned property at 108 West 16th Street. The bid document was structured to allow for the bidding party to pay the City for the house and then remove it or for the City to pay the bidding party to remove/demolish the house. The low bid in the amount of \$5,200 submitted by Western Sales Co., Bunker Hill, KS, proposes demolition of the home. The bid in the amount of \$6,100 submitted by Randy's Properties, Great Bend, KS, proposes the relocation of the house to a lot across

the street. The third bid in the amount of \$6,300 submitted by CK Earthworks, Hays, KS is to demolish the house. To demolish the house using City staff would cost approximately \$4,500.

City Manager Toby Dougherty stated that if the house is demolished, both the Fire Department and the Police Department would like to use the house for training before it is demolished. The Commissioners have three choices in this matter. They can: 1.) accept one of the bids, 2.) authorize City staff to demolish the house, or 3.) authorize the re-bidding process. If the house is demolished by City staff, the biggest part of the man hours would be taking the brick off and hauling the brick to the landfill. Eventually that brick would be crushed and would be recycled in City alleys. The rest of the house would be demolished and taken to the landfill.

Commissioner Mellick stated that he felt all of the bids should be rejected and City staff be allowed to use it for training purposes before it is demolished by Public Works staff.

Randy Suchy, owner of Randy's Properties, stated the house was too nice to tear down; he thought it would be better to get this house back on the tax rolls. He plans to move it to a lot across the street; however, he would need to get a variance first and it will take some time to do that. If the variance was not granted, he needed to allow himself money to tear the house down so that he was not in breach of the contract.

Kim Rupp, Finance Director, stated the assessed valuation on the house is around \$11,000; the City share of taxes on this house would come to approximately \$285.

The City Manager stated the City spends thousands of dollars on training props and the value of using the house for fire and police training is hard to quantify but there is a benefit.

This item will be on the April 9, 2009 Commission agenda for further discussion.

Executive Session

Troy Hickman moved, Allan Lytton seconded, that the Governing Body recess to executive session at 5:55 p.m. for 15 minutes to discuss property acquisition. The executive session included the City Commissioners, the City Manager, the Assistant City Manager, the City Attorney, and Galen Romme. K.S.A. 25-4319 authorizes the use of executive session to discuss property acquisition.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Allan Lytton

Troy Hickman

Chairperson Wasinger called the work session back to order at 6:10 p.m. She stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk