

City of Hays
City Commission
Work Session Notes
April 5, 2007

Present: Wayne Billinger, Troy Hickman, Barbara Wasinger, Kent Steward, John Bird, Randy Gustafson

Absent: Henry Schwaller IV

Fire Hydrant Obstructions Update

There are 25 obstructed fire hydrants and one ornamental fire hydrant that the Fire Department staff will address this spring with residents. The Fire Department will follow a four step code compliance procedure to resolve the problem of obstructed fire hydrants and has established guidelines for when ornamental fire hydrants are permitted.

Regional Rescue Team Grant Application

The Commission previously approved the Fire Department's request to apply for a Regional Rescue Grant. The grant has been awarded and staff is getting ready to sign the paperwork. This is 100% funding, with no City match.

Vacation of a Portion of Utility Easement at the Messiah Lutheran Church (20th and Main)

The Commissioners will be requested to approve a vacation of a portion of a utility easement at the Messiah Lutheran Church at 20th and Main Street. The area being proposed to vacate had originally been platted as an alley and was later vacated as an alley, but remained a utility easement. Now that all utilities have been relocated, it is being requested that the easement be vacated.

Approval of the ordinance vacating the easement will be considered at the April 12, 2007 Commission meeting.

2007 Waterline Upgrades – Design Engineering Services

At the April 12, 2007 Commission meeting, the Commissioners will be requested to approve the low bid submitted by Cook, Flatt, and Strobel for design engineering services for the 2007 Waterline Upgrade Project.

Rezoning Request for Three Lots in the 100 Block of East 14th Street (Rezoning from R-3 to R-4)

At the April 12, 2007 Commission meeting, the Commissioners will be requested to consider approving a rezoning request for property located at 108, 110, and 112 East 14th Street. A developer has requested a change of zoning from R-3 (two family dwelling district) to R-4 (multi-family dwelling district).

Celebration Community Church Variance

Celebration Community Church, located at 5780 230th Avenue, requested a variance for a reduction of front yard setback from 90 feet from centerline of the street to 86.8 feet. Currently, the property is zoned Agricultural (A-L), which requires a minimum front yard setback of 90 feet. It is felt that granting a variance of 3.2 feet should have a very minimal effect on any future infrastructure improvements along 230th Avenue. The structure will be 53.8 feet away from existing right-of-way. If zoning is changed in the future, the setback will actually be less than what is required for the A-L zoned property.

Request to Change 7th Street to Two-way Traffic

At the January 22, 2007 work session, Dave Van Doren, owner of Hadley Redevelopment L.L.C. and Jamie Malone, representing High Plains Mental Health, made a request to have 7th Street changed from a one-way westbound street to a two-way street at least from Main to Vine Street. They feel the current one-way street is dangerous, frustrating, inefficient and wasteful.

Staff conducted traffic and speed counts and reviewed reported accident data. The conclusion is that it could be made into a two-way street with relatively little cost or difficulty.

City Manager Gustafson noted that if the one-way is eliminated on 7th Street, the eastbound one-way on 6th Street should also be eliminated. 6th Street is very narrow and it may be necessary to limit parking to one side of the street if that street is converted to a two-way street. Another thing to consider is whether to convert 6th & 7th Street to two-way streets on both sides of Main or just from Main east to Vine.

Further discussion will take place at the April 19, 2007 work session.

School Zone on 27th Street

The Commissioners will discuss the feasibility of removing the school zone along 27th Street in the vicinity of Fort and Main Streets at the April 19, 2007 work session.

Review of Crosswalk at 28th and Hall

At the direction of the City Commission, staff has looked at the flashing crosswalk installed at 28th and Hall Street. The concern is that vehicle traffic does not yield to pedestrians utilizing the crosswalk, and also the yellow flashing pedestrian activated lights give a false sense of security to people attempting to cross the street.

The city-wide traffic study conducted by HWS Consulting Group in 2004 addressed this location. Their report indicated that the crosswalk with flashing beacons is inappropriately located at the intersection and is more typical of a mid-block crosswalk. They also indicated that the signalized intersection at 27th and Hall is a more appropriate location to encourage pedestrian crossing. They recommended relocating the warning beacons to an advanced warning sign and place pedestrian crossing signs at the crosswalk, plus supplement the pedestrian pushbutton with a caution sign. It would cost between \$12,000 and \$15,000 to

relocate the signs. The existing supplemental pedestrian pushbutton signs appear to be adequate and were not changed.

Staff did not recommend making any changes to the configuration of the crosswalk at this time.

Speed Limit on Hall South of 27th Street

At the request of the City Commission, staff was requested to look at the feasibility of increasing the speed limit on Hall Street from 8th to 27th Street.

City Manager Gustafson stated that staff does not recommend changing the speed limit for many reasons. There are school zones in the area and a number of residences are located along Hall Street with driveways accessing Hall Street. The configuration of the roadway does not lend itself well to an increased speed limit, as well as the number of young inexperienced drivers entering and exiting the TMP-Marian campus.

Commerce Parkway Overlay District

City of Hays Ordinance 17.92 established the Commerce Parkway Overlay District which primarily pertains to aesthetic issues for new development along Commerce Parkway. Staff recommended that the ordinance be reworded to reflect more accurately what the Comprehensive Plan states.

Further discussion on this will occur at the April 19, 2007 work session.

Main Traffic Ordinance

The Commissioners will be requested to approve an ordinance designating certain streets as main trafficways at the April 12, 2007 Commission meeting. This is a necessary procedure so the City can proceed with the KDOT grants for improving 22nd Street and 41st Street.

Reimbursement Resolution – CVB

The Commissioners will be requested to approve a resolution allowing the City to reimburse itself for expenditures relating to the design and construction of

the Convention and Visitors Bureau building at 27th and Vine Street. Approval of the resolution will be requested at the April 12, 2007 Commission meeting.

Reimbursement Resolution – Refuse Trucks

The Commissioners will be requested to approve a resolution allowing the City to reimburse itself for expenditures relating to automated refuse collection. Approval of the resolution will be requested at the April 12, 2007 Commission meeting.

Northwest Kansas Mayors Association Membership

At the April 12, 2007 Commission meeting, the Commissioners will consider paying dues of \$50 to join the newly formed Northwest Kansas Mayors Association.

City Commission Rules of Procedure

The Commissioners will be requested to approve a resolution at the April 12, 2007 Commission meeting adopting the City Commission Rules of Procedure. Each year, at the first regular meeting of the City Commission in April, following the election of the Chairperson and Vice-Chairperson of the Commission, the Commissioners either adopt the prior Commission's Rules or adopt new rules.

Other Items for Discussion

Commissioner Hickman requested that a health insurance task force be formed to look at the possibility of purchasing group health insurance with other governmental entities.

City Manager Gustafson stated that the City is in the process of selecting a consultant to assist on the bidding process for coverage for 2008. The process for considering group health insurance coverage with other entities could be started for coverage in 2009.

Chairperson Billinger extended an offer to the Ellis County Commission to consider the possibility of sharing space for future fire department needs.

The work session was adjourned.

Submitted by: _____

City Clerk