

City of Hays
City Commission
Work Session Notes
April 6, 2006

Present: Kent Steward, Wayne Billinger, Barbara Wasinger, Henry Schwaller IV, John Bird, Randy Gustafson

Absent: Troy Hickman

Future of Martin Luther King, Jr. Celebration Planning Committee

Members of the Martin Luther King, Jr. Celebration Planning Committee appeared before the Commission to request that the City of Hays take over the planning and coordination of the annual event.

Commissioner Schwaller commented that even though it takes staff time and costs money, the celebration is a legitimate event for the City to be involved in.

The Commissioners will formally consider this request at the April 13, 2006 Commission meeting.

City/County Waterline

Loran Zimmerman, Ellis County Fair Board president, appeared before the Commission to discuss a waterline extension to the Ellis County Fairgrounds. Two buildings on the fairground property are being connected and it is necessary to have increased water pressure for a sprinkler system for fire protection. Ellis County would like the City to pay for the costs of the waterline.

Mr. Zimmerman stated that the project has been engineered and it is estimated to cost \$197,840 to install the waterline.

A discussion followed about how much pressure could be achieved with the installation of either an 8" or 12" line to the fairgrounds. It was determined

that it would be necessary to do more research on the pressure issue and consult with the State Fire Marshall before any action is taken.

Commissioner Billinger stated he would like to service the fairgrounds with an adequate water supply and pressure. The project will be good economically for the community and is also a quality of life issue.

Further discussion will take place at the April 20, 2006 work session.

8th Street Waterline – Community Development Block Grant Project Completion

The City received a Community Development Block Grant to cover 50% of the costs to construct a new waterline along 8th Street from Elm to Fort. The waterline work is now complete, and the City is requesting reimbursement from the Department of Commerce for the eligible costs associated with the project.

The Commission will be requested to formally approve the Request for Payment at the April 13, 2006 Commission meeting.

13th Street Mill and Overlay

City Manager Gustafson stated that it will be necessary to transition from a 3-lane roadway to a 4-lane roadway at Vine Street. He requested permission to get the engineering done so that this can be accomplished before striping is applied.

No objections were voiced by the Commissioners.

Recreation/Fitness Trail Consultant

Director of Parks Jeff Boyle requested permission to prepare a Request for Proposal (RFP) in order to hire a consultant to complete an assessment of needs, design, and apply for grants for the installation of a Recreation/Fitness Trail. Two specific grants are available for this type of activity. It is estimated that it would cost \$30,000 to \$35,000 to hire a consultant for this project. Funding is available in the Special Park and Recreation Budget.

Commissioner Schwaller stated he does not object to preparing a RFP, however, he is concerned about spending approximately \$30,000 for the process. He stated the cost issue can be discussed at such time as any proposals are received.

There were no objections to City staff proceeding with an RFP for the project.

Hays Regional Airport Engineering Consultant Selection

At the request of the Federal Aviation Administration (FAA), the City of Hays solicited statements of qualifications and experience from airport consultants for various projects at the Hays Regional Airport. Seven proposals were received. The Selection Committee made a recommendation to hire Burns & McDonnell as the Airport's engineering consultant for these projects. The Airport Advisory Committee will review the Selection Committee's recommendation at their April 10, 2006 meeting.

City Manager Gustafson stated that every five years it is required to go through the process of selecting a consultant for Airport projects.

Airport Manager Terry Urban stated that the selected firm would serve as the engineering firm for any FAA grant money that is received for airport projects.

System Enhancement Right-of-Way Annexation

It will be necessary for the Commission to formally approve an ordinance at the April 13, 2006 Commission meeting annexing land for the System Enhancement Project.

System Enhancement and 55th Street Main Trafficway Ordinance

It will be necessary for the Commission to formally approve an ordinance designating certain streets within the System Enhancement Project as main trafficways at the April 13, 2006 Commission meeting.

Bids for City Lots

Sealed bids were accepted for the sale of City-owned property located at 107 East 4th, 111 East 4th, and 403 Oak. The Commissioners will be requested to take formal action on the bids at the April 13, 2006 Commission meeting.

Commissioner Billinger commented that he does not want to sell the property and does not think the bids are high enough to justify selling them.

Fox Theatre Resolution

The Commissioners will be requested to approve a resolution regarding the sale of the Fox Theatre at the April 13, 2006 Commission meeting.

City Commission Rules of Procedure

The Commissioners will be requested to approve a resolution regarding the City Commission Rules of Procedure at the April 13, 2006 Commission meeting.

Chairperson Steward noted that Section 2.2 states that a majority of the members of the Commission, three (3), constitutes a quorum. He discussed changing this to four (4). He feels that this would make it possible for two Commissioners to discuss City business outside of a meeting without violating the Open Meetings Act. Legislators and school board members do this; city and county governments cannot. He thinks this would lead to better government. All voting would be in an open meeting; each Commissioner would still need to explain their vote.

City Attorney John Bird stated that it would take a charter ordinance to change what constitutes a quorum. The charter ordinance would need to be approved by four (4) out of five (5) Commissioners. It would be subject to a protest petition by the voters. If it is protested, it would then be placed on an election ballot for voters to make the final decision. It has been done in Kansas in several other cities and counties.

City Manager Gustafson stated that staff will research this issue and further discussion will take place at the April 20, 2006 work session.

Executive Session

Henry Schwaller IV moved, Barbara Wasinger seconded, that the Governing Body recess to executive session at 6:35 p.m. for 15 minutes to discuss union negotiations and land issues. The executive session included the City Commissioners, the City Manager, the City Attorney, and the City Clerk. The justification for the executive session is that it is in the public's best interest to not reveal the City's position during negotiations and on issues that are covered by attorney-client privilege.

Vote: Ayes: Kent Steward
Wayne Billinger
Barbara Wasinger
Henry Schwaller IV

Commissioner Schwaller left the work session after the executive session.

Chairperson Steward called the work session back to order at 6:50 p.m.

Barbara Wasinger moved, Wayne Billinger seconded, that the Governing Body reenter into executive session at 6:53 p.m. for an additional five minutes for further discussion of the above stated items, to include the same people who were in the first executive session.

Vote: Ayes: Kent Steward
Wayne Billinger
Barbara Wasinger

Chairperson Steward called the work session back to order at 7:03 p.m. He stated no action was taken during either executive session.

The work session was adjourned.

Submitted by: _____

City Clerk

