

City of Hays
City Commission
Work Session
April 7, 2011

Present: Troy Hickman, Henry Schwaller IV, Ron Mellick, Paul Briseno, John Bird

Absent: Barbara Wasinger, Kent Steward (Commissioner Wasinger joined the meeting at 7:00 p.m.)

Bickle-Schmidt Sport Complex Concession Equipment

At the April 14, 2011 Commission meeting, the Commissioners will be requested to approve the low bids submitted by two vendors for concession equipment at the Bickle-Schmidt Sports Complex for a total amount of \$17,205.72.

Airport Runway Rehabilitation – Award of Contract

At the April 14, 2011 Commission meeting, the Commissioners will be requested to authorize the City Manager to execute Supplement #1 with Burns and McDonnell, in the amount of \$367,915, for engineering and design services for the reconstruction of main runway 16-34 at the Hays Regional Airport. The agreement is contingent upon FAA awarding a grant to cover 95% of the cost. If approved, the City's share would be \$18,396.

Hays Regional Airport – Essential Air Service

Public Works Director Brenda Herrman updated the Commissioners in regard to her discussion with Department of Transportation personnel concerning Essential Air Services (EAS).

The EAS program assists in funding commercial air service to small cities, one of which is Hays. A resolution passed in the House of Representatives calls

for EAS funding to sunset in 2013. The Senate is recommending eliminating service from airports with fewer than 10 passengers a week, which would not affect the Hays airport. Officials from EAS encouraged City officials to contact their federal representatives to let them know their thoughts.

Stormwater – Ordinance Establishing a Stormwater Utility, Repeal of Section 65-230 and Amendment to Section 11-479

The City of Hays authorized consulting firms Camp, Dresser and McKee and Wilson & Co. to develop a stormwater utility. After a series of meetings, a Stormwater Advisory Committee recommended the City adopt a stormwater utility based upon an “Equivalent Residential Unit” (ERU) system. Non-residential properties, as defined in the draft ordinance, will be billed based upon their measured impervious area, as expressed by the number of ERUs. Residential properties will be billed a monthly flat fee of one ERU. The stormwater utility will be implemented on July 1, 2011. If adopted, a process for credits will be developed and presented to the City Commission for adoption in the near future.

The draft ordinance creating a stormwater utility authorizes the City Commission to set rates for the stormwater utility, currently proposed to be \$3.62 per ERU. Section 65-230 is being repealed to remove the current \$4.00 per month stormwater fee.

Additions to impervious area for non-residential properties will now require a building permit. This will insure that the stormwater utility billing rates reflect the impervious surfaces of non-residential properties as changes are made. Therefore, staff recommended amending the existing building permit requirements to include a calculation of impervious area.

Stormwater Superintendent Nick Willis gave the Commissioners a new copy of the draft ordinance and discussed the proposed changes.

The Commissioners will be requested to approve the proposed ordinance at the April 14, 2011 Commission meeting.

Stormwater – Ordinance Requiring Controls on Illicit Discharges and Construction Sites and Other Amendments

The proposed amendment to the stormwater management ordinance brings the City into compliance because it prohibits illicit discharges and required construction stormwater site controls, which are required by statute and by the Kansas Department of Health and Environment permit (MS4 permit). The MS4 permit allows the City to discharge stormwater from the City's storm sewer system. This permit requires educational outreach, public involvement, ordinances and staffing to control illicit discharges, construction sites operating within the city limits, and post-construction rules for new and redevelopment projects; these activities are already prohibited by state and federal regulations.

The City's current requirements only apply to non-residential properties and are not in compliance with the MS4 permit. Builders and developers of new residential properties will be required to have site controls and develop an onsite stormwater plan.

Steven Leclerc, representing Paul Wertenberger Construction, asked for clarification on the proposed requirements. Stormwater Superintendent Nick Willis answered his questions.

Commissioner Wasinger joined the meeting during the discussion.

Vine Street Reconstruction Project Update

Assistant Public Works Director John Braun updated the Commissioners on the Vine Street Reconstruction Project which started on Monday, April 4, 2011. The project is expected to be completed by mid July.

Ordinance Levying Special Assessments

After hearing comments at the public hearing being held during the April 14, 2011 Commission meeting, the Commissioners will be requested to approve an ordinance levying the special assessments in four special assessment districts.

Other Items

Errol Wuertz, president of the Hays Board of Realtors, gave the Commissioners a copy of the National Association of Realtors latest edition of "On Common Ground", which is published twice a year. The publication presents a wide range of views on smart growth issues, with the goal of encouraging a dialogue among realtors, elected officials and other interested citizens.

The work session was adjourned at 7:16 p.m.

Submitted by: _____

City Clerk