

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON APRIL 8, 2010

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, April 8, 2010 at 6:30 p.m.

Roll Call: Present: Ron Mellick
Christopher Channell
Barbara Wasinger
Troy Hickman
Henry Schwaller IV

Chairperson Mellick declared that a quorum was present and called the meeting to order.

2. MINUTES: There were no corrections or additions to the minutes of the regular session held on March 25, 2010; the minutes stand approved as presented.

3. REORGANIZATION OF GOVERNING BODY: A. Henry Schwaller IV moved, Barbara Wasinger seconded, that Christopher Channell be nominated and elected as Mayor.

Vote: Ron Mellick
Barbara Wasinger
Troy Hickman
Henry Schwaller IV

Not Voting: Christopher Channell

B. Henry Schwaller IV moved, Troy Hickman seconded, that Barbara Wasinger be nominated and elected as Vice- Mayor.

Vote: Christopher Channell
Barbara Wasinger
Troy Hickman
Henry Schwaller IV
Ron Mellick

Chairperson Channell thanked the Commission for giving him the honor of serving as Mayor for the next 12 months. Chairperson Channell congratulated out-going Mayor Mellick for his leadership this past year and presented him with a plaque.

4. CITIZEN COMMENTS: There were no comments.

5. CONSENT AGENDA: Chairperson Channell presented the following proposed mayoral appointments that will be presented for approval at the April 22, 2010 Commission meeting:

Airport Advisory Committee

Lyle Noordhoek – 3-year term to expire April 30, 2013

Gary Wentling – 3-year term to expire April 30, 2013

Hays Area Planning Commission

Louis Caplan – 3-year term to expire April 30, 2013

Hays Area Board of Zoning Appeals

Louis Caplan – 3-year term to expire May 1, 2013

Hays Public Library Board

Avry St. Peter – 4-year term to expire April 30, 2014

Kerri Sunley – 4-year term to expire April 30, 2014

Hays Sports Complex Project Development Advisory Committee

Tom Lippert – term will be for length of the Hays Sports Complex project development/construction

Neighborhood Revitalization/Downtown Development Review Board

Jake Glover (Member at Large) – 3-year term to expire January 1, 2013

Public Wholesale Water Supply District #15 Board

Curtis Longpine – 3-year term to expire March 1, 2013

Henry Schwaller IV moved, Ron Mellick moved, that Resolution No. 2010-011, being a resolution adopting by reference the City of Hays City Commission Rules of Procedure and repealing all previous resolutions, motions or actions in conflict therewith, be approved.

Vote: Christopher Channell

Barbara Wasinger

Troy Hickman

Henry Schwaller IV

Ron Mellick

6. HAYS HOUSING AUTHORITY 2009 ANNUAL REPORT: Sue Rouse, chairman of the Hays Housing Authority, and Kathy Nelson, executive director, presented the 2009 Annual Report.

In 2009, the Hays Housing Authority was allocated \$53,964 under the American Recovery and Reinvestment Act of 2009. These funds were used to replace older air conditioning units with higher efficiency units.

As part of HUD's assessment system, the Sunrise Apartment complex was inspected and received a score of 96 out of a possible 100. The Section 8 Housing Choice Voucher Program is the federal government's major program for assisting eligible families to rent decent, safe and sanitary housing in the private market. The Housing Authority continued the administration of approximately 60 Section 8 Vouchers. During 2009, there were 70 Housing Quality Standards inspections performed and 19 new admissions to the program.

7. KING'S GATE FIRST ADDITION PHASE I RESOLUTION TO ESTABLISH BENEFIT DISTRICT: Covenant Builders Inc. has petitioned the City for street, storm sewer, water and sanitary sewer improvements to an area containing 32 lots abutting Covenant Drive in the King's Gate First Addition. The engineer's estimate for total construction costs are \$866,658, including engineering costs of \$38,900.

Ron Mellick moved, Henry Schwaller IV seconded, that Resolution No. 2010-012, being a resolution determining the advisability of the making of certain internal improvements in the City of Hays, Kansas, making certain findings with

respect thereto; and authorizing and providing for the making of the improvements in accordance with such findings (water, sewer, storm sewer and street improvements/King's Gate First Addition), be approved.

Vote: Christopher Channell

Barbara Wasinger

Troy Hickman

Henry Schwaller IV

Ron Mellick

8. KING'S GATE FIRST ADDITION ENGINEERING SERVICES AGREEMENT:

Barbara Wasinger moved, Henry Schwaller IV seconded, that an Engineering Agreement with Ruder Engineering & Surveying, LLC for an amount not to exceed \$38,900 for professional services related to the development of improvements in King's Gate First Addition, Phase I, be approved.

Vote: Christopher Channell

Barbara Wasinger

Troy Hickman

Henry Schwaller IV

Ron Mellick

9. KANSAS DEPARTMENT OF TRANSPORTATION (KDOT) TRIANGLE ADJACENT TO I-70 FOR GREEN SPACE:

In November 2007, the City began exploring the possibility of acquiring a remnant tract of property located south of I-70 near the Golden Belt Estates Development north of 41st Street. The property is comprised of approximately 7.5 acres. KDOT has control and owns the right-of-way, but does not hold title to the property. There are 12 heirs to the property that are prepared to sign a Quit Claim Deed to the City but request that when the park is developed, that it be named "Arnhold Park".

Ron Mellick moved, Barbara Wasinger seconded, that the request from the Arnhold family to have the park named "Arnhold Park" when the green space is developed into a park, be approved.

Vote: Christopher Channell
Barbara Wasinger
Troy Hickman
Henry Schwaller IV
Ron Mellick

10. AGREEMENTS WITH MICHAEL AND DEBORAH GRABBE AND ALTA GRABBE FOR SMOKY HILL WATERLINE PROJECT:

The purchase of the land that well site S-10 is located on and a permanent easement to access the well site is one of many acquisitions of land in the Smoky Hill wellfield.

Barbara Wasinger moved, Troy Hickman seconded, that the agreements with Michael and Deborah Grabbe and Alta Grabbe to purchase land occupied by the City's Smoky Hill well S-10 and to acquire permanent easements for access and a water pipeline, be approved.

Vote: Christopher Channell
Barbara Wasinger
Troy Hickman
Henry Schwaller IV
Ron Mellick

11. ECONOMIC DEVELOPMENT POLICY – COMMUNITY IMPROVEMENT DISTRICT (CID) POLICY AMENDMENT:

At the request of Commissioner Schwaller, the Community Improvement District (CID) Policy was revisited and discussed, specifically to define items in the eligible/ineligible sections to address the purchase of consumables, and items or property considered to be operating expenses. City Attorney John Bird submitted a draft revision of the CID Policy at the March 18, 2010 work session for the Commissioners' review.

Henry Schwaller IV moved, Ron Mellick seconded, that the revisions to the Community Improvement District Policy section of the Economic Development Policy be approved as presented in the draft revision.

Commissioner Schwaller explained that the revisions are to focus on the Commissioners' original intent of using these sales tax dollars on capital

improvements, land, buildings and infrastructure, rather than on items such as advertising, promotion, purchase of inventory for resale, and operating expenses.

Vote: Ayes: Christopher Channell

Barbara Wasinger

Troy Hickman

Henry Schwaller IV

Ron Mellick

12. REPORT OF THE CITY MANAGER: Assistant City Manager Paul Briseno had no additional items to report on.

13. COMMISSION INQUIRIES AND COMMENTS: Commissioner Mellick congratulated Chris Channell on assuming the mayoral position and thanked him for his assistance during Commissioner Mellick's term as mayor. Commissioner Mellick stated it has been an honor and privilege to serve as mayor this past year, as well as fun. It has been hard work, but very rewarding. He thanked the citizens of Hays, the Commissioners, City staff, and his family for their support and assistance during the past year.

The meeting was adjourned at 7:02 p.m.

Submitted by: _____

City Clerk