

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON APRIL 9, 2009

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, April 9, 2009 at 7:30 p.m.

Roll Call: Present: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

Absent: Christopher Channell

Chairperson Wasinger 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 26, 2009; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: There were no items on the consent agenda.

NEW BUSINESS

5. HAYS HOUSING AUTHORITY ANNUAL REPORT: Sue Rouse, chairman of the Hays Housing Authority and Harlan Murphy, past chairman, appeared before the Commission.

Ms. Rouse stated that Mr. Murphy completed 16 years as a commissioner on the Hays Housing Authority and for 12 of those years he acted in the capacity of chairman. During his tenure he took the Housing Authority to a high performance status.

The Commissioners recognized Mr. Murphy for his years of service.

Ms. Rouse presented the 2008 Annual Report of the Hays Housing Authority which operates 30-units of public housing known as Sunrise Apartments which is located on Sunset Trail. The Housing Authority is responsible for the operations and management of the 30 units which opened for occupancy in 1980 and also is responsible for the administration of approximately 60-66 Section 8 Vouchers which are available to assist tenants with rental payments to private landlords within the city limits of Hays.

6. ABATEMENT OF NUISANCES AT 1304 EISENHOWER: Property located at 1304 Eisenhower is in violation of City ordinances regarding junk and construction debris. No attempt has been made by the owners to contact staff and very little has been done to resolve the nuisance issue. This property was cited for nuisance issues in the fall of 2008, and was cleaned up only after a resolution was taken to the City Commission. The City did not have to abate the nuisances at that time, as they were resolved by the property owner before the ten day appeal period. The current nuisance is new junk that has accumulated since the issue last year.

Allan Lytton moved, Ron Mellick seconded, that Resolution No. 2009-009, being a resolution authorizing the City of Hays or its designated agent to abate the nuisance located on the property at 1304 Eisenhower, be approved.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Allan Lytton

Troy Hickman

7. BIDS FOR REMOVAL OF 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. Three proposals were received, all of which required payment from the City for the removal of the house. To demolish the house using City staff would cost approximately \$4,500.

Troy Hickman moved, Allan Lytton seconded, that all bids for the removal of the house at 108 West 16th Street be rejected.

Police Chief Jim Braun and Lieutenant Don Scheibler requested that consideration be given to allow the Police Department and the Fire Department to use the house for scenario-based training purposes if it will be demolished. It would cost several thousands of dollars per officer to receive the same training at either the Police Academy in Hutchinson or on-site at another location.

Assistant City Manager Mark Loughry stated that to send six officers to another site, such as Wichita, would cost approximately \$4,500 minimum. To send all shifts in the Police Department would cost over \$20,000. With the Fire Department also using the house for training, the figure would be closer to \$35,000 to \$40,000. There is the possibility that the Ellis and Victoria Police and Fire Departments could also use the house before it is demolished.

Fire Chief Gary Brown and Firefighter Justin Choitz reviewed the training procedures that were used on the house at 110 West 16th Street before it was demolished. All three shifts and volunteers were trained. The experience was a great opportunity to train using an actual environment.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Allan Lytton

Troy Hickman

Staff was directed to allow the Police and Fire Departments to use the house as a training facility. The Public Works Department will demolish the house after the training has been completed.

8. BURNOUT OF DISTRIBUTION SYSTEM: On April 13, 2009, the Water Plant will be changing its treatment of water from a chloramines treatment to a free chlorine treatment. Customers will experience a bleach smell in the water for a period of 1 to 2 days. This water is safe to drink and is the same quality of water that our customers have received in the past. It usually takes 4 to 6 weeks to complete this treatment process and another 4 to 6 weeks to return to normal.

Acting Director of Utilities Joe Obholz stated this is a process that is done as needed to prevent biofilming. Biofilming is when a slight film can start to grow on the inside of the distribution pipe. Biofilming can cause water to have a bad taste and smell which can lead to nitrification which would cause corrosive water.

9. REPORT OF THE CITY MANAGER: The Assistant City Manager had no additional items to report on.

10. COMMISSION INQUIRIES AND REPORTS: There were no inquiries or reports.

11. EXECUTIVE SESSION: Ron Mellick moved, Allan Lytton seconded, that the Governing Body recess to executive session at 8:00 p.m. for 10 minutes to discuss property acquisition. The executive session included the City Commissioners, the Assistant City Manager, and the City Attorney. 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 meeting back to order at 8:09 p.m. She stated no action was taken during executive session.

The meeting was adjourned.

Submitted by: _____

City Clerk