

City of Hays
City Commission
Work Session Notes
April 15, 2010

Present: Christopher Channell, Barbara Wasinger, Troy Hickman, Henry Schwaller IV, John Bird, Toby Dougherty

Absent: Ron Mellick

Addendum to Lease with Heart of America Development

The Heart of America (HOA) Development Corporation has a lease option on property owned by the City of Hays at the Airport Industrial Park. This lease option allows HOA to purchase this property for \$500 per acre to facilitate the location of businesses to the community. The lease requires an annual payment of \$1,500.

The Hays Regional Airport utilizes a VORTAC guidance system. Due to the location of the VORTAC, a portion of the Airport Industrial Park has been rendered undevelopable. City staff has requested that the Federal Aviation Administration upgrade or relocate the current VORTAC in order to remedy the problem; however, the requests have been unsuccessful at this time.

HOA made a request that the current lease be amended to eliminate the \$1,500 payment until such time that the VORTAC no longer prevents development of the remaining property. The addendum to the lease states that in the event the VORTAC no longer prevents development, the payments would be reinstated January 1st of the following year.

The Commissioners will be requested to approve the addendum to the lease at the April 22, 2010 Commission meeting.

Award of Bid for Golf Course Rotary Mower

At the April 22, 2010 Commission meeting, the Commissioners will be requested to approve the low bid, in the amount of \$43,969, submitted by Kansas Golf and Turf, Wichita, KS, for a bat-wing rotary mower. The unit being replaced will be transferred to the Hays Regional Airport to replace a 1996 John Deere F-932 that is non-operable at this time.

Award of Bid for Hays Sports Complex

Nine bids were received for the construction of the Hays Sports Complex. The bid documents were structured with a base bid and 17 alternates for various additional amenities. The bids were reviewed by the Project Development Advisory Committee (PDAC), which recommended entering a contract with Eby Construction for the base bid, plus alternates for gravel parking, three additional soccer/football fields, a concession-restroom building at the southwest ball fields, lighting the two ball fields at the southwest ball-plex, acquiring four softball scoreboards at the northeast 4-plex and shade for the softball bleacher areas. The base bid with the alternates defined above is identified as Option #1 and contains a total of six softball fields and eight soccer/football fields.

Option #2 provides for eight soccer fields and eight softball fields, 75% of the parking lots graveled, a concession-restroom building at the southwest ball fields, and four softball scoreboards.

The City's share of the cost of the base bid plus the recommended alternates is \$5,664,430. Other project costs related to property acquisition, design, and off-site improvements amount to \$2,300,139, bringing the total cost to \$7,964,569, which is under the \$8 million allocated for the project. This figure includes Ellis County's donated in-kind dirt work of 75,000 cubic feet valued at \$148,000, as well as Midwest Energy's reduced cost of electrical infrastructure installation from \$88,000 to \$45,000.

Commissioner Schwaller stated that he favors Option #2, which provides eight softball fields. He feels the ability to build additional ball fields later on is beyond the capabilities of the Parks Department. If eight softball fields are not

built right away, most likely, the last two ball diamonds will never be built. He feels it is very important that the project be completed right away.

Discussion was held about the alternates that were included with each option.

The Commissioners will be requested to take formal action on this matter at the April 22, 2010 Commission meeting.

Vehicle Abatement at 600 East 8th Street

This was resolved prior to the work session.

Vehicle Abatement at 3312 Lincoln Drive

At the April 22, 2010 Commission meeting, the Commissioners will be requested to approve a resolution abating a vehicle nuisance located on the property at 3312 Lincoln Drive.

Madison Drive

Since the mid to late 1990's, Madison Drive has been in place and has served as an alley, although officially designated as a street during the platting of adjacent property in the area. It was platted as a 30' right-of-way and was platted as one-half of a future street. Due to the recent development of King's Gate Addition to the west, many questions have been brought forth regarding Madison Drive. No homes in the King's Gate development front along Madison Drive. The possibility for properties along Madison Drive to use the area for rear yard access is real, just as it is for any other alley within the City.

Public Works Director Brenda Herrman recommended the street/alley remain as a public right-of-way, a rockered alley as it is today and that the name Madison Drive be eliminated.

Commissioner Hickman felt the alley should be vacated and should be considered as an easement. Maintenance of the area would then become the responsibility of the abutting property owner.

Commissioner Schwaller agreed with Commissioner Hickman. There are no other alleys in this neighborhood; other areas of town have had alley vacations and there have not been problems in the majority of them. He feels the alley should be closed and become a green area.

Discussion was held about alley vacations and public right-of-way and how it affects the neighboring property owners.

Katherine and Jeff Burnett, developers of the King's Gate Addition, requested Madison Drive be kept as an alley. There has been some interest shown by potential property owners to have an alley behind their property. Additionally, this would provide another secondary access for emergency purposes to the area north of 41st Street. If the street/alley is vacated, the City would have to remove the rock that is already there.

Commissioner Schwaller stated there are pros and cons to both sides, but he feels the better choice would be to vacate the street/alley.

Further discussion will take place at the May 6, 2010 Commission work session.

Graystar First Addition Final Plat

The owners of the proposed Graystar First Addition have submitted a final plat for consideration. The area of the proposed plat is located south of 41st Street and just south of the Westridge Addition and would be a continuation of Post Road. The proposed plat contains 14 residential lots.

The Commissioners will be requested to approve the final plat at the April 22, 2010 Commission meeting.

Award of Bid for Airport Taxiway Lighting and Grant Application

The Airport Capital Improvement Plan calls for the installation of taxiway lighting, the replacement of 32 lighted directional/guidance signs for the runways and taxiways, the installation of surface painted hold markings, a V-box material spreader for de-icing activities and two security access gates at the airport.

At the April 22, 2010 Commission meeting, the Commissioners will be requested to approve the low bid, in the amount of \$222,281.75, submitted by L & S Electric for the above listed items except the security gates, contingent upon FAA grant funding and authorization for the Airport Manager to submit the FAA grant application.

Award of Bid for Airport Security Gates

At the April 22, 2010 Commission meeting, the Commissioners will be requested to approve the low bid, in the amount of \$25,068.53, submitted by Allied Fence & Security of Kansas Corp. for the purchase and installation of two security gates at the Hays Regional Airport. There may be an opportunity for FAA to assist with payment of the gates; staff is pursuing that option.

Airport Hangar Rate Increase (July 1, 2010 to June 30, 2011)

On July 23, 2009, the City Commission approved a 10% rate increase for land leases and city-owned hangar leases. It was decided to raise the rates over a 3-year period to be more palatable; therefore the lease rates are to be reviewed annually and adjustments made accordingly.

Public Works Director/Airport Manager Brenda Herrman recommended proposed rates be \$1.82/SF for land leases and a 10% increase for city-owned hangar leases that are not yet paying \$1.50/SF. There would be another rate increase in 2011 to bring the rates up to market rates.

The Commissioners will take action on the recommendation at the April 22, 2010 Commission meeting.

Commissioner Hickman left the work session.

Discussion on Convention Facilities

Jana Jordan, Director of the Convention and Visitors Bureau (CVB), discussed the community's growing problems of inadequate convention and meeting space necessary to compete in the tourism market. New convention

facilities located in western Kansas and the degrading conditions of Hays' current convention facilities have hindered the CVB's ability to attract existing and future conventions. Numerous discontented convention attendees and decreased convention/groups have created a need for the Commission to discuss future convention center facilities. The decrease in convention business should be addressed now instead of future years when the City has lost good clients to other communities with newer and more accommodating facilities.

Communities of comparable size that compete in this market have convention facilities constructed through various private/public partnerships. These partnerships are created as municipalities have a vested public interest in continuing to gain/maintain the influx of outside consumers for a stable and increased local economy. The revenue generated through local sales tax is vital to our economy as is the city transient guest tax.

The Commissioners will discuss this issue again at a future work session.

Executive Session

Henry Schwaller IV moved, Barbara Wasinger seconded, that the Governing Body recess to executive session at 8:05 p.m. for 20 minutes to discuss contract negotiations, property acquisition, and attorney/client privileged information. The executive session included the City Commissioners, the City Manager, the Assistant City Manager, the Finance Director, and the City Attorney. K.S.A. 25-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Aye: Christopher Channell
Barbara Wasinger
Henry Schwaller IV

Chairperson Channell called the work session back to order at 8:25 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk