

City of Hays
City Commission
Work Session Notes
May 1, 2014

Present: Henry Schwaller IV, Eber Phelps, Shaun Musil, Ron Mellick, Kent Steward, John Bird, Paul Briseno

April 17, 2014 Work Session Notes

There were no corrections or additions to the minutes of the work session held on April 17, 2014; the minutes stand approved as presented.

Skate Park Expansion/Improvement Request from the Western Kansas Skate Park Committee (WKSC)

The Western Kansas Skate Park Committee (WKSC) is requesting support from the City Commission to pursue possible expansion/improvements to the existing skate park at Aubel-Bickle Park. The existing skate park was built in the mid 1990's and is inadequate by today's standards. Improvement/expansion to this facility is a viable and necessary project. The estimate for the total project is \$250,000.00. It is highly possible to improve the existing facility in smaller, more affordable increments, if necessary. The WKSC is requesting approval of the general concept of expanding/improving the current skate park at Aubel-Bickle Park and allow the Western Kansas Skate Park Committee to solicit donations towards expansion/improvements to the skate park.

Derek Hadley and Jordan Rome represented the Western Kansas Skate Park Committee and presented information regarding the proposed expansion and improvements for the skate park and answered questions from the Commissioners.

Several parents also addressed the Commissioners regarding the need for the improvements.

Commissioner Mellick asked if they were seeking funds from the City of Hays.

Jeff Boyle Parks Director stated they have not made any formal request for funds.

Chairperson Schwaller supported the idea, but stated the City does not have the money for this project.

At the May 8, 2014 Commission meeting the Commissioners will be requested to approve the general concept of expanding/improving the current skate park at Aubel-Bickle Park and authorize the Western Kansas Skate Park Committee to solicit donations towards expansion/improvements to the skate park.

13th Street (Main to Milner) – Concept Discussion

The 2012 Comprehensive Plan Update identified 13th Street from Main Street to Milner as an entry corridor to downtown that needs improvement. \$1.5 million has been set aside in a capital project fund for the reconstruction of these four blocks of 13th Street. Driggs Design Group has developed concept plans and cost estimates; stakeholders along the project were contacted; a public information meeting was held; and a presentation made to the Downtown Hays Development Corporation (DHDC) Board. The City Commission is being asked to consider staff's recommendation for additional funds and authorize solicitation of engineering design services.

Buck Driggs with Driggs Design Group presented the options along with details of his assessment, the results of the survey, and answered questions from the Commissioners. He stated the pavement is reaching its life expectancy and is in bad shape.

Chairperson Schwaller agreed with the base plan and pavement replacement option because it would look strange to have the new street with parking and curb in varying conditions, but additional upgrades are not justified.

Commissioner Steward stated he would hate to see us make this kind of investment, something that's going to be there for 50 years, and not add some nice aesthetic touches.

Megan Colson, Executive Director for Downtown Hays Development Corp. addressed the Commissioners and stated 13th Street is the gateway to downtown, and suggested that groups could raise funds for some of the proposed improvements.

At the May 8, 2014 Commission meeting the Commissioners will be requested to authorize staff to solicit an engineering firm to proceed with the design of the Base Option, Storm Sewer Improvements, Water Service Upgrades, and Alternate A.

2014 Waterline Improvements – Award of Bids

Bids have been received for the replacement of City water mains on Hickory and Ash from 27th to 29th Street and on Elm Street from Fort to 4th Street. The low bidder for Hickory and Ash Streets is Stripe and Seal of Hays in the amount of \$233,458.00. The low bidder for Elm Street is JCorp; however, they could not meet the requirement to construct the improvements during Fort Hays State University's summer break. The next lowest bidder is from APAC-Kansas, Inc. of Hays in the amount of \$164,773.50. They can meet the time schedule specified for construction.

At the May 8, 2014 Commission meeting the Commissioners will be requested to authorize the City Manager to enter a Contract with Stripe and Seal in the amount of \$233,458 for waterline improvements on Hickory and Ash from 27th Street to 29th Street and enter a contract with APAC-Kansas, Inc. in the amount of \$164,773.50 for waterline improvements on Elm Street from Fort Street to 4th Street. Funding would be from Water and Sewer Capital Reserve Fund.

Award of Contract for Leak Detection Services

Leak detection is considered a Best Management Practice for water utilities facing water supply constraints. Leak detection consists of “sounding” points on the system with specialized audio equipment. Leaking water has a specific frequency and can be readily heard through most pipe materials. Leaks can be pinpointed with a high degree of accuracy through a process known as leak correlation.

Nick Willis, Interim Assistant Director of Utilities reported that in an effort to reduce water loss in the potable water distribution system and raw water collection system, City staff issued a Request for Proposals for leak detection services. City staff is recommending award of contract to Wachs Water Services for leak detection services not to exceed \$43,920 to be paid from budgeted funds in the 2014 Utilities Department Water Conservation budget.

At the May 8, 2014 Commission meeting the Commissioners will be requested to authorize the City Manager to enter into a contract with Wachs Water Services in an amount not to exceed \$43,920 for leak detection services.

Discussion on Response to Russell Regarding Cedar Bluff Usage

City staff and Commissioners attended the Russell Council meeting on April 15, 2014 to discuss Russell’s letter of support for the R9 Development Project. At that meeting, two Russell Council members brought up Russell’s water rights in Cedar Bluff and wanted to know if the City of Hays had any interest in working together to develop a pipeline to utilize those water rights efficiently.

Commissioner Kent Steward brought up the matter at the April 24th City Commission meeting and asked for the item to be placed on the May 1, 2014 Work Session for discussion.

The Commissioners agreed to have the City Manager draft a letter basically stating that we are open to the suggestion if the City of Russell wants to pursue it.

City Commission Representative on Ellis County Coalition Board

For many years, the Mayor served as the City Commission's representative on the Ellis County Coalition Board. Citing a lack of continuity due to the Mayor changing every year, the City Commission decided a few years back to appoint a representative that would serve for a longer period of time on the Coalition Board. Commissioner Barbara Wasinger and Commissioner Ron Mellick each served for two years, and Commissioner Steward served in 2013 and is still currently serving.

Mayor Schwaller stated he would like to serve on the Ellis County Coalition Board.

This item will be placed on the agenda for formal action at the May 8, 2014 Commission meeting.

Other Items for Discussion

Commissioner Phelps commented that he would like to see information in the monthly progress report regarding the shower heads and plants given out at the Spring Gallery Walk. He also stated that the citizens that attended were impressed with the photographs in City Hall.

Executive Session

Eber Phelps moved, Shaun Musil seconded, that the Governing Body recess to executive session at 8:09 p.m. for ten minutes to discuss union negotiations. The executive session included the City Commissioners, the Assistant City Manager, and the City Attorney. K.S.A. 75-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

Kent Steward

No action was taken during the executive session.

The work session was adjourned at 8:16 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk