

City of Hays
City Commission
Work Session Notes
May 20, 2010

Present: Barbara Wasinger, Troy Hickman, Henry Schwaller IV, Ron Mellick, John Bird, Toby Dougherty

Absent: Christopher Channell

Midwest Energy Presentation

Earnie Lehman, Chief Operating Officer, and Pat Parke, Vice-President of Customer Service, presented an update on recent Midwest Energy activities. Items discussed were new power supply contracts, transmission and distribution system improvements, rate information, and an update on Midwest Energy's energy efficiency programs.

Job Bounty Application by A-1 Scaffold Mfg., Inc.

Section 10 of the City's Economic Development Policy outlines the City of Hays Job Bounty Program. Under this program, an employer that is either expanding or locating in Hays can request a job bounty for full-time workers making more than \$10.00 or more than \$15.00 per hour. Under this program, if an employer is adding at least 10 full-time employees at an hourly rate no less than \$10.00 per hour, the City will pay the employer \$1,000 per job paid in 20% increments over a five-year period. For full-time jobs exceeding \$15.00 per hour, the City will pay \$1,500 per job over the same five-year period.

A-1 Scaffold Mfg., Inc. has submitted a job bounty application for approval. A-1 Scaffold Mfg. is a new company developed from the loss of A-1 Plank and Scaffold Manufacturing, Inc. The new business will sell similar products while providing on-going employment. Their job bounty application requests program funding for 12 full-time employees with a base hourly wage of \$14.25 per hour.

The Commissioners will be requested to consider approval of the job bounty application at the May 27, 2010 Commission meeting.

2010 Fireworks Resolution

Every year prior to June 15th, the Commissioners are required to set by resolution the dates and hours of consumer use of fireworks within the city limits of Hays. Staff recommended that fireworks be allowed from 10:00 a.m. to midnight on July 3rd and July 4th and from 10:00 a.m. to 10:00 p.m. on July 5th.

The Commissioners will be requested to consider approval of the resolution at the May 27, 2010 Commission meeting.

Tallgrass Phase IV – Resolution for Public Improvements

Tallgrass at Hays, Inc. has submitted a new petition to the City for improvements to an area containing 19 lots within the Tallgrass Addition. Originally, a petition was submitted in January 2010, and subsequently, a resolution authorizing the improvements was passed in February 2010. Since then, bids for construction were received; however, the bid for street construction was higher than the original petition and resolution amount. Therefore, a revised petition has been submitted and a new resolution drafted for approval.

The Commissioners will be requested to approve the new resolution at the May 27, 2010 Commission meeting.

Tallgrass Phase IV – Award of Bid for Storm Sewer and Street

At the May 27, 2010 Commission meeting, the Commissioners will be requested to authorize the City Manager to enter into a contract with APAC-Kansas, for the construction of street and storm sewer improvements within Phase IV of the Tallgrass Addition. APAC-Kansas submitted the low bid of \$273,793.76.

Tallgrass Phase IV – Award of Bid for Water and Sanitary Sewer

At the May 27, 2010 Commission meeting, the Commissioners will be requested to authorize the City Manager to enter into a contract with Nowak Construction for the construction of water and sanitary sewer improvements within Phase IV of the Tallgrass Addition. Nowak Construction submitted the low bid of \$130,878.25.

Tallgrass Phase IV – Engineering Services Contract

Baughman Company, P.A. has submitted a contract for engineering/inspection services for the construction of Tallgrass Addition Phase IV. Baughman Co. will be providing inspection services throughout the project and will oversee the construction of the streets, storm sewer, water lines, and sanitary sewer lines. The total dollar amount of the contract is \$25,700.

The Commissioners will be requested to authorize the City Manager to enter into a contract with Baughman Company for engineering/inspection services for Tallgrass Phase IV at the May 27, 2010 Commission meeting.

Award of Bid for 2010 Street Maintenance Program

2010 is the last year in a 5-year street maintenance program that was developed in 2005. APAC, Kansas Inc. submitted the lowest bid, in the amount of \$541,865.20, for the 2010 Street Maintenance Program. The Commissioners will be requested to authorize the City Manager to enter into a contract with APAC at the May 27, 2010 Commission meeting for the street repairs/maintenance.

Washing Machine Rebate

Over the past three years, 450 washer rebates of \$100 were dispensed. In each of the three years, the funds were depleted long before the end of the year. Applications that were received were held and were first in line to receive the rebate at the beginning of the next fiscal year when funds were once again available.

Information taken from the Energy Star website states that, on average, an Energy Star qualified unit uses 5,637 gallons of water per year as compared to a conventional unit that uses 12,179 gallons per year, saving 6,542 gallons of water per year. When this savings is applied to the 450 washers rebated, there is a total of 2,943,900 gallons of water saved.

Funds in the Washer Rebate Program are budgeted in the projects line item of the Water and Sewer Fund Non-Operating Fund. For 2010, \$25,000 was budgeted, \$15,000 for washer rebates and another \$10,000 for 2010 drought tolerant lawn planting incentives. In 2009, \$2,850 was used for the drought tolerant lawn program.

Staff recommended the Commission consider approving another \$5,000 from the Water and Sewer Non-Operating budget to fund additional washer rebates, leaving \$5,000 for the drought tolerant lawn program. Action on this request will be taken at the May 27, 2010 Commission meeting.

Executive Session

Henry Schwaller IV moved, Ron Mellick seconded, that the Governing Body recess to executive session at 7:15 p.m. for one hour to discuss property acquisition, contract negotiations, personnel, and attorney-client privileged information. The executive session included the Commissioners, the City Manager, the Assistant City Manager, and the City Attorney. K.S.A. 25-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Barbara Wasinger
Troy Hickman
Henry Schwaller IV
Ron Mellick

Vice-chairperson Wasinger called the work session back to order at 8:15 p.m. She stated no action was taken during executive session.

Henry Schwaller IV moved, Ron Mellick seconded, that the Governing Body recess to executive session for an additional 30 minutes to further discuss the topics stated in the previous motion.

Vote: Ayes: Barbara Wasinger

Troy Hickman

Henry Schwaller IV

Ron Mellick

Vice-chairperson Wasinger called the work session back to order at 8:45 p.m. She stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk