

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF THE  
CITY OF HAYS, KANSAS  
HELD ON MAY 24, 2007

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, May 24, 2007 at 7:30 p.m.

Roll Call: Present: Troy Hickman  
Ron Mellick  
Christopher Channell  
Allan Lytton  
Absent: Barbara Wasinger

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

**2. MINUTES:** There were no additions or corrections to the minutes of the regular session held on May 10, 2007; the minutes stand approved as written.

**3. FINANCIAL STATEMENT:** Finance Director/City Clerk Mark Loughry reported investments on April 30, 2007 were \$35,350,000, which is an increase of \$7,050,000 over April 30, 2006. In April, \$3,450,000 of maturing certificates of deposits and idle funds with a weighted average interest rate of 5.22% were invested. Sales tax collections received in April for the General Fund totaled \$438,126, which was an increase of \$16,000 compared to 2006. Year-to-date sales tax collections are up 2.78%.

Ron Mellick moved, Allan Lytton seconded, that the Financial Statement for the month of April 2007 be approved.

Vote: Ayes: Troy Hickman  
Ron Mellick  
Christopher Channell  
Allan Lytton

**4. CITIZEN COMMENTS:** There were no comments.

**5. CONSENT AGENDA:** Ron Mellick moved, Allan Lytton seconded, that the following appointment be approved:

Hays Area Planning Commission

Mark Deterding – unexpired term to expire on April 30, 2010

and that a Cereal Malt Beverage License for Shiva Hotels – Hampton Inn, be approved.

Vote: Ayes: Troy Hickman  
Ron Mellick  
Christopher Channell  
Allan Lytton

**NEW BUSINESS**

**6. PRE-ANNEXATION AGREEMENT FOR HAYS LIVESTOCK MARKET**

**CENTER:** Lester Gross, owner of Hays Livestock Market Center located north of Hays on US 183, has requested a pre-annexation agreement that would allow the property to be connected to City water service. The property is currently served by a private well and is beginning to encounter problems. City water mains run adjacent to the property which allow for an easy tie-in of the commercial system to the City water system. The property currently is served and will continue to be served by a septic system.

Christopher Channell moved, Allan Lytton seconded, that the Consent for Future Annexation and Provision of Public Water Services be approved.

Vote: Ayes: Troy Hickman  
Ron Mellick  
Christopher Channell  
Allan Lytton

**7. GOLDEN BELT ESTATES, SECOND ADDITION – VISTA DRIVE:** Western

Plains Service Corporation has petitioned the City for improvements to the

Golden Belt Estates, Second Addition, Vista Drive. Improvements are to include grading, paving, curb and guttering, storm water sewer, sanitary sewer, and water lines associated with the construction of Vista Drive. Vista Drive was originally included in the design of Golden Belt Second Addition and was bid as an alternate; however, the developer chose not to construct Vista Drive at the time. Vista Drive would now be constructed as a change order to the existing contract with APAC in the amount of \$234,613.46.

Ron Mellick moved, Allan Lytton seconded, that Resolution No. 2007-012, 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/Golden Belt Estates, Second Addition) be approved.

Vote: Ayes: Troy Hickman

Ron Mellick

Christopher Channell

Allan Lytton

**8. ROTH FOURTH ADDITION:** New development is being planned for the southwest corner of 48<sup>th</sup> and Vine Street in the Roth Fourth Addition. These improvements require the extension of the public sanitary sewer utility to service the new facility. The developers have elected to pay the cost of the project without establishing a special benefit district. Per the Development Policy and Infrastructure Guidelines for New Development dated June 10, 2004, the developer is required to pay the cost of an 8" line and the City will pay the cost of over-sizing. The 2001 Water and Sanitary Sewer Master Plan for North of I-70 prepared by Bucher, Willis and Ratliff Engineers, specifies a 10" sanitary sewer main to be installed in this area. The City would be responsible for the cost to oversize the sanitary sewer from 8" to 10". The cost for over-sizing is estimated to be \$5,000.

Christopher Channell moved, Allan Lytton seconded, that the allocation of \$5,000 from the Water/Sewer Capital Fund for the over-sizing of the sanitary

sewer line be approved, and that the City Manager be authorized to execute a Letter of Agreement with the developer of the project.

Vote: Ayes: Troy Hickman

Ron Mellick

Christopher Channell

Allan Lytton

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

**10. COMMISSIN INQUIRIES AND COMMENTS:** Commissioner Mellick requested that the Fire Chief be present at the next work session to address some concerns about policy and procedure.

**11. EXECUTIVE SESSION:** There was no executive session.

The meeting was adjourned.

Submitted by: \_\_\_\_\_

City Clerk