

City of Hays
City Commission
Work Session Notes
June 1, 2006

Present: Wayne Billinger, Barbara Wasinger, Henry Schwaller IV, Kent Steward, Greg Schwartz, Randy Gustafson

Energy Assistance Program

Pam Blau, representing First Call for Help, and Brian Dreiling, representing Midwest Energy, presented the final report of the City of Hays Natural Gas Assistance Program for 2005-2006.

Energy audits were performed by Midwest Energy on the homes of citizens requesting assistance to identify areas needing repair and/or additional insulation. Weatherization kits were provided to assist in keeping energy bills as low as possible. Assistance was provided to 109 households for a total cost of \$17,002.87.

Annexation – Lot 12, Block 2, North Hays Addition

Sanitary sewer service will be made available to several lots north of 48th Street. One of these is Lot 12, Block 2, of the North Hays Addition and is the location of the old Carrico Implement Building. The lot is currently on a septic system, however is hooked to the City water system. A pre-annexation agreement dated April 2002 requires the annexation of this property upon the availability of sewer services to that area. The property is contiguous with the existing city limits.

The Commissioners will be requested to formally approve an ordinance annexing this property into the city limits at the June 8, 2006 Commission meeting.

Pre-annexation Agreement – Lot 10, Block 2, North Hays Addition

Sanitary sewer service will be made available to some lots not currently in the city limits. One of these is Lot 10, Block 2, of the North Hays Addition and is the location of the old High Plains Roofing Building. The lot is currently on a septic system and water is supplied by a private well. Connection to sanitary sewer requires the execution of a pre-annexation agreement which would require annexation into the city limits in the future based on certain triggers, one of which would be connection to the City water supply.

The Commissioners will be requested to approve the Agreement at the June 8, 2006 Commission meeting.

Golden Belt Estates Second Addition – 45th Street Main Trafficway Ordinance

Construction is about to begin on Golden Belt Estates Second Addition, which includes the construction of 45th Street, Newton, and Larned Circle. Newton and Larned are included in a special benefit district and the constructions costs will be assessed to the district; however, 45th Street is a collector street and not included in a benefit district. The developer, Western Plains Service Corporation, is paying for most of the construction of 45th Street; however, the City is responsible for the cost of additional pavement width and thickness since 45th Street is a collector street.

In order for the City to bond the City's share of the 45th Street construction costs, 45th Street must be declared a main trafficway. The Commissioners will be requested to approve an ordinance for this designation at the June 8, 2006 Commission meeting.

CDBG Performance Public Hearing

A public hearing will be held at the June 8, 2006 Commission meeting to hear comments concerning the close-out of the Community Development Block Grant for the 8th Street Waterline Project.

Other Items for Discussion

Commissioner Steward stated he received an email about the condition of the grass at Aubel-Bickle Park.

Assistant City Manager Toby Dougherty stated that the sprinkler system at Aubel-Bickle was not functioning correctly and steps have been taken to rectify the problem.

Chairperson Billinger stated the City of Hays-Ellis County joint meeting will be held on Wednesday, June 7, 2006 at 7:00 p.m. in the City Commission Chambers.

Executive Session

Barbara Wasinger moved, Kent Steward seconded, that the Governing Body recess to executive session at 5:45 p.m. for 20 minutes to discuss union negotiations. The justification for the executive session was that it is in the public's best interest not to reveal the City's position during negotiations. The executive session included the City Commissioners, the City Manager, the Assistant City Manager, the City Clerk, and the City Attorney.

Vote: Ayes: Wayne Billinger
Barbara Wasinger
Henry Schwaller IV
Kent Steward

Chairperson Billinger called the meeting back to order at 6:02 p.m. He stated no action was taken during executive session.

The work session adjourned.

Submitted by: _____

City Clerk