

City of Hays
City Commission
Work Session Notes
June 6, 2013

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

2014 Budget Presentations

The following presented requests for Outside Agency funding in the 2014 Budget:

Traci Stanford and Sandy Jacobs

Downtown Hays Development Corporation \$ 53,655

Alan Stecklein and Aaron White

Ellis County Coalition for Economic Development 87,550

Craig Karlin and Dixie Balman

Fort Hays State University 100,000

Mary Karst and Jolene Younger

Wild West Festival Committee 9,500

Greg Sund and Jason Rauch

Care Council – Social Services 164,000

Donald Westfall and Brad Chatfield

Ellis County Historical Society 12,000

Ann Leiker, Ed Steno, Mehran Shahid, and Greg Sund

Hays Sister Cities Advisory Board 3,000

Jennifer Sauer and Brenda Meder

Hays Arts Council 12,000

TOTAL **\$441,705**

Note: A budget request was submitted for Alcohol Tax Funds in the amount of \$60,000; this request is not part of the Social Services, Economic Development or Quality of Life budgets.

Commissioner Schwaller recused himself during the Fort Hays State University funding request because he is an employee of the University.

During their presentation, Ann Leiker, president of the Sister Cities Advisory Board, relayed to the Commissioners that the group is shifting its focus from developing relationships with foreign sister cities to promoting a more localized effort of welcoming diverse cultures to Hays.

Contract Sewer Cleaning

Utilities Department staff does emergency call out for sewer backup removal as well as regular flushing maintenance. There is not enough manpower to achieve the goal of performing flushing maintenance to one-third of the town. This summer the intent is to clean the flushing maintenance route with Utilities staff, and to use contract cleaning for one-sixth of the regular sewer lines (19 miles). This will allow Utilities to reach the one-third goal of sanitary sewer line cleaning for 2013.

The 2013 budget includes \$120,000 for contract cleaning of sanitary sewer lines. Mayer Specialty Services, Goddard, KS submitted the low bid at a cost of \$1.19 per linear foot.

The Commissioners will be requested to approve the bid submitted by Mayer Specialty Services, with a cost not to exceed \$120,000, at the June 13, 2013 Commission meeting

Walker Mower Purchase for Parks Department

The Parks Department is scheduled to replace a 2003 Walker mower with a Walker MD mower as part of the Vehicle Replacement Schedule. This mower will be used to maintain Mount Allen and Memorial Garden cemeteries. The City has a snow blower attachment and a rotary broom attachment that will interchange with the Walker MD mower. The low bid is \$675 under budget.

The Commissioners will be requested to approve the low bid submitted by Pro-Green Total Lawn Care, in the amount of \$16,825, at the June 13, 2013 Commission meeting.

Resolution to Establish Benefit District for Lots 1-24 within the Replat of Lot 2, Block 9, Golden Belt 8th Addition

Laverne Schumacher has petitioned the City for alley paving, storm sewer, water and sanitary sewer improvements to an area containing 24 lots within the Replat of Lot 2, Block 9, Golden Belt 8th Addition at an estimated cost of \$356,876. The street, which will be private and not maintained by the City, is not included in the assessment and will be paid in full by the developer. The developer has requested that costs for the alley paving, storm sewer, water and sanitary sewer improvements be assessed to the developer. The developer must front 30% of the project cost and the remaining 70% will be assessed over a 15 year period.

The Commissioners will be requested to approve a resolution authorizing the improvements at the June 13, 2013 Commission meeting.

Golden Belt Estates 5th Addition – Rezoning

The developer of the proposed Golden Belt Estates 5th Addition has submitted a request to rezone the property from A-L (Agriculture District) to R-2 (Single-Family Dwelling District). This rezoning request is a continuation of an existing development that was started approximately 20 years ago.

The Commissioners will be requested to approve the rezoning request at the June 13, 2013 Commission meeting.

Golden Belt Estates 5th Addition – Final Plat

The owners of the proposed Golden Belt Estates 5th Addition have submitted a final plat for consideration. The proposed plat contains 34 residential lots.

The Commissioners will be requested to approve the final plat of the proposed Golden Belt Estates 5th Addition at the June 13, 2013 Commission meeting.

Golden Belt Estates 5th Addition – Annexation

The owners of the proposed Golden Belt Estates 5th Addition have requested annexation of the subdivision into the city limits to facilitate the development of residential lots. The area proposed to be annexed is located at the north end of the Golden Belt development and just south of Interstate 70. The property is contiguous with the city limits.

The Commissioners will be requested to approve an ordinance annexing the property into the city limits at the June 13, 2013 Commission meeting.

GO Bonds, Series 2013-A – Ordinance Levying Special Assessments

At the June 13, 2013 Commission meeting after the public hearing, the Commissioners will be requested to approve an ordinance levying special assessments for improvements in the Golden Belt Estates 4th Addition and the Replat of 46th Street 1st Addition. The costs for the improvements will be assessed to the property owners over a 15 year period if the costs are not paid within 30 days of the publication of the ordinance.

GO Bonds, Series 2013-A – Resolution Authorizing the Offering for Sale of General Obligation Refunding and Improvement Bonds

At the June 13, 2013 Commission meeting, the Commissioners will be requested to approve a resolution authorizing the offering for sale of General Obligation Refunding and Improvement Bonds, Series 2013-A. The bonds will reimburse the City for expenditures related to Golden Belt 4th Addition and Replat of 46th Street 1st Addition improvements and refund the City's General Obligation Internal Improvement Bonds Series 2002-A and Series 2003-A to save approximately \$130,000 in interest cost.

Via Christi TEFRA Resolution – Issuance of Revenue Bonds, Series 2012-A

Recently, Ascension Health Alliance became the sole owner of Via Christi Health, Inc. In connection with this change in ownership, Ascension intends to have the Wisconsin Health and Educational Facilities Authority issue revenue bonds in an amount not to exceed \$888,000,000. A portion of the proceeds will be used to redeem, provide for the payment of, and/or defease all of the outstanding Via Christi Health Care Facility Revenue Bonds, Series 2012-A.

After a public hearing, which will be held during the June 13, 2013 Commission meeting, the Commissioners will be requested to approve a resolution approving the issuance of the bonds by Wisconsin Health and Education Facilities Authority.

Via Christi Conveyance Resolution

Any time an industrial revenue bond is redeemed or defeased, the City is obligated to transfer the financed project to the bond tenant, upon the execution of its option to purchase.

At the June 13, 2013 Commission meeting, the Commissioners will be requested to approve a resolution to authorize the conveyance of title to Via Christi Village Hays from the City. This will clear any real estate encumbrances associated with the 2012 Bonds.

Other Items for Discussion

Commissioner Schwaller requested staff update the Commission on the lease with the North Central Kansas Technical College regarding their Main Street location. He also requested staff study the feasibility of providing every City employee with a membership to the Hays Recreation Center fitness facility. Commissioner Schwaller third request was due to recent action in the Legislature regarding concealed carry weapons. He would like the Commissioners to consider installing a metal detector for the Commission chambers, and also to consider passing a resolution regarding concealed knife carry.

Commissioner Steward requested staff research what is involved in providing an asphalt path from downtown Hays to Fort Hays State University.

Commissioner Musil asked if there are enough bike racks downtown.

City Manager Toby Dougherty stated the City will be adding bike racks throughout town in the near future.

Executive Session

Henry Schwaller IV moved, Eber Phelps seconded, that the Governing Body recess to executive session at 8:15 p.m. for 25 minutes to discuss attorney-client privileged information and property acquisition. The executive session included the City Commissioners, the City Manager, the Assistant City Manager, the Public Works Director, the Assistant Public Works Director, the City Attorney, and Carol Park, partner of the City Attorney. K.S.A 75-4319 authorizes the use of executive session to discuss attorney-client privileged information and property acquisition.

Vote: Ayes: Kent Steward

Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

Chairperson Steward called the work session back to order at 8:40 p.m. He stated no action was taken during executive session.

Submitted by: _____

Doris Wing – City Clerk

