

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON JUNE 12, 2008

1. CALL TO ORDER: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, June 12, 2008 at 7:30 p.m.

Roll Call: Present: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

Absent: Troy Hickman

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

2. MINUTES: There were no corrections or additions to the minutes of the regular session held on May 22, 2008; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: A. Mayoral Appointment: Ron Mellick moved, Allan Lytton seconded, that Robert Wertenberger be appointed to the Hays Area Planning Commission for a 3-year term to expire April 30, 2011.

B. Proposed Appointments: Chairman Wasinger presented the following proposed mayoral appointments:

Fort Hays Municipal Golf Course Advisory Board

Doris Groff – 3-year term to expire July 1, 2011

Ken Haas – 3-year term to expire July 1, 2011

Ellis County Wellhead Protection Committee

Bill Wilson – 3-year term to expire May 1, 2011

The appointments will be presented for approval at the June 26, 2008 Commission meeting.

NEW BUSINESS

5. GOLDEN BELT ESTATES, THIRD ADDITION, VISTA DRIVE: Christopher Channell moved, Ron Mellick seconded, that Resolution No. 2008-011, being a resolution determining the advisability of the making of certain 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, Third Addition) be approved.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

6. REZONING OF TRACT OF LAND SOUTH OF WESTRIDGE ADDITION: A developer has requested a change of zoning from A-L (Agricultural District) to R-1 (Single-family Dwelling District) for the property located south of 37th Street east of US 183 Alternate, or south of Westridge Addition (Post Road).

Allan Lytton moved, Christopher Channell seconded, that Ordinance No. 3748, being an ordinance rezoning a tract in the northwest quarter (NW/4) of Section Twenty-nine (29), Township Thirteen (13) South, Range Eighteen (18) West of the 6th Principal Meridian, Ellis County, Kansas, be approved.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

7. 22nd STREET CONSTRUCTION – AUTHORITY TO AWARD: KDOT has submitted an Authority to Award Contract and Commitment of Funds Resolution for the construction of 22nd Street from Canterbury to Commerce Parkway. Pavers Inc. of Salina submitted the low bid to KDOT in the amount of \$2,445,955. The resolution gives the City's approval to KDOT awarding the bid

to Pavers, and the commitment of the City's share of the project in the amount of \$558,000 to be paid on or before July 10, 2008.

Ron Mellick moved, Christopher Channell seconded, that the Authority to Award Contract and Commitment of Funds Resolution submitted by KDOT be approved.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

8. SEWER RATES RESOLUTION: Modifications will need to be made to the existing Wastewater Treatment Plant in order to address several deficiencies and to meet Kansas Department of Health and Environment regulations. An implementation schedule will be completed during the next 2 to 3 permit periods or approximately 10 to 15 years. It is estimated that the modifications will cost \$21.6 million and it will be necessary to raise sewer fees.

Finance Director Kim Rupp proposed a 3% sewer rate increase in 2009 as well as a 3% increase each year following in anticipation of a bond issuance in 2018. In 2018, it would be necessary to increase sewer rates 9% to sustain cash reserves.

Allan Lytton moved, Ron Mellick seconded, that Resolution No. 2008-012, being a resolution setting the sewer rates for residential and business customers within the City of Hays, Kansas, be approved.

Discussion was held about raising the rate 4% in order to avoid the 9% proposed increase in 2018. The final costs are unknown at this time. The consensus of the Commissioners was to raise the rates 3% at this time, but to reconsider the percentage of rate increase next year once the City has a better idea of the estimated costs.

Vote: Ayes: Barbara Wasinger
Ron Mellick
Christopher Channell
Allan Lytton

9. COMMERCIAL INSURANCE RENEWAL: The City's insurance broker, Sunflower Insurance Group, has proposed the commercial insurance renewal for 2008/2009 to be \$160,597. This is the same premium as last year; however, it is actually a net rate reduction of 8.5%. Travelers agreed to reduce the rating factors used to develop the 2008/2009 package premiums. This reduced rate was applied to the 2008 values and exposure units to develop the final 2008 package pricing. As a result, the City has reduced its 2008 insurance expense by \$12,850.

Christopher Channell moved, Allan Lytton seconded, that the City Manager be authorized to renew the 2008/2009 insurance policy with St. Paul Travelers and Sunflower Insurance Group.

Vote: Ayes: Barbara Wasinger
Ron Mellick
Christopher Channell
Allan Lytton

10. WASHING MACHINE REBATES: As of March 31, 2008, the original \$10,000 ear marked in the 2008 Budget for high efficiency washer rebates had been exhausted. Thirty-six rebates remaining unpaid in 2007 were paid out of the 2008 funding of \$10,000. Sixty-four rebates have been paid with the remaining funds. The Finance Office has 17 applications that have been submitted and approved waiting to be paid. Staff requested an additional \$5,000 to cover the 17 pending applications and to process 33 more rebates in 2008.

City Manager Toby Dougherty commented that the Commissioners will be requested to approve \$15,000 in the proposed 2009 Budget for washer rebates.

Allan Lytton moved, Barbara Wasinger seconded, that additional funding in the amount of \$5,000 be allocated for washing machine rebates.

Vote: Ayes: Barbara Wasinger
Ron Mellick
Christopher Channell
Allan Lytton

Assistant City Manager Mark Loughry stated that the average homeowner saved 100 cubic feet (748 gallons) of water a month using a high efficiency washing machine. Clothes coming out of a high efficiency washing machine are a lot dryer compared to clothes washed in a conventional washing machine, therefore, less electricity is used to dry clothes, which is another savings realized.

11. REPORT OF THE CITY MANAGER: The City Manager thanked Ellis County for their partnership in completing the road work on 41st and 22nd Street.

Commissioner Troy Hickman arrived at the meeting.

12. COMMISSION INQUIRIES AND COMMENTS: Commissioner Lytton asked if the City of Hays would be offering any aid to the city of Chapman since the city was struck by a tornado.

City Manager Dougherty stated that as requests come in, he will notify the Commissioners.

Commissioner Mellick expressed concern about trash and construction waste being dumped at the compost site. He requested that citizens using the site call the Police Department if they notice anyone dumping anything other than yard waste.

Chairperson Wasinger also encouraged people to help the elderly who may have trouble taking yard waste clippings out of their trunks while at the compost site.

13. EXECUTIVE SESSION: Christopher Channell moved, Allan Lytton seconded, that the Governing Body recess to executive session at 8:05 p.m. for 15 minutes to discuss property acquisition. The executive session included the Commissioners, the City Manager, the Assistant City Manager, and Carol Park, representing the City Attorney. K.S.A. 25-4319 authorizes the use of executive session to discuss property acquisition.

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

Chairperson Wasinger called the meeting back to order at 8:20 p.m. She stated no action was taken during executive session.

The meeting was adjourned.

Submitted by: _____

City Clerk