

City of Hays
City Commission
Work Session Notes

Thursday, June 18, 2015 – 6:30 p.m.

Present: Eber Phelps, James Meier, Henry Schwaller IV, Lance Jones, John Bird, Toby Dougherty and Kim Rupp

Absent: Shaun Musil

June 4, 2015 Work Session Notes

There were no corrections or additions to the minutes of the work session held on June 4, 2015; the minutes stand approved as presented.

Tebo First Addition Final Plat

The owners of the property known as the proposed Tebo First Addition have submitted a final plat for consideration. The property is generally located at 43rd and General Hays/Vine St. The property being platted is currently one lot and will remain one lot after platting. This is merely a house-keeping item that needs to go through the process before the property is developed. There is a sanitary sewer easement that crosses the property that is no longer in use that will be vacated with the plat. On May 18, 2015 the final plat was reviewed and approved (8-0 vote) by the Hays Area Planning Commission. Staff, as well as the Planning Commission, recommends approving this plat as submitted.

The property has been in its current state as commercial property for many years. There is currently one business on the property, Nex-Tech Wireless.

At the June 25, 2015 Commission meeting, Commissioners will be requested to approve the resolution accepting the final plat known as the Tebo First Addition.

ID Creech, Director of Public Works, will retire June 19, 2015 and Chairperson Phelps presented a proclamation declaring June 19, 2015 as ID Creech Day in recognition of his years of service to the City of Hays.

Commercial Insurance Renewal – 2015/2016

The City's Commercial Insurance Policy with BRIT Insurance will expire on July 1, 2015. Arthur J. Gallagher provides for critical insurance oversight for the City as the Insurance Broker. Requested quotes to the incumbent carriers by Arthur J. Gallagher resulted in a responsive and responsible bid in the amount of \$187,023. The outcome of Gallagher's negotiation translates into a \$2,638 decrease. City staff recommends pursuing the 2015/2016 Commercial Insurance renewal with the incumbent insurance companies BRIT, Hartford, Old Republic, Hanover and National Union Fire as per the expiring policies.

At the June 25, 2015 Commission meeting, Commissioners will be requested to authorize the City Manager to renew the 2015/2016 insurance coverages with the incumbent insurers for \$187,023 to be funded from the Intergovernmental Insurance and Surety line item.

Set Public Meeting Date for Wastewater Facility Plan Discussion to Meet SRF Terms and Conditions

Planning is in motion for the upgrade and reconstruction of the Wastewater Facility. Preliminary estimates indicate the total cost to be \$28,000,000. The Kansas State Revolving Loan Fund (SRF) is the most cost effective option to fund this project. Given that fund includes federal dollars, there are many requirements to be met to file an application for the SRF.

Stan Christopher with HDR, our Owner Representative on this project, explained that one of the first requirements in applying for a State Revolving Loan is to hold a public meeting to communicate to the public the purpose of the Wastewater Facility Plan.

At the June 25, 2015 Commission meeting, Commissioners will be requested to set a public meeting date of July 16, 2015 to communicate to the public the purpose of the Wastewater Facility Plan.

Other Items for Discussion

City Manager, Toby Dougherty, thanked Public Works Director, I. D. Creech, for his service to the City of Hays.

Commissioner Jones also thanked Mr. Creech for his service. He also commented that he is looking forward to the Art Walk downtown Friday evening.

Commissioner Schwaller commented on a very controversial topic in the community, the new bike path. He stated he is pleased with the project in that it promotes bicycle safety, motorist awareness, and stated that the repair and reinforcement of the levee provides increased safety for the citizens of Hays in the threat of a flood. He is disappointed with the design of the logos and the signs, stating that because this was a Kansas Department of Transportation project, they designed everything. He feels it is confusing to the public, but thinks over time it will get better. He encouraged City staff to do a good job educating the public and enforcing the regulations to keep riders safe.

Chairperson Phelps addressed the bike path issues as well. He stated he is pleased with the project and it will be an ongoing education process.

The work session was adjourned at 7:05 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk