

City of Hays
City Commission
Work Session Notes
June 21, 2012

Present: Kent Steward, Ron Mellick, Barbara Wasinger, John Bird, Toby Dougherty

Absent: Troy Hickman, Henry Schwaller IV

Commercial Insurance Renewal

The City's commercial insurance with Travelers Insurance will expire on July 1, 2012. Currently, Insurance Planning provides critical insurance oversight for the City as the insurance broker. Requested quotes to various companies by Insurance Planning resulted in four responsive and responsible bids. Companion Commercial Insurance, through their broker APEX, submitted the low bid of \$192,094. Travelers Insurance came in 2nd with a bid of \$205,635.

Rich Kraemer and Dale Chaffin from Insurance Planning addressed the Commission regarding switching to Companion Commercial, which just started writing public entities in Kansas this year; the City of Hays would be their first customer.

Staff recommended staying with EMC for Public Wholesale Water District #15 general and liability coverage, as the premium is only \$1,678 for 2012/2013.

At the June 28, 2012 Commission meeting, the Commissioners will be requested to approve the bid submitted by Companion Commercial Insurance for commercial insurance and the bid submitted by EMC for Public Wholesale Water District #15 insurance.

Fort Hays State University Larks Park Turf Request

Fort Hays State University (FHSU) has approached the City of Hays to determine if the City would be interested in sharing the cost of replacement turf at Larks Park, estimated to cost \$260,000-\$280,000. Larks Park is owned by the

City who contracts with FHSU to operate the facility. FHSU provides all routine maintenance, not just for FHSU games, but for Larks and Hays Baseball Association games as well.

The current turf is approximately 10 years old and needs replacement. The entire base under the turf needs to be rehabilitated or restructured as well. As the City owns the facility, the City typically takes care of all structural needs, Since 2005, the City has invested \$329,474.06 in Larks Park, over and above the normal time and equipment, to improve Larks Park in order to create a top-notch facility for players and fans.

Curtis Hammeke, FHSU Athletics Director, appeared before the Commission to discuss the project.

Staff recommended that the City participate with FHSU in a cost sharing scenario as Larks Park is heavily used by the Hays Baseball Association, at no charge to them, as per Commission past actions. Funds have not been budgeted for this project; therefore it would need to be paid out of the City Commission Financial Policy Projects Fund.

Discussion was held about the City, FHSU, and the Hays Baseball Association each putting \$5,000 per year into a reserve fund to replace the turf when necessary in the future.

The Commissioners will be requested to approve sharing the cost of the project at the June 28, 2012 Commission meeting.

Friends of the Hays Dog Park Request

The Friends of the Hays Dog Park have organized an effort to create a dog park in Hays and have requested Commission approval to designate a six acre tract of land east of the maintenance building at the Bickle-Schmidt Sports Complex for this purpose. It is estimated that construction costs of the park will be \$50,000 to \$75,000. To date the group has raised approximately \$8,600.

The Commissioners will be requested to formally approve this request at the June 28, 2012 Commission meeting.

Disbanding the Regional Hazardous Materials Team

Since 2002, the Hays Fire Department has operated the Regional Hazardous Materials Team through an agreement with the State Fire Marshall. While the City's financial cost to operate the Team is minimal, the time and effort necessary to maintain the Team is great and the utilization of the Team is low. City firefighters must be generalists and professionally competent in a number of disciplines. It is difficult to maintain the level of specialization needed to properly operate the Team. The special breathing apparatus used by the Team must be replaced at an estimated cost of \$32,500. Grant funding used to train the firefighters as hazardous materials technicians is no longer available; therefore staff made the recommendation to terminate the Regional Hazardous Material Team Agreement with the State Fire Marshall and disband the Team.

Fire Chief Gary Brown stated that the Team is rarely deployed, and when deployed, the work conducted is typically at the firefighter operations level. The most likely hazardous materials emergencies that may occur in the city can be managed at the operations level.

The Commissioners will be requested to approve termination of the agreement with the State Fire Marshall and disband the Team at the June 28, 2012 meeting.

Acquisition of Pneumatic Roller

At the June 28, 2012 Commission meeting, the Commissioners will be requested to approve the low bid submitted by Van Keppel, in the amount of \$56,850, for a nine wheel pneumatic roller to be paid out of the New Equipment Reserve Fund.

Rezoning of 3112 E. 13th St. from A-L (Agriculture) to R-3 (Two Family Dwelling)

The owners of the property located at 3112 E. 13th St. have submitted a request to rezone the property from A-L (Agriculture) to R-3 (Two Family

Dwelling). The Commissioners will be requested to approve the rezoning request at the June 28, 2012 Commission meeting.

Annexation of 3112 E. 13th St.

The owners of the property located at 3112 E. 13th St. have requested annexation into the city limits of Hays to facilitate the development and allow for connection to city utilities. The Commissioners will be requested to approve the annexation at the June 28, 2012 Commission meeting.

Other Items for Discussion

City Manager Toby Dougherty stated the owner of the Opera House, also known as the Krueger house, located at 9th and Fort St., will be demolishing the structure. Because this is a historical property, procedures have to be followed regarding state historical guidelines before the building can be demolished.

The work session adjourned at 8:06 p.m.

Submitted by: _____

Doris Wing – City Clerk