

City of Hays
City Commission
Work Session Notes
Thursday, July 2, 2015 – 6:30 p.m.

Present: Eber Phelps, Shaun Musil, James Meier, Lance Jones, John Bird, Toby Dougherty and Kim Rupp

Absent: Henry Schwaller IV

June 18, 2015 Work Session Notes

There were no corrections or additions to the minutes of the work session held on June 18, 2015; the minutes stand approved as presented.

HDR Professional Contract Amendment to meet SRF Terms and Conditions of Service

Planning is in motion for the upgrade and reconstruction of the Wastewater Facility. Preliminary estimates indicate the total cost to be \$30,000,000. The Kansas State Revolving Loan Fund 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 State Revolving Fund (SRF) Loan.

In order to apply for the SRF Loan an amendment must be made to the professional contract with HDR Engineering, Inc., the City's Owner Representative for this project, to meet the City's terms and conditions of the Revolving Fund Loan. There is no adjustment to HDR's fees or increase in contracted costs.

At the July 9, 2015 Commission meeting, Commissioners will be requested to approve the amendment to HDR's professional contract to meet SRF terms and conditions of service provided.

Resolution for Signature Authorization for SRF Loan Application/Forms Pertaining to Wastewater Facility Project

In order for the City to keep the wastewater treatment plant project running smoothly and without delay, HDR Engineering, Inc., the Owner Representative for this project, has recommended that a city representative be designated to sign the appropriate loan application and all other forms associated with the project.

At the July 9, 2015 Commission meeting, Commissioners will be requested to approve a resolution authorizing the City Manager to sign the SRF loan application and all other forms and documents associated with the wastewater plant project.

Set Public Hearing Date for Wastewater Facility Plan Review to Meet SRF Terms and Conditions

Another requirement in applying for a State Revolving Loan to fund the Wastewater Facility upgrade is to hold a public hearing to review with the public the purpose and recommendations of the Wastewater Facility Plan.

At the July 9, 2015 Commission meeting, Commissioners will be requested to set a public hearing date of August 13, 2015 to review with the public the purpose and recommendations of the Wastewater Facility Plan.

Tallgrass Addition Phase 5 – Benefit District Resolution

In February 2015, TG Investments, LLC petitioned the City for street, storm sewer, water, and sanitary sewer improvements to an area containing 33 lots in the Tallgrass Addition within the City of Hays to be financed through a special benefit district.

Bids were received for Phase 5 of the Tallgrass Addition on June 3, 2015. Bids received exceeded the total project cost included in the petition submitted by the developer in February. The developer feels the project costs are representative of the current market conditions and wants to proceed with the

project; therefore, they have submitted a new petition with a total project cost that reflects the higher construction cost.

At the July 9, 2015 Commission meeting, Commissioners will be requested to approve a Resolution authorizing the creation of a special benefit district for infrastructure improvements for the development of 33 lots along East 17th Street, Tallgrass Drive, and Prairie Run Court within the Tallgrass Addition.

Tallgrass Addition Phase 5 – Award of Bid

The previous agenda item addressed the resubmission of a petition for improvements to Phase 5 of the Tallgrass Addition. Even though the lowest bid for construction was higher than the original petition amount and the engineer's estimate, the developer (TG Investments) wants to proceed with the project. City staff recommends awarding a contract to the low bidder J Corp in the amount of \$1,011,458 for construction of street, water, storm water, and sanitary sewer improvements within the Tallgrass Addition, Phase 5.

In accordance with the City's Development Policy, the City is responsible for the cost of oversizing infrastructure. The City's share of sanitary sewer oversizing is \$14,650 to be funded out of Water/Sewer Capital and the City's share for street oversizing is \$56,850 to be funded out of the City Commission Capital Reserve.

At the July 9, 2015 Commission meeting, Commissioners will be requested to authorize the City Manager to enter into a contract with J Corp in the amount of \$1,011,458 for construction of street, water, storm water, and sanitary sewer improvements within the Tallgrass Addition, Phase 5.

Vehicle Abatement – 1406 Allen Street

The abandoned vehicle located in the driveway at 1406 Allen Street has expired tags therefore deeming it inoperable. Up to this point, all proper notification has been given to the owner of the property. To date, no action has been taken by the owner of the property. If the vehicle is removed by the City, all costs of abatement will be charged to the owner of the property.

At the July 9, 2015 Commission meeting, Commissioners will be requested to approve the resolution to abate the vehicle located on the property at 1406 Allen Street.

Vehicle Abatement – 300 East 24th Street

The abandoned vehicle located in the front driveway at 300 E 24th Street has expired tags therefore deeming it inoperable. Up to this point, all proper notification has been given to the owner of the property. To date, no response has been received and no action has been taken by the owner of the property. If the vehicle is removed by the City, all costs of abatement will be charged to the owner of the property.

At the July 9, 2015 Commission meeting, Commissioners will be requested to approve the resolution to abate the vehicle located on the property at 300 E 24th Street.

Vehicle Abatement – 300 East 25th Street

The abandoned vehicle located in the front driveway at 300 E 25th Street has expired tags and multiple flat tires therefore deeming it inoperable. Up to this point, all proper notification has been given to the owner of the property. To date, no response has been received and no action has been taken by the owner of the property. If the vehicle is removed by the City, all costs of abatement will be charged to the owner of the property.

At the July 9, 2015 Commission meeting, Commissioners will be requested to approve the resolution to abate the vehicle located on the property at 300 E 25th Street.

Removal of One-way Street Designation for 6th and 7th Streets

6th and 7th Streets have been designated as one-way streets for well over 50 years. The original thinking of converting the streets to one-way was to increase the carrying capacity of each street into and away from the Fort Hays State University campus. The City Commission last discussed the possibility of

removing the one-way designation in 2007, and after two work sessions, it was determined no changes were warranted. Commissioner Jones recently asked City staff to place discussion of the removal of the one-way designation on the work session agenda for the City Commission to discuss.

City staff looked at traffic patterns, parking requirements, accident rates, street widths, and spoke with Fort Hays State University to get input on the matter. It is staff's determination that the one-way designation could be removed from 7th Street with no interference and no further issues resulting. City staff does feel the one-way designation should remain in place for 6th Street as it is a narrower street, and parking would need to be removed in certain sections to ensure smooth traffic flow.

Commissioner Jones stated he is not a fan of one-way streets, especially if they are wide enough to drive two ways.

City Manager Toby Dougherty stated 6th Street provides a good one way exit from campus after games and big events and it is a quick way to disperse traffic.

The Commissioners will discuss the topic at a future work session after input is gathered from residents.

Other Items for Discussion

Commissioner Musil asked that citizens be considerate of their neighbors when shooting fireworks.

Chairperson Phelps wished Assistant City Manager Paul Briseno well as he takes a new position in Nebraska.

Executive Session

James Meier moved, Shaun Musil seconded, that the Governing Body recess to executive session at 7:32 p.m. for 10 minutes to discuss matters pertaining to attorney-client privileged litigation. The executive session included the Commissioners, the City Manager, and the City Attorney. K.S.A. 75-4319

authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Eber Phelps
Shaun Musil
James Meier
Lance Jones

No action was taken during executive session.

The work session was adjourned at 7:42 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk