

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON JULY 26, 2012

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, July 26, 2012 at 6:30 p.m.

Roll Call: Present: Troy Hickman

Kent Steward

Ron Mellick

Absent: Henry Schwaller IV

Barbara Wasinger

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

**2. MINUTES:** There were no additions or corrections to the minutes of the regular session held on June 28, 2012; the minutes stand approved as presented.

**3. FINANCIAL STATEMENT:** Assistant City Manager Paul Briseno reported month-to-date sales tax collections for the Sports Complex were \$249,656, which is an increase of \$14,477 when compared to last year. Total year-to-date collections are \$1,470,690 and inception-to-date collections total \$8,411,773. Month-to-date General Fund sales tax collections were \$608,325, up \$34,851 or 6.08% when compared to last year. Year-to-date sales tax collections are up \$197,556 or 5.79%. The six month running average on sales tax collections is 5.79%.

The Finance/City Clerk's Office invested \$6,000,000 of new or renewing certificates with a weighted average interest rate of .17%. The portfolio of certificates of deposit on June 30, 2012 totaled \$48,750,000 with a weighted average interest rate of .25%. The total balance of the Money Market account on June 30, 2012 was \$1,050,000 with a current yield of .20%. Total investments are up \$8,900,000 when compared to this time last year.

Ron Mellick moved, Kent Steward seconded, that the Financial Statement for the month of June 2012 be approved.

Vote: Ayes: Troy Hickman  
Kent Steward  
Ron Mellick

**4. CITIZEN COMMENTS:** There were no comments.

**5. CONSENT AGENDA ITEMS:** Kent Steward moved, Ron Mellick seconded, that the following mayoral appointments be approved:

Hays Convention & Visitors Bureau Advisory Committee

Don Westfall – 3-year term to expire December 1, 2015

Hays Housing Authority Board

\*Al Klaus – unexpired term to expire February 14, 2017

\*At the June 28, 2012 Commission meeting, this term was recommended to expire February 14, 2013 but is now being submitted for approval as a full four-year term.

Vote: Ayes: Troy Hickman  
Kent Steward  
Ron Mellick

## **NEW BUSINESS**

### **6. BUILDING CONDEMNATION (811 FORT STREET) – PUBLIC HEARING:**

For the past several years, staff has been monitoring the condition of the property at 811 Fort, also know as the Opera House or the Kreuger Building. Within the past eight months, the structure has deteriorated to the point that staff feels it is unsafe and the condition of the building must be addressed. As required by statute, the Governing Body is required to hold a public hearing for the owner to appear and show cause why the structure should not be condemned and ordered demolished.

Chairperson Hickman opened the public hearing to hear comments.

Norman Mermis, owner/operator of Top Notch Cleaners, 200 West 8<sup>th</sup> Street, appeared before the Commission to express his concern about the demolition of the building and the effects the vibration may have on his boiler system, which is 12 feet away from the building to be demolished.

Mark Dickey, manager of the HUB Bicycle Shop, 803 Fort, expressed his concern about the street being closed down and the effect the street closing will have on his business. Fort Street is the only access to his business.

City Manager Toby Dougherty stated he anticipates minimal disruption to Fort Street. 9<sup>th</sup> Street most likely will be closed to traffic during the demolition process.

Chuck Comeau, representing Liberty Group, owner of the building, stated that Midland Wrecking has been contracted to tear down the building starting on August 20, 2012. Pre-demolition work will begin on August 13, 2012. Midland Wrecking has the required liability insurance. Mr. Comeau stated the neighboring property owners will be notified prior to the demolition.

Ron Mellick moved, Kent Steward moved, to close the public hearing.

Vote: Ayes: Troy Hickman  
Kent Steward  
Ron Mellick

**7. BUILDING CONDEMNATION (811 FORT) – RESOLUTION:** Ron Mellick moved, Kent Steward seconded, that Resolution No. 2012-009, being a resolution ordering the abatement of dangerous structure located at 811 Fort Street, Hays, Kansas, be approved, with the stipulation the demolition will commence no later than August 20, 2012.

Vote: Ayes: Troy Hickman  
Kent Steward  
Ron Mellick

**8. 2013 JOB CLASSIFICATION AND PAY PLAN:** Kent Steward moved, Ron Mellick seconded, that Resolution No. 2010-010, being a resolution amending the pay plan and job classification schedule for City employees, created pursuant

to Section 2.52.040 of the Hays Code and repealing all previous resolutions, motions or actions in conflict therewith, be approved.

Vote: Ayes: Troy Hickman  
Kent Steward  
Ron Mellick

**9. SCHEDULING OF PUBLIC HEARING FOR 2013 BUDGET:** Kent Steward moved, Ron Mellick seconded, that the date of August 9, 2012 be set for a public hearing on the 2013 Budget.

Vote: Ayes: Troy Hickman  
Kent Steward  
Ron Mellick

**10. PROGRESS REPORT:** Assistant City Manager Paul Briseno presented his monthly report of City projects and activities.

**11. REPORT OF THE CITY MANAGER:** City Manager Toby Dougherty reported FAA has approved the City's grant request for 90% funding of the runway reconstruction project and that work on the project will start next spring.

**12. COMMISSION INQUIRIES AND COMMENTS:** Commissioner Steward urged citizens to be diligent in observing the noon to 7:00 ban on outside watering and to report violations to the Police Department.

The City Manager distributed the Water Supply Operating Plan which was revised in January 2012. The Plan provides guidelines for water system operations to optimally use the resources available under all seasonal and climatic conditions.

The meeting was adjourned at 7:16 p.m.

Submitted by: \_\_\_\_\_

Doris Wing – City Clerk