

City of Hays
City Commission
Work Session Notes
August 3, 2006

Present: Wayne Billinger, Troy Hickman, Kent Steward, John Bird, Randy Gustafson

Absent: Barbara Wasinger, Henry Schwaller IV

Farmers National Company – Professional Management Services Agreement for the R-9 Ranch

City Attorney John Bird reviewed the proposed agreement between the City of Hays and Farmers National Company for management of the R-9 Ranch.

Farmers National will perform a broad range of activities on the Ranch in return for management fees as set out in the fees schedule. Farmers National will also do everything reasonably necessary to protect the City's water rights on the property.

City Manager Randy Gustafson commented that the City does not have the time to manage the Ranch. It is necessary to maximize the income from the Ranch and preserve the City's asset. The property will not be sold until such time as a long term water solution is found elsewhere.

Architectural Plans for CVB Building at 27th & Vine

Alan Stecklein of the Stecklein & Brungardt architectural firm reviewed the plans for the new Convention and Visitors Bureau building to be located at 27th & Vine St.

The Commissioners approved the project in October 2005 and received a KDOT Transportation Enhancement Grant in the amount of \$700,000 this

past spring. The base bid for the project is \$1,072,235 with 12 alternates. The total estimated cost of the project with all 12 alternates is \$1,829,816.

Discussion was held and it was the general consensus of the Commissioners to include Alternate #2 (partial basement at a cost of \$131,337) with the base bid, bringing the total base bid to \$1,203,572 and that the following alternates could be eliminated from the bidding process:

Alternate #1 – Site Work Demolition – \$56,269

Alternate # 5 – Entrance Gates - \$26,271

Alternate # 6 – Landscaping - \$23,354

The City Manager recommended that Alternate #10 (Unit Pavers & Patio) be bid so that the contractor does the base concrete work only; City crews will be able to lay the brick portion of this alternate.

The alternates to be bid along with the base bid include:

Alternate # 3 – Shingles Upgrade - \$57,096

Alternate #4 – Architectural Trim - \$44,983

Alternate #7 – Office Furnishings - \$120,443

Alternate #8 – Casework Additions - \$18,116

Alternate #9 – Concrete Paving - \$76,092

Alternate #10 – Unit Pavers & Patio (concrete portion only)

Alternate #11 – Electronic Signage - \$77,418

Alternate #12 – Tele/Communication System - \$85,805

At the August 10, 2006 Commission meeting the Commissioners will be requested to direct staff to put the project out to bid this fall. Following the bidding process, and before the bid is awarded, the Commissioners will be requested to approve a Charter Ordinance raising the transient guest tax.

KDOT City/State Agreement – CVB Building

At the August 10, 2006 Commission meeting the Commissioners will be requested to consider accepting a KDOT Transportation Enhancement Grant

for the construction of the Convention and Visitors Bureau building to be located at 27th & Vine St. The Grant will pay for 80% of the actual construction and inspection costs up to a maximum of \$700,000.

Nuisance Abatement Resolution

The Commissioners will be requested to consider approval of a resolution for a nuisance abatement for property located at 700 East 6th at the August 10, 2006 Commission meeting.

Main Street Brick Repairs

Some brick areas on Main Street are in need of repair. The City Manager stated that he did not feel that there was any danger of collapse at this time. The street repairs on 29th Street are turning out to be more costly than expected and he would rather wait until the brick repair can be budgeted.

The consensus of the Commissioners was to wait on the repair until funds are budgeted.

East 27th Street Safety, 4-Way Stop at Indian Trail

This item was tabled due to Commissioner Schwaller's absence. It will be discussed at the August 17, 2006 work session.

Hays-Ellis County Planning Commission

City Attorney John Bird stated that he would like more time to research this issue before reporting to the Commission.

Fireworks Review

The 2006 Fourth of July holiday and associated fireworks caused minimum concern to the Hays Police Department. The Fire Department responded to two outdoor fire calls that were identified as fireworks related.

Dog Picketing Ordinance

This item was tabled due to Commissioner Schwaller's absence. It will be discussed at the August 17, 2006 work session.

Eminent Domain Law – Affect on City Ordinance

City John Bird stated that the City does not need to change Ordinance No. 3696 (Power of Eminent Domain) which was passed November 22, 2005. The City's ordinance is more restrictive than State law.

Other Items

The City Manager stated that the owner of the former Fox Theater has requested that the alley between the 100 block of 12th and 13th Street be repaired. The owner may be present at the August 10, 2006 Commission meeting to discuss this with the Commissioners. He recommended that the Commissioners discuss any possible action at a work session before committing to any repairs.

Executive Session

Troy Hickman moved, Kent Steward seconded, that the Governing Body recess to executive session for 10 minutes at 6:55 p.m. to discuss attorney-client privileged information. The justification for the executive session is that it is in the public's best interest not to reveal the City's position on matters covered by attorney-client privileged information. The executive session included the City Commissioners, the City Manager, and the City Attorney.

Vote: Ayes: Wayne Billinger
Troy Hickman
Kent Steward

Chairperson Billinger called the meeting back to order at 7:05 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk