

MINUTES OF A MEETING
OF THE GOVERNING BODY OF THE
CITY OF HAYS, KANSAS
HELD ON AUGUST 10, 2006

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, August 10, 2006 at 7:30 p.m.

Roll Call: Present: Wayne Billinger

Troy Hickman

Barbara Wasinger

Kent Steward

Absent: Henry Schwaller IV

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

2. MINUTES: There were no corrections or additions to the minutes of the July 27, 2006 regular meeting; the minutes stand approved as written.

3. CITIZEN COMMENTS: Brooks Kellogg, owner of the Fox Pavilion, 1202 Main Street, made a request to have the alley on the south side of his property repaired. The estimated cost of the repair is \$5,589 if done by a private contractor. Mr. Kellogg stated that he was willing to do the demolition, shaving \$2,750 off the cost, bringing down the cost to the City to \$2,839.

This item will be discussed at the August 17, 2006 work session.

4. CONSENT AGENDA: There were no items on the consent agenda.

UNFINISHED BUSINESS

5. PROFESSIONAL MANAGEMENT SERVICES AGREEMENT FOR R-9 RANCH: The City requested proposals for land management of the R-9 Ranch and received one proposal from Farmers National Company.

Troy Hickman moved, Kent Steward seconded, that the proposal submitted by Farmers National for land management of the R-9 Ranch be approved.

City Attorney John Bird reviewed the proposed agreement. 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.

Vote: Ayes: Wayne Billinger
Troy Hickman
Barbara Wasinger
Kent Steward

NEW BUSINESS

6. ARCHITECTURAL PLANS FOR CONVENTION & VISITORS BUREAU

(CVB) BUILDING: Troy Hickman moved, Kent Steward seconded, that the architectural plans for the Convention & Visitors Bureau building as presented by Stecklein & Brungardt Architects be approved and that staff be directed to solicit bids for the project.

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.

At the August 3, 2006 work session it was the general consensus of the Commissioners to include Alternate #2 (partial basement) with the base bid, bringing the total base bid to \$1,204,766 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

At the work session, 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) - \$9,322

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

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

The base bid for the project with the approved eight (8) Alternates is estimated to be \$1,694,041.

Alan Stecklein of the Stecklein & Brungardt architectural firm reviewed the plans for the building which will be located at 27th & Vine St. Mr. Stecklein stated the contractor will be selected based upon the lowest base bid only. This allows the opportunity to select any of the alternates in any order. After the bids are opened, the Commissioners will have 45 days to decide on the selection of the base bid and any of the Alternates.

Chairperson Billinger called for the vote.

Vote: Ayes: Wayne Billinger

Troy Hickman

Barbara Wasinger

Kent Steward

7. KDOT CITY/STATE AGREEMENT – CONVENTION & VISITORS

BUREAU (CVB) BUILDING: City staff applied for and received a Kansas Department of Transportation (KDOT) Enhancement Grant towards the construction of a Tourist Information and Welcome Center component to the

proposed new Convention and Visitors Bureau building planned for construction at the northeast corner of 27th & Vine Street. Stecklein and Brungardt Architects was hired to prepare the building plans and specifications. The City/State Agreement provided by KDOT details the terms of the Grant, which includes KDOT paying 80% of the actual construction and inspections up to a maximum KDOT share of \$700,000.

Barbara Wasinger moved, Kent Steward seconded, that the Mayor be authorized to sign an agreement detailing the terms of the KDOT Enhancement Grant for the proposed new Convention and Visitors Bureau building.

Vote: Ayes: Wayne Billinger

Troy Hickman

Barbara Wasinger

Kent Steward

8. NUISANCE ABATEMENT PROCEEDINGS: Procedures were started June 12, 2006 regarding the inoperable vehicles on the property at 700 East 6th (Cottonwood Mobile Home Park). Staff has gone through all the proper procedures to abate the inoperable vehicles. Nine vehicles have been removed, but three remain with no action taken from the property owner to remove the vehicles. The property owner has not requested a hearing before the Commission.

Kent Steward moved, Barbara Wasinger seconded, that Resolution No. 2006-013, being a resolution authorizing the City of Hays or its designated agent to abate nuisances located on the property at 700 East 6th Street (Cottonwood Park Inc.), Hays, Kansas, be approved.

Vote: Ayes: Wayne Billinger

Troy Hickman

Barbara Wasinger

Kent Steward

9. REPORT OF THE CITY MANAGER: Assistant City Manager Toby Dougherty reported that enplanements at the Hays Regional Airport are up 22% for the month of July when compared to the same time period last year.

10. COMMISSION INQUIRIES AND COMMENTS: Commissioner Steward commented on a recent study conducted by Biz Journals, a division of American City Business Journals, which ranked Hays third in a list of micropolitan areas in the Midwest region and 14th overall, based on the City's quality of life score. He is very pleased that Hays has earned that recognition.

Commissioner Wasinger recognized Susie Billinger for being honored as the Human Resource Professional of the Year for 2005-2006 from the Kansas Chapter of the International Public Management Association for Human Resources.

Chairperson Billinger requested that the Commissioners discuss outside watering at the next work session.

The meeting was adjourned.

Submitted by: _____

City Clerk