

City of Hays
City Commission
Work Session Notes
Thursday, August 18, 2016 – 6:30 p.m.

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

August 4, 2016 Work Session Notes

There were no corrections or additions to the minutes of the work session held on August 4, 2016; the minutes stand approved as presented.

Oak Street Waterline – Award of Bid

Bids have been received for the replacement of a city water main along Oak Street from 20th to 26th Street. The low bid was from J Corp of Hays. Bid documents were structured with a base bid for the waterline replacement and pavement repairs necessary for the waterline work. An alternate bid was requested for additional pavement work to replace other areas of failed concrete on Oak Street. J Corp's base bid price is \$363,667.50 with an alternate bid of \$81,110 for a total cost of \$444,777.50.

Johnny O'Connor, Director of Utilities, explained that the existing four inch water main is more than 60 years old, does not provide adequate fire protection, and has a history of leaks. The Oak Street project will install a new eight inch PVC waterline to replace the old four inch line, replace 22 existing services with all new taps, meters, setters and service lines, replace three existing fire hydrants and add three additional hydrants for a total of six new fire hydrants.

At the August 25, 2016 Commission meeting, Commissioners will be asked to authorize the City Manager to enter a contract with J Corp in the amount of \$444,777.50 for both the base bid and the alternate bid.

Adoption of Revised Zoning Map

As part of the development of the Unified Development Code (UDC), staff along with consultants from Kendig Keast Collaborative, have been working on revisions to the official adopted zoning map which is supplemental to the UDC.

Since many of the zoning districts will change in the UDC, the proposed zoning map reflects the districts as they appear in the UDC. Other minor changes are proposed as well to ensure the official map parallels the UDC. The official zoning map and the UDC are codependent on one another and will work in conjunction with each other once adopted. Staff, as well as the Planning Commission, recommends approving the revised zoning map as submitted which will become the new “official” zoning map for the City of Hays and extraterritorial jurisdiction area.

At the August 25, 2016 Commission meeting, Commissioners will be asked to approve the ordinance adopting the revised zoning map along with the UDC.

Other Items for Discussion

There were no other items for discussion.

Executive Session

Shaun Musil moved, James Meier seconded, that the Governing Body recess to executive session at 7:00 p.m. for a period not to exceed 35 minutes to discuss possible property acquisition and attorney-client privilege information. The executive session included the City Commissioners, the City Attorney, the City Manager, The Assistant City Manager, the Public Works Director, and the Assistant Public Works Director. 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
Henry Schwaller IV
Lance Jones

No action was taken during the executive session.

The work session was adjourned at 7:35 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk