

City of Hays  
City Commission  
Work Session Notes  
Thursday, August 20, 2015 – 6:30 p.m.

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

Absent: James Meier

**August 6, 2015 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on August 6, 2015; the minutes stand approved as presented.

**Request from the Friends of the Hays Dog Park for two Dog Park Shelters**

The Friends of the Hays Dog Park (FHDP) worked to implement a dog park at the Bickle-Schmidt Sports Complex in Hays. Phase one and phase two have been completed and they are requesting to begin the third and final phase. All funds for the dog park have come from the FHDP, via fundraisers and grants. The FHDP are requesting approval to transfer funds totaling \$18,840.75 from the Friends of the Hays Dog Park to the City of Hays Park Development Fund to cover the costs for the installation of two shelters from Quality Structures Incorporated (QSI) for a total amount of \$15,000 as well as concrete and supplies for \$3,840.75. The remainder of the items in phase three have minimal costs and can be purchased after the FHDP have obtained adequate funds to cover the costs.

At the August 27, 2015 Commission meeting, Commissioners will be requested to approve the transfer of funds totaling \$18,840.75 from the Friends of the Hays Dog Park to the City of Hays Park Development Fund to cover the costs for the installation of two shelters.

### **Removal of One-Way Street Designation for 6<sup>th</sup> and 7<sup>th</sup> Streets**

Commissioner Jones asked to discuss the possible removal of the one-way street designation for 6<sup>th</sup> and 7<sup>th</sup> Streets. The matter was discussed briefly at the July 2, 2015 work session. At that work session, the City Commission asked that this item be placed on a future work session agenda with additional public notice; encouraging people who may have an opinion on the matter to attend the work session.

City staff conducted a brief inquiry into the matter and sees no significant issues should the Commission choose to convert 7<sup>th</sup> Street from one-way traffic to two-way traffic. City staff does see significant issues with changing 6<sup>th</sup> Street from one-way to two-way traffic.

Chuck Taylor, owner of Chuck's Bar on West 7<sup>th</sup> Street, was not in favor of changing the one-way designation, but suggested adding angle parking on the north side of the street. He stated parking is very minimal and this would help out the businesses in the area.

Tony Taylor, owner of On the Rocks, located above Chucks Bar, stated adding the angle parking they are suggesting could increase parking by 50%.

Dave VanDoren, with the Hadley Center, stated many people go around the block unnecessarily due to the one-way streets. He proposed making it two-way from Main Street to Vine Street to alleviate this.

Commissioner Jones stated studies show one-way streets are not economically friendly to businesses. He also stated two-way traffic slows traffic naturally by left hand turns.

It was the consensus of the Commission that City staff research the addition of angle parking in the area and report back, but were not in support of changing the one-way designations.

### **Ordinance Regulating Sewer Rates for Private Well Owners**

At the July 16, 2015 work session a resident questioned why she was being charged \$24.65 per month for sewer usage as she is a private water well

owner. The commission asked that staff research this issue and report back to the Commission.

Finance Director, Kim Rupp, reported the flat sewer fee is used for customers that want to use our sewer system, but are not on city water due to having their own well. Residents do have an option to have a meter installed, but if they choose not to have the water usage from their well metered, we need a fee to cover the amount of waste they will put into our sewer system. A flat fee is required since we don't know how much water they are using and subsequently being put into our sewer system. The current charge, approximately equivalent to an average of 1000 cubic feet, is \$24.65.

City staff contacted other Cities in the area and found our fees are comparable and some Cities do not offer a flat sewer only fee, they require all city services.

City staff and the Commission agreed no change was necessary to the current flat sewer rate of \$24.65 for residential customers who are not using city water.

### **Annexation of 2225 West 41<sup>st</sup> Street**

The owners of 2225 W 41<sup>st</sup> Street have requested annexation of the property into the city limits of Hays. The primary reason for the request is to get City water service since the well serving the property has gone bad. The area proposed to be annexed is located along W. 41<sup>st</sup> St. between Smoky Hill Dr. and Covenant Dr. The property is contiguous (bounded on three sides) with the present city limits.

Approval of the annexation will allow the property owner to receive full benefits of city services, including utilities and fire and police protection. No additional infrastructure will be necessary because of this proposed annexation, since all city infrastructure and utilities are already in place.

Commissioners will be requested to approve an ordinance annexing 2225 W. 41<sup>st</sup> Street to the City of Hays at the August 27, 2015 Commission meeting.

### **Corps of Engineers' Section 205 Study Agreement**

Steven Walters, Stormwater Specialist, presented information to the Commissioners regarding a proposed 50/50 cost share agreement with the United States Army Corps of Engineers (USACE) to study the Lincoln Draw watershed. The City of Hays has studied the watershed for many years, but until the stormwater utility was established, there was not a funding mechanism to make needed improvements to the watershed. The Lincoln Draw watershed is the next logical flood reduction project to tackle based on the City of Hays Storm Water Master Plan. The proposed study is estimated to cost \$664,000 with the City share being \$332,000. Based on preliminary cost estimates, the construction phase is estimated at \$3.5 million with the City share being \$1.2 million. Preliminary review for the economic justification of the project estimate a \$9 benefit for \$1 spent based on the \$3.5 million construction estimate.

The City of Hays and the USACE have each budgeted \$75,000 for fiscal year 2015. The City of Hays has budgeted \$250,000 for fiscal year 2016. City staff is proposing to meet the \$75,000 2015 obligation through contracting Survey and Geotechnical as in-kind services. The study and subsequent project will provide benefits to the City of Hays, including allowing continued development in the Lincoln Draw watershed, as well as reducing flood risk in the core of the City.

Commissioner Schwaller stated we have not addressed this issue since the 1950's and it has only gotten worse and feels this is a critical issue.

At the August 27, 2015 Commission meeting, Commissioners will be requested to authorize the City Manager to enter an agreement with U.S. Army Corps of Engineers under the Section 205 program to conduct a study to determine the best locations for detention ponds in the Lincoln Draw watershed.

### **2016-2018 Memorandum of Agreement between the City of Hays and Fraternal Order of Police Lodge 48, Inc.**

The City of Hays' meet and confer team have reached a tentative agreement with the Fraternal Order of Police (FOP) Lodge 48 Inc. for a three

year term. The current agreement is set to expire at the end of 2015. This tentative agreement includes wages as the only automatic annual opener, a \$2,050 pay adjustment for 2016, \$1,500 pay adjustment to the bottom of the pay ranges, changing Short Term Disability payments from 100% to 70%, and minor clerical changes.

At the August 27, 2015 Commission meeting, Commissioners will be requested to authorize the Mayor, City Manager, Police Chief and the Director of Communications to sign the 2016-2018 Memorandum of Agreement.

**Add on Item - 2016-2018 Memorandum of Agreement between the City of Hays and International Association of Firefighters Local 2119 (IAFF)**

The City of Hays' meet and confer team have reached a tentative agreement with the Hays Firefighter Local 2119 of the International Association of Firefighters (IAFF) for a three year term. The current agreement is set to expire at the end of 2015. This tentative agreement includes wages as the only automatic annual opener, a \$2,050 pay adjustment for 2016 and \$1,500 pay adjustment to the bottom of the pay ranges.

At the August 27, 2015 Commission meeting, Commissioners will be requested to authorize the Mayor, City Manager, and Fire Chief to sign the 2016-2018 Memorandum of Agreement.

**Other Items for Discussion**

Commissioner Schwaller thanked Commissioner Jones for bringing forward the 6<sup>th</sup> and 7<sup>th</sup> Street one way designation for discussion.

Chairperson Phelps complimented the Utility crews for their work on the water line break on his street earlier this week.

The work session was adjourned at 7:31 p.m.

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

Brenda Kitchen – City Clerk