

City of Hays
City Commission
Work Session Notes
September 7, 2006

Present: Wayne Billinger, Troy Hickman, Barbara Wasinger, Henry Schwaller IV, Kent Steward, John Bird, Randy Gustafson

Nex-Tech Franchise Agreement

The Commissioners reviewed a draft franchise agreement between the City of Hays and Nex-Tech, Inc. They will be requested to formally consider approving an ordinance granting Nex-Tech a franchise to construct, operate and maintain a telecommunications system at the September 14, 2006 Commission meeting.

Pool Services Agreement/Recreation Facilities Agreement

The Commissioners reviewed the proposed agreements with the Hays Recreation Commission for Pool Services and Recreational Facilities. The current agreements expire December 31, 2006. The proposed agreements represent three (3) year contracts ending December 31, 2009.

City Manager Randy Gustafson pointed out that even though the Pool Services Agreement is for a 3-year period, either party can negotiate certain provisions of the Agreement by giving notice to the other at least 60 days prior to February 1 for the ensuing summer season. It is understood that an evaluation of the previous year's service shall be conducted and reviewed by both parties and may be used as a basis for modifications the following year.

Discussion was held about the operation of the pool.

Commissioner Steward expressed concern that both the Hays Aquatic Park and Wilson Pool both close so early in the season.

Commissioner Schwaller suggested that a survey be done to find out when other communities close their pools for the season.

The Commissioners will be requested to consider approval of the Pool Services Agreement and the Recreational Facilities Agreement at the September 14, 2006 Commission meeting.

2006 Uniform Public Offense Code for Kansas Cities & 2006 Standard Traffic Ordinance for Kansas Cities

The Commissioners will be requested to formally approve an ordinance adopting the 2006 Uniform Public Offense Code for Kansas Cities and the 2006 Standard Traffic Ordinance for Kansas Cities at the September 14, 2006 Commission meeting.

Airport Improvement Resolution

The Commissioners will be requested to formally approve a resolution initiating proceedings for the construction of wind cones at the Hays Regional Airport, the acquiring of land for the construction and operation of Runway 4-22, rehabilitating the apron, construction of a large hangar, and construction of an apron expansion to be located on the west side of the terminal.

Formal action will be taken at the September 14, 2006 Commission meeting.

26th/27th and Ash Intersection Improvements

In July, staff presented a design prepared by HWS Consulting for improvements to the intersection of 26th, 27th, and Ash Streets to prevent cut-through traffic from using 26th Street to get from 27th Street to Fort Street. The cost estimate for the design from HWS was approximately \$120,000. The Commission, at that time, chose not to proceed with the design as presented by HWS. Since then, City staff has been working on a more simple in-house design, which could be constructed in-house. Two options were shown to the Commissioners.

Option 1 consists of a large raised island to be constructed on top of the existing pavement. It contains inlaid brick accents and includes ramps for

sidewalk access along 27th Street. Staff estimates that this option will cost \$7,000 for materials and 270 man hours.

Option 2 consists of a two-foot wide raised median constructed on top of the existing pavement with reflective object markers mounted on top of the curb. This design is easier to construct and allows more space for turn around or parking in the area blocked by the median. Staff estimates that Option 2 will cost \$4,250 for materials and 200 man hours.

The Commissioners will vote on which option to choose at the September 14, 2006 Commission meeting.

Rezoning of a Portion of Sternberg Second Addition

The Commissioners will be requested to approve an ordinance rezoning property located on Sternberg Dr. north of 27th Street. A developer has requested that the zoning for Lots 2 and 3, less the north 75 feet of Lot 3 in Block 2 of the Sternberg 2nd Addition and a Replat of a Portion of Sternberg 1st Addition be changed from A-L to C-2. The request was made to better accommodate potential commercial development.

Formal action on this request will be taken at the September 14, 2006 Commission meeting.

8th Street Striping (Vine to Milner)

City staff was directed to consider the feasibility of striping 8th Street from Vine to Milner to three lanes. It is possible to have this done at the same time that striping for the 8th Street Reconstruction Project is completed in October. United Rentals, the pavement markings contractor, has agreed to perform the additional striping at the same unit prices bid to KDOT for the Reconstruction Project. Based on estimated quantities, the cost to stripe 8th Street from Vine to Milner is \$15,500.

In order to reconfigure this portion of 8th Street to a three-lane configuration, parking along this section of 8th Street would need to be prohibited.

Commissioner Steward suggested that letters be sent to all the property owners informing them that the Commissioners are considering eliminating street parking and requesting they contact the City if they have any concerns.

Abatement of Dangerous Structures – Cottonwood Park, Inc.

The property located at Cottonwood Park, 700 East 6th Street, Lots 22,32,41,43,57,97,102,105,106,129,130,146,150,156,and 157 are in violation of City Ordinance 15.020.010. Four of the fifteen structures are occupied. Cottonwood Park is owned by First National Bank and thus far, the owners have been cooperative with City staff.

Planning, Inspection, and Enforcement is requesting that a resolution for structure abatement be considered at the September 14, 2006 Commission meeting.

Commissioner Hickman left the work session.

Changes to the City of Hays' Property, Casualty and Liability Insurance Policy

The City's policy is now covering \$6.7 million in additional property as compared to last year's policy. Last year the City insured \$24,974,641 worth of property. The new policy increased that amount to \$31,673,182. In addition to raising the insured value for several scheduled properties, several new properties were added. Additionally, there was an added \$3.8 million in the Inland Marine section of the schedule that represents all of the City's traffic signals which were previously not insured.

Water Conservation Discussion

Public Works staff has requested additional time to formulate a proposal for incorporating an emergency water conservation plan. Currently, staff is working on the development of a Water Supply Operating and Management Plan and expects to have a plan ready sometime after the first of the year for the Commission to study and discuss.

Other Items for Discussion

City Manager Gustafson requested that the Commissioners consider passing a Charter Ordinance at the September 14, 2006 Commission meeting to levy a transient guest tax, at a rate not to exceed 5%. This tax will be used to fund the construction of a building at the corner of 27th & Vine Street that will house the Convention and Visitors Bureau, the Hays Area Chamber of Commerce, and the Ellis County Coalition for Economic Development. This will make certain that the Commission has the authority to levy the tax at the same time that the bids for construction are awarded.

The Commissioners were in agreement to place this item on the September 14, 2006 Commission meeting agenda.

Chairperson Billinger stated that he has requested the Convention and Visitors Bureau Director to check out the possibility of a low power FM frequency for advertising events in the area.

Steve Page, a new resident of the city, voiced a complaint about a rental property management company that operates in the city. He requested the Commission consider a policy that would place minimum standards on rental property.

Chairperson Billinger stated that the next mayoral conference is tentatively scheduled to be held in Hill City on October 14, 2006.

Chairperson Billinger reported that the Chinese delegation is scheduled to arrive shortly after 9:00 p.m. on September 28, 2006.

Executive Session

Barbara Wasinger moved, Kent Steward seconded, that the Governing Body recess to executive session at 6:58 p.m. for 20 minutes to discuss attorney-client issues relating to negotiations with a bargaining unit, water issues, and franchise negotiations. The justification for the executive session was that it is in the public's best interest not to reveal the City's position during

negotiations. The executive session included the City Commission, the City Manager, the Assistant City Manager, and the City Attorney.

Vote: Ayes: Wayne Billinger
Barbara Wasinger
Henry Schwaller IV
Kent Steward

Chairperson Billinger called the work session back to order at 7:18 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____
City Clerk