

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON SEPTEMBER 10, 2015

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, September 10, 2015 at 6:30 p.m.

Roll Call: Present: Eber Phelps
Shaun Musil
James Meier
Henry Schwaller IV
Lance Jones

Chairperson Phelps 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 regular session held on August 27, 2015; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: Henry Schwaller IV moved, Shaun Musil seconded, to approve the Consent Agenda which included a cereal malt beverage license for the Volga German Society (Oktoberfest).

Vote: Ayes: Eber Phelps
Shaun Musil
James Meier
Henry Schwaller IV
Lance Jones

NEW BUSINESS

5. SANITARY SEWER HEAVY CLEANING PROPOSAL: The Utilities Department initiated a multi-year program to clean sewer mains in 2013. Mayer

Specialty Service, LLC was chosen and they cleaned and videoed 19 miles of sewer mains in 2013 and again in 2014. During that time, Mayer Specialty Services identified several segments that required heavy cleaning beyond the scope of the normal cleaning contract. City staff identified other areas that need heavy cleaning as well.

Bernie Kitten, Director of Utilities, stated staff estimates that in the 10 inch to 24 inch lines we have about 14,000 ft. of potential heavy cleaning. The per foot cost ranges from \$10.55 to heavy clean a 24 inch sewer to only \$0.80 to light clean a 10 inch sewer. Mayer Specialty Services will log heavy, medium, and light cleaning footage and bill us accordingly.

Mr. Kitten stated Mayer Specialty Services was the only bid received and staff has been very pleased with their work.

Henry Schwaller IV moved, James Meier seconded, to accept the sanitary heavy sewer cleaning proposal from Mayer Specialty Services, LLC not to exceed \$121,383.40, to be funded from Water and Sewer Capital Reserves.

Vote: Ayes: Eber Phelps

Shaun Musil

James Meier

Henry Schwaller IV

Lance Jones

6. KING'S GATE ADDITION, PHASE 2 – SUBDIVISION ENTRANCE SIGN:

During the platting process of the King's Gate Addition in 2010, provisions were put in place for future construction of a subdivision entrance sign which identifies the housing development at the intersection of 41st Street and King's Gate Drive. For a sign such as the proposed King's Gate sign, it is necessary to have an agreement in place for future maintenance. Covenant Land & Developing, Inc., the developer of King's Gate Addition, has proposed an agreement to serve this purpose.

Henry Schwaller IV moved, Lance Jones seconded, to authorize the City Manager to sign an agreement with Covenant Land & Developing, Inc. to allow the

placement of the proposed island median and sign at the entrance to King's Gate Drive located at the intersection of West 41st Street and King's Gate Drive.

Vote: Ayes: Eber Phelps
Shaun Musil
James Meier
Henry Schwaller IV
Lance Jones

7. KING'S GATE ADDITION, PHASE 2 – AWARD OF BID: In March, Covenant Land and Development, Inc. petitioned the City for improvements to an area containing 23 lots in the King's Gate Addition within the City of Hays, and bids for construction were received on August 4, 2015. Staff recommends accepting the bid from APAC in the amount of \$639,403.83 for the construction of street, water, storm water, and sanitary sewer improvements within the King's Gate Addition, Phase 2. The developer is financing the improvements through the creation of a special benefit district. Per the City's Development Policy, the developer pays 30% of the project cost up front with the remaining 70% assessed to the benefit district. There is no City share for oversizing.

James Meier moved, Henry Schwaller IV seconded, to authorize the City Manager to enter into a contract with APAC in the amount of \$639,403.83 for construction of street, water, storm water, and sanitary sewer improvements within the King's Gate Addition, Phase 2, with the project cost to be paid by the developer and special assessment to the benefit district.

Vote: Ayes: Eber Phelps
Shaun Musil
James Meier
Henry Schwaller IV
Lance Jones

8. REZONING OF LOT 14 AND A PORTION OF LOT 13, BLOCK 21, HAYS PLAZA 3RD ADDITION (1601 EAST 27TH STREET FRONTAGE ROAD) FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO MULTI-FAMILY DWELLING DISTRICT (R-4): The owner of 1601 E 27th Street frontage road has

submitted a request to rezone the property from single-family residential district (R-1) to multi-family dwelling district (R-4). A public hearing was conducted on August 17, 2015 at the regular meeting of the Planning Commission and it was recommended by a vote of 4-1 that the rezoning be approved. The zoning change from R-1 to R-4 would allow for single-family, two-family, or multi-family dwelling units to be constructed.

This property is currently for sale and could potentially redevelop. There is currently a single-family dwelling on the property. The existing home is a manufactured home that was built in 1972. Any plans for redevelopment of this site should be encouraged, as long as they are compatible with the surrounding area.

Lance Jones moved, Shaun Musil seconded, to approve Ordinance No. 3902 rezoning the property of 1601 E. 27th Street frontage road (Lot 14 and a portion of Lot 13, Block 21, Hays Plaza 3rd Addition) from single-family residential district (R-1) to multi-family dwelling district (R-4).

Vote: Ayes: Eber Phelps
Shaun Musil
James Meier
Henry Schwaller IV
Lance Jones

9. REPORT OF THE CITY MANAGER: The City Manager had no additional items to report on.

10. COMMISSION INQUIRIES AND COMMENTS: Commissioner Meier commented that he was not at the work session last week and regarding the discussion of the proposed Big Creek Travel Plaza he stated he supported the decision of the other Commissioners regarding the requested economic development incentives.

Chairperson Phelps thanked the Fort Hays State University nursing students for attending the meeting.

The meeting was adjourned at 7: 03 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk