

City of Hays
City Commission
Work Session Notes
September 16, 2010

Present: Barbara Wasinger, Troy Hickman, Henry Schwaller IV, Ron Mellick, John Bird, Toby Dougherty

Absent: Christopher Channell

City Hall Emergency Generator Replacement

The City Hall emergency generator powers lighting equipment, telephone and computer systems, HVAC equipment, a roof mounted tornado warning siren, fire department radios, fire truck bay doors, and similar power needs. In 2005, the City Hall generator failed and could not be repaired. An oversized, mounted portable generator was semi-permanently installed; this generator had been intended for emergency power use at the Water or Wastewater Treatment Plant. The emergency generator is tested and run under load weekly and automatically starts when there is a power interruption. Because of its large size and design as a trailer mounted temporary power unit, it creates a noise nuisance in the neighborhood and in City Hall

At the September 23, 2010 Commission meeting, the Commissioners will be requested to approve a bid submitted by Don's Electric and Rewind, in the amount of \$27,500 for the purchase and installation of a low noise output 100 kilowatt emergency generator; the portable generator will be returned to service as a trailer mounted electrical power unit for the emergency needs of the city.

Discussion of Chickens in City Limits

Wendy Gallington, 300 West 17th Street, presented a proposal concerning the keeping of chickens within the city limits. Ms. Gallington requested that single-family homes within the City of Hays be permitted to keep laying hens for

household egg gathering, with no more than six hens allowed per household. Roosters would be prohibited and the chickens would not be allowed to run at-large, but that appropriate housing be provided that is at least 15 feet from property lines and not visible from the street.

The Commissioners each complimented Ms. Gallington on the excellent research that she presented; however, they each felt that it would not be in the best interests of the city to allow the keeping of chickens in the city limits. The Commissioners have overwhelmingly heard from their constituents to not allow this, they do not want to set a precedent, and most likely, another person would need to be hired to enforce the regulations.

Donation of American Legion Veterans Park – Add On

The American Legion wishes to donate a park located behind the American Legion Post #173 building, referred to as Veterans Park, to the City of Hays. Members of the American Legion will assist in the maintenance of the property. The estimated cost to maintain the Park is minimal.

The Commissioners will be requested to formally accept the donation of Veterans Park at the September 23, 2010 Commission meeting.

City/NCKTC Training Facility Project

The City of Hays entered into an agreement with North Central Kansas Technical College (NCKTC) in May of 2009 which allowed NCKTC the use of the buildings and grounds at the old Army Reserve Center. In return, the NCKTC was to provide donated labor and/or construction expertise for city projects, with the cost of materials used for these projects to be paid by the City of Hays.

City staff submitted a list of possible projects and a new range house/training facility for use by Police Department personnel was identified that will best suit the majority of the curriculum standards required of the NCKTC program. The current range house/training facility is an old double-wide trailer house shell that was acquired and moved to its present location at the range in 1998. Over time, the trailer has deteriorated to the point that it is no longer

useable and needs to be demolished. If the Commissioners approve of the project, City Manager Toby Dougherty recommended that funding for this project be taken out of the Financial Policy Projects Fund.

Doug Marrs, NCKTC instructor, reviewed two different plans for the range house/training facility.

The Commissioners will be requested to approve the construction of the range house/training facility, at an estimated cost of \$59,750, at the September 23, 2010 Commission meeting.

41st Street Reconstruction Design Agreement

At the September 23, 2010 Commission meeting, the Commissioners will be requested to approve an agreement for professional services with HWS/Alfred Benesch & Company, at a cost of \$230,220.98, for design of the reconstruction of 41st Street from US 183 Alternate to Hall Street.

Award of Bid for Utility Tractor with Loader

At the September 23, 2010 Commission meeting, the Commissioners will be requested to approve a bid submitted by Radke Implement, in the amount of \$36,000, for the purchase of a utility tractor with loader.

Sports Complex Naming Rights for Quads and Soccer Fields – Eagle Communications Proposal

The proposal submitted by Eagle Communications for sports complex naming rights was discussed at the September 9, 2010 Commission meeting. During the meeting, Eagle submitted a different proposal; the value of the proposal remained \$150,000; however the cash provided was upped to \$50,000 from the \$10,000 amount submitted with their first proposal. Nex-Tech Wireless submitted a proposal of \$16,000 a year over a ten-year period, totaling \$160,000, which was accepted by the Commission, giving them first naming rights at the location of their choosing.

When the City requested proposals for naming rights at the sports complex, it was suggested that a minimum of \$15,000 a year over a ten-year period, totaling \$150,000, be set as the threshold. The proposal did not ask for any non-cash donations or services.

Vice-chairperson Wasinger stated the proposal submitted by Eagle was not what the City requested and cannot be accepted. No action was taken on their proposal at the September 9, 2010 meeting, but was tabled to the September 23, 2010 meeting.

The City Manager stated the bid is a non-performing bid and does not have to be rejected. If it is the Commissioners' intent to solicit a second round of proposals for naming rights to the two remaining quads, he suggested that a minimum dollar threshold be set.

City Manager John Bird suggested that either the first or the best proposal be selected and be given naming rights for the quad of their choosing.

The City Manager was directed to request proposals for naming rights for the two remaining quads with a minimum cash threshold of \$100,000.

Holiday Meeting Schedule

Due to the upcoming holiday season, City staff proposed that the Commissioners authorize changes to the regular meeting schedule. Veteran's Day and Thanksgiving Day fall on November 11, and November 25, which are when the regular scheduled meetings are to take place. Staff recommended that these meetings be held on Tuesday, November 9th and Tuesday, November 23rd. In December, the second regular meeting falls on December 23rd, which is not a holiday; however, staff requested that the Commissioners determine if it would like to hold its meeting that evening or move it to Tuesday, December 21st due to the closeness of the Christmas holiday.

The Commissioners agreed to change the meeting dates for the three Commission meetings.

Stormwater Advisory Committee – Add On

Due to the retirement of Fred Kaufman, USD489 Superintendent, his seat on the Stormwater Advisory Committee is being vacated. Richard Cain, Assistant Superintendent of Finance for USD489, has offered to fill this vacancy.

Executive Session

Henry Schwaller IV moved, Barbara Wasinger seconded, that the Governing Body recess to executive session for 90 minutes at 7:23 p.m. to discuss attorney-client privileged information, possible property acquisition, and labor negotiations. The executive session included the Commissioners, the City Manager, the Assistant City Manager, the Convention and Visitors Bureau Director, and the City Attorney. K.S.A. 75-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Barbara Wasinger

Troy Hickman

Henry Schwaller IV

Ron Mellick

Vice-chairperson Wasinger called the work session back to order at 8:53 p.m. She stated that no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk