

City of Hays
City Commission
Work Session Notes
October 15, 2009

Present: Ron Mellick, Christopher Channell, Barbara Wasinger, Henry Schwaller IV, John Bird, Toby Dougherty

Absent: Troy Hickman

Steven Trout Appeal of Utility Bill

Steven Trout, 321 West 32nd Street, appealed his August 2009 water bill. The meter at his residence registered 25,500 cubic feet of water, resulting in a water bill of \$440.98 and 2nd tier water charge of \$410.84. Mr. Trout was out of town during the period in question. It could not be determined what occurred for the meter to register this much usage. The 2nd tier charges were taken off of the bill, which is normal policy for leaks, vandalism, and/or other unusual, unexplainable circumstances. Mr. Trout requested that his account be credited for the excess water usage over his normal usage, which would amount to an additional \$410.84 credit. He stated it has not been demonstrated that he has been negligent in any way or that he has intentionally wasted water.

The meter was tested and found to be operating normally. The meter is a positive displacement meter. Water must be going through the meter for it to register and meters do not over-register. City staff checked with several other cities and the Sensus meter manufacturer; not one city has ever had a false reading.

This item will be on the October 22, 2009 Commission meeting agenda. At that time, the Commissioners will take formal action on Mr. Trout's request.

Habitat for Humanity Tap Fee Waiver Request

A house located at 108 West 16th was given to Habitat for Humanity. The group relocated the house to a lot at 17th & Allen, which was also donated to the group by the City of Hays. In addition to the relocated house, the group has constructed a new home on the property.

Louise Reese, 3504 Fairway, and Wendy Beougher, 2608 B Augusta Lane, representing Habitat for Humanity, requested the City Commissioners waive the tapping fees associated with setting two water meters for the two homes. The cost for tapping into the water line and setting two meters is \$880 (\$440 per tap), which is the flat fee that is charged for all water line taps.

The Commissioners requested that staff compile the complete cost, including labor, to tap into the water line and set the two meters. The Commissioners will make a final determination once those costs are known.

This item will be on the October 22, 2009 Commission meeting agenda.

Contract Extension with Richard Guffey for Pro-Shop Operations

At the October 22, 2009 Commission meeting, the Commissioners will be requested to approve a contract extension with Richard Guffey for Pro-Shop operations at the Fort Hays Municipal Golf Course. The contract extension will extend the contract until December 31, 2012. If approved by the Commission, it is staff's intent to request proposals for Pro-Shop operation in August 2012 for a minimum of three years.

The Commissioners will be requested to consider approval of the contract extension at the October 22, 2009 Commission meeting.

Solicitors and Peddlers

A draft ordinance amending the regulation of solicitors and peddlers was discussed. The Commissioners suggested several revisions to the document. This issue will be revisited at a future work session.

Award of Bid for Waterline Project

At the October 22, 2009 Commission meeting, the Commissioners will be requested to approve the bid submitted by Hi-Plains Sand, in the amount of \$1,543,616.64, for various waterline improvements throughout the city.

Addendum #3 to Agreement with Olsson Associates – Water Main Design

During the planning phase of the Sports Complex project, the intention was to connect to Trego County Rural Water District No. 2 for potable water needs of the Sports Complex and the Fort Hays soccer stadium. It has since been determined that the Rural Water District's existing lines do not have adequate capacity to support the two facilities. City staff then determined that the next best option is to extend a city water main from the 27th and Thunderbird area to serve the two facilities. This option has the shortest overall length and provides the best future development potential beyond that of the sports complex; therefore Staff recommended a cost split whereby the extension of the main to the US 183 Bypass would be paid through a Water/Sewer Bond, while the portion from the by-pass to the sports complex would be paid with sports complex sales tax revenue and Fort Hays State University funds.

At the October 22, 2009 Commission meeting, the Commissioners will be requested to approve Addendum #3 to the Agreement with Olsson Associates, in the amount of \$24,800, for fees and engineering services associated with the design and construction phase services that are required as part of the project.

Pre-annexation Agreement for 2615 East 7th Street

The owner of property located at 2615 East 7th Street has made a request to connect a future commercial structure to city water lines. At the October 22, 2009 Commission meeting, the Commissioners will be requested to approve a pre-annexation agreement to allow this connection.

Abatement of Vehicle at 317 East 5th Street

At the October 22, 2009 Commission meeting, the Commissioners will be requested to approve a resolution to abate an inoperable vehicle located on the property at 317 East 5th Street.

Abatement of Vehicles at 610 East 7th Street

At the October 22, 2009 Commission meeting, the Commissioners will be requested to approve a resolution to abate inoperable vehicles located on the property at 610 East 7th Street.

Development Policy Revisions

Assistant Director of Public Works John Braun reviewed proposed minor changes to the Development Policy. Most of the changes are for clarification of the intent of the Policy. The Commissioners will be requested to approve the changes at the October 22, 2009 Commission meeting.

Award of Bid – Cold Planer

At the October 22, 2009 Commission meeting, the Commissioners will be requested to approve a bid, in the amount of \$18,010.70, submitted by White Star Machinery, for a cold planer.

2010 Street Maintenance Program

For the past four years, street maintenance activities focused primarily on asphalt streets, with the intent to improve streets that were in fair condition. However, staff is recommending focusing on major street reconstructions projects in 2010 and 2011 rather than the traditional street maintenance focus. Staff has identified several streets that have deteriorated to the point that normal maintenance treatments are no longer effective and the only alternative is reconstruction.

The Commissioners were in agreement with the plan for 2010 and 2011. No action is necessary until bids are taken in the spring for the reconstruction projects.

Holiday Meeting Schedule

Due to the upcoming holidays, the 2nd meeting of November will be held on Tuesday, November 24th and the 2nd meeting of December will be held on Tuesday, December 22nd.

Executive Session

Henry Schwaller IV moved, Christopher Channell seconded, that the Governing Body recess to executive session at 7:54 p.m. for 10 minutes to discuss property acquisition. The executive session included the City Commissioners, the City Manager, and the City Attorney. K.S.A. 25-4319 authorizes the use of executive session to discuss property acquisition.

Vote: Ayes: Ron Mellick
Christopher Channell
Barbara Wasinger
Henry Schwaller IV

Chairperson Mellick called the work session back to order at 8:04 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk