

City of Hays  
City Commission  
Work Session Notes  
October 17, 2013

Present: Henry Schwaller IV, Eber Phelps, Shaun Musil, Ron Mellick, John Bird,  
Toby Dougherty

Absent: Kent Steward

**September 19, 2013 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on September 19, 2013; the minutes stand approved as presented.

**(Add On) School Zone Ordinance**

USD 489 has requested the establishment of a school zone at the Westside School in the area of 12<sup>th</sup> and Walnut in order to protect students that attend Westside School and the Learning Center.

The Commissioners will be requested to approve an Ordinance amending Section 62-109 of the Municipal Code to add school zones on 12<sup>th</sup> Street from Walnut to Ash Street and on Walnut Street from 12<sup>th</sup> to 13<sup>th</sup> Street, at the October 24, 2013 Commission meeting.

**Hays Dog Park – Phase I Funding**

Earlier this year the Hays City Commission approved the Friends of the Hays Dog Park (FHDP) request to build a dog park in three phases. Original estimates for phase one were \$32,845.17. After receiving formal bids/quotes on the items for phase one, the actual costs will be \$23,859.13 or \$8,986.04 less than the original estimates.

Kim Perez, president of (FHDP) informed the Commissioners they have raised enough money to complete the first phase and asked permission to proceed with construction. Ms. Perez also stated with the money they have

raised and the bids coming in low they are only about \$7,000 short of reaching their goal for phase two.

Commissioner Musil questioned moving to phase two before phase one is completed and all the funds were raised.

Commissioner Schwaller stated it may be prudent to build the fence all at once; there may be some cost savings there.

City Manager Toby Dougherty stated we could request a quote to finish phase two.

At the October 24, 2013 Commission meeting, Commissioners will be requested to give approval to proceed with construction activities/amenities listed for Phase 1 of the Hays Dog Park with funds transferred from the Friends of the Hays Dog Park into the Special Park Budget for a total amount of \$23,859.13.

**Resolution to Repeal Resolution No. 2013-017 which Established a Benefit District for Lots 1-24 within the Replat of Lot 2, Block 9, Golden Belt 8<sup>th</sup> Addition**

In May of 2013, Laverne W. Schumacher petitioned the City for alley paving, storm sewer, water, and sanitary sewer improvements to an area containing 24 lots within the Replat of Lot 2, Block 9, Golden Belt 8<sup>th</sup> Addition. However, Mr. Schumacher has decided to pay for the improvements in full and will not be assessing the improvement costs to the individual lots. The developer is intending to finance the development in full with private funds with no costs being assessed to the property and no City expenditures.

The Commissioners will be requested to approve a Resolution repealing Resolution 2013-017 which allowed the creation of a benefit district for the construction of improvements to lots 1-24 within the Replat of Lot 2, Block 9 of the Golden Belt 8<sup>th</sup> Addition, at the October 24, 2013 Commission meeting.

**Golden Belt Estates 5<sup>th</sup> Addition Phase II Resolution to Establish Benefit District (Jagger Court)**

Western Plains Service Corp. has petitioned the City for street, storm sewer, water, and sanitary sewer improvements to an area containing 16 lots adjacent to West 45<sup>th</sup> St. within the Golden Belt Estates 5<sup>th</sup> Addition on the street known as Jagger Court. The engineers estimate for total construction costs are \$473,093.40. This project is consistent with past residential developments within the City of Hays.

The Commissioners will be requested to approve a resolution authorizing the creation of a special benefit district for improvements in the estimated amount of \$473,093.40 at the October 24, 2013 Commission meeting.

**Water and Sewer Line Improvements: Fort Street, 26<sup>th</sup> Street and US-183 Bypass – Award of Bid**

Bids have been received for the replacement of city water main on Fort Street from 20<sup>th</sup> to 27<sup>th</sup> Street and on 26<sup>th</sup> Street from Fort to Ash, and the replacement of a section of 10" sanitary sewer force main along the US-183 Bypass. The low bid is from APAC-Kansas, Inc. of Hays in the amount of \$614,795.84.

The Commissioners will be requested to authorize the City Manager to enter into a contract with APAC in the amount of \$614,795.84 for these water and sewer improvements at the October 24, 2013 Commission meeting

**Purchase of One-Ton Utility Truck for Utilities Department**

The 2013 fleet replacement schedule authorized the purchase of a new one ton utility truck to replace a 1998 Chevrolet one ton truck. Funding allotted for the replacement of the current unit was budgeted at \$41,500.00. Bob Moore Ford LLC., Oklahoma City, Oklahoma had the low bid for the truck in the amount of \$40,493.00.

Commissioner Musil asked if the Commission should consider the local dealership since their bid came in just \$400.00 higher.

City Manager Toby Dougherty stated he has discussed this with the

Commission in the past regarding a local preference provision and was told we were not interested. There was concern expressed that if the City were to do that, we would lose many out-of-town bids.

Commissioner Schwaller stated it is their duty to get the very best product at the lowest price.

At the October 24, 2013 Commission meeting, the Commissioners will be requested to approve the bid from Bob Moore Ford LLC for the purchase of the one ton utility truck in the amount of \$ 40,493.00.

### **Other Items for Discussion**

Commissioner Schwaller wished Commissioner Phelps a Happy Birthday.

### **Executive Session**

Ron Mellick moved, Eber Phelps seconded, that the Governing Body recess to executive session at 7:10 p.m. for thirty minutes to discuss attorney-client privileged information and possible property acquisition. The executive session included the City Commissioners, the City Manager, the Assistant City Manager, 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: Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

Vice-Chairperson Schwaller called the work session back to order at 7:40 p.m. No action was taken during executive session.

The work session was adjourned at 7:40 p.m.

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

Brenda Kitchen – City Clerk

