

City of Hays
City Commission
Work Session Notes
November 2, 2006

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

Sister Cities Relationship/2007 China Trip

Mike Michaelis, Executive Director of the Ellis County Coalition for Economic Development recommended that a delegation from the City of Hays make a return trip to its Sister City, Xinzheng, Henan, China in April 2007. He feels that it is important to develop a relationship with the province and to continue to explore different avenues for potential business opportunities. He feels it is critical that a representative from local government be a part of the delegation.

Commissioner Schwaller expressed concern that the Sister Cities program is being used as leverage for economic reasons. Additionally, more money has been spent on this Sister Cities relationship than has been spent in the last 30 years.

Chairperson Billinger recommended that staff proceed with planning and coordinating the trip with Mr. Michaelis and others in the community.

The Commissioners were in agreement with Chairperson Billinger.

Water (General)

Joe Glassman, Curt Longpine, and Alan States, City representatives on the Public Wholesale Water Supply District #15 Board, reported on a

meeting held last month concerning water issues in the region, especially Russell's need to supply water for the ethanol plant in Russell.

Mr. Glassman feels it is important for all the communities in the region to work together on water issues and that the State of Kansas will look more favorably on water issues that are brought forth on a regional basis.

Mr. Longpine stated the reason for the meeting was to see if there was any purpose in continuing the District. The Board had not met for about two years.

Mr. States stated the District can help facilitate things for Russell who needs water quickly and may be looking at a different water source than what the City of Hays is looking at. He sees a potential value in working with Russell to solve their immediate needs.

The City Manager stated the Commissioners have made the decision to use Wilson Lake water as its long-term water source and is waiting on a reallocation study which may be completed next year.

Mr. Glassman stated he and the other representatives would like to have their charge defined in order to determine where the City of Hays is going and if there is a need for the District to stay active. They do not feel like they are fulfilling anything at this point.

Commissioner Steward stated the he does not want to see the District disbanded. The option of a regional approach to water problems should always be available even though the City of Hays is fully committed to the Wilson Lake plan. If there is any feasible way that the City can help other communities with their water problems, he is open to that.

Commissioner Wasinger stated that if the City of Russell is committed to Post Rock to solve their water problems, the City of Hays cannot stand behind that decision.

Mr. Glassman stated that they will report to the Commission after the November 15, 2006 board meeting.

CVB Building Construction Bids

City Manager Randy Gustafson recommended that the bid from Commercial Builders in the amount of \$1,420,620 be accepted for the construction of a new Convention and Visitors Bureau building and Welcome Center to be located at 27th & Vine Street.

An additional 1% transient guest tax will fund approximately \$607,000 of the cost of building. It is estimated that the additional 1% tax will sunset in approximately 6 years.

The Commissioners will be requested to consider approval of the bid at the November 9, 2006 Commission meeting.

Inspection of 414 East 16th Street (Jim Bollig)

A public hearing was held during the October 12, 2006 Commission meeting concerning the dangerous structure located at 414 East 16th Street. After hearing from Jim Bollig, owner of the property, it was decided to extend the public hearing until the November 9, 2006 Commission meeting.

A list of 16 violations that need to be corrected was presented to the Commissioners. Corrections of all items on the list will need to be made prior to the property meeting all the requirements of the 2003 International Property Maintenance Code.

The public hearing will be reconvened at the November 9, 2006 Commission meeting.

Compost Site Report

At the Commission's direction, Public Works staff conducted a compost odor study from June through the second week of October 2006. A plan was developed to record the time, location, and severity of the odor along with environmental conditions existing at the time. Odors were limited to an area

within a $\frac{3}{4}$ mile radius of the compost site, with nearly half of the reported occasions reported from the Public Works building itself.

Based on the information gathered, steps are being taken to reduce the occurrence of offensive odors from the compost site. Public Works staff will continue to monitor the causes and incidents of odor.

Effluent Recovery Agreement for Professional Services

In September, City staff presented a study from Bartlett and West Engineers regarding the feasibility of establishing a second discharge point for waste water effluent along Big Creek west of Hays. It is estimated that the potential cost to extend the alternate discharge point will be approximately \$1,400,000. That cost figure includes installing four miles of 10 inch water line, additions and changes to pumps and appurtenances, a remote dechlorination station, and other legal, engineering, easement, and contingency items.

The Commissioners will be requested to approve an Amended Part 2 of the Wastewater Reuse Services Agreement with Bartlett and West based on the findings of the Reuse Study (Part 1). The scope of the work is divided into two parts – A and B. Part A includes all meetings and preliminary work required to get to the point of making application to KDHE for the second discharge point. The cost for Part A is \$4,900 and is to be completed within 60 days after Notice to Proceed.

Part B includes the preliminary (30%) design and detailed cost estimates for the project. Part B would not begin until issuance of the KDHE permit. The estimated cost at this time for engineering services related to Part B is \$89,000. The scope of services and actual fees related to Part B are renegotiable upon the results of Part A.

Formal action to consider approval of the Agreement will be taken at the November 9, 2006 Commission meeting.

Trickling Filter and Aerated Basin Improvements at the Wastewater Treatment Plant

Repairs and improvements at the Wastewater Treatment Plant (WWTP) were put on hold pending the results of a comprehensive study of the WWTP. The study supported the repairs and improvements as planned by Bartlett and West Engineering. The plans are complete; the bidding process is the next step. The Commissioners will review the bids at some point in the future.

Donation of Land (Near 27th & Indian Trail)

Henry Schwaller and Associates are interested in donating a parcel of property located near 27th and Indian Trail to the City of Hays. The land could be used in planning future storm water improvements or a possible hike and bike trail. The property is adjacent to Elizabeth Polly Park and may also be used to expand the Park.

Commissioner Schwaller left the Commission Chambers during the discussion.

The Commissioners were receptive to the donation.

Other Items for Discussion

Discussion was held about reading and presenting proclamations to various groups and organizations. It was decided to present proclamations prior to the start of the Commission meeting.

Executive Session

Troy Hickman moved, Henry Schwaller IV seconded, that the Governing Body recess to executive session at 6:53 p.m. for 20 minutes to discuss land issues in regard to the R-9 Ranch that are covered by attorney-client privilege. The executive session included the Commissioners, the City

Manager, the Assistant City Manager, the City Attorney, and the Finance Director/City Clerk.

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

Chairperson Billinger called the work session back to order at 7:05 p.m.
He stated no action was taken during executive session.
The work session was adjourned.

Submitted by: _____
City Clerk