

City of Hays  
City Commission  
Work Session Notes  
November 4, 2010

Prior to the start of the work session, Kent Steward was sworn in by City Clerk Doris Wing. Commissioner Steward is replacing Chris Channell who has recently resigned.

Present: Barbara Wasinger, Troy Hickman, Ron Mellick, Kent Steward, Carol Parke, Toby Dougherty

Absent: Henry Schwaller IV

**HRC/City of Hays Bickle-Schmidt Sports Complex Facilities Agreement**

The City of Hays currently has a Recreation Facilities Agreement in place between the Hays Recreation Commission and the City of Hays concerning recreational areas in Hays. It is necessary to have a separate agreement for Bickle-Schmidt Sports Complex since it is unique when compared to existing facilities. The proposed agreement would provide a clear understanding of responsibilities as it relates to maintenance and financial obligations. Sections in the agreement discuss looking at profit/loss each year at a joint meeting to determine funding disbursement. The initial agreement is for a three year time period.

The Commissioners will be requested to consider approval of the agreement at the November 9, 2010 Commission meeting.

**Fort Hays Municipal Golf Course Fee Changes**

The Fort Hays Municipal Golf Course has received numerous upgrades since 2003 and is now considered a premier course in this part of the state. The fee structure at the course has not changed since 2003 when the current prices

were put into effect. The current fees are well below average when compared to other courses in the state. The Golf Course Advisory Board and City staff recommended increasing fees at the Fort Hays Municipal Golf Course. It is estimated that an additional \$70,000 annually will be generated based on 2009 participation levels.

The Commissioners will consider approval of the fee increases at the November 9, 2010 Commission meeting.

### **2011 Job Classification and Pay Plan**

Each year it is necessary to adopt a salary schedule and job classification plan by resolution. The salary schedule and job classifications are at the same level as the 2010 Plan.

The Commissioners will be requested to consider approval of the 2011 Job Classification and Pay Plan at the November 9, 2010 Commission meeting.

### **City Employee Health Insurance for 2011**

The City Commissioners set a cap of \$9,500 per employee to be used for health insurance. In order to effectively garner input from employees and find the most suitable options within the \$9,500 cap, the City Manager formed the Wage & Benefit Committee, comprised of employees from various sectors, including management, IAFF, FOP, SEIU and non-union. The Committee has studied various health insurance options over the past ten months. A recommendation was made to contract with Blue Cross and Blue Shield for a dual option health insurance plan with a Health Savings Account, in collaboration with a wellness plan.

Assistant City Manager Paul Briseno explained the two options. The High Deductible Health Plan will be the no cost option with 100% premium paid. This option includes a Health Savings Account with City contributions of \$1,700 for family participation and \$850 for single participants. The second option available to employees is the traditional plan which was offered to employees last year

with no change in benefits. This option is the buy up option with employee premium contributions amounting to the difference between the two plans.

Approval of the dual option health insurance plan will be on the agenda of the November 9, 2010 Commission meeting.

### **Annexation of Property at 3335 East 13<sup>th</sup> Street**

The owners of property located at 3335 East 13<sup>th</sup> Street have requested annexation of the property into the city limits of Hays. The land is contiguous with the present city limits on two sides. The owners intend to develop the property with the intent of establishing a small family-owned business on the property adjacent to Commerce Parkway.

The Commissioners will be requested to approve the annexation at the November 9, 2010 meeting.

### **37<sup>th</sup> Street Annexation (Adjacent to Graystar Addition)**

The developer of the Graystar Addition is taking the necessary steps to begin constructing improvements for development to occur. It is necessary to annex a portion of 37<sup>th</sup> Street platted right-of-way that is currently outside the city limits. In order for the developer to set up a benefit district and include the improvements to 37<sup>th</sup> Street within the district, it must be annexed. The Ellis County Commission has given written consent to have the property annexed.

The Commissioners will be requested to approve the annexation at the November 9, 2010 meeting.

### **Graystar First Addition – Resolution to Establish Improvement District (37<sup>th</sup> Street)**

At the November 9, 2010 meeting, the Commissioners will be requested to approve a resolution to establish an improvement district for 37<sup>th</sup> Street. The planned improvements are storm sewer and street improvements. The planned improvements will allow for secondary access to the development.

Owners of the two adjacent lots north of 37<sup>th</sup> Street within the improvement district are not willing signers to the petition. However, state statute allows for the proportionate costs of the improvements to be assessed to these properties which will benefit from the improvements. State statute does not allow for the owners of these two lots to protest the assessment since they do not hold a minimum of 50% of the total area of the improvement district. Staff has given written notification to the owners of the two lots informing them of the potential assessment.

### **Graystar First Addition – Resolution to Establish Benefit District**

The developers of Graystar First Addition have petitioned for street, storm sewer, water and sanitary sewer improvements to an area that contains 14 lots in the Graystar First Addition. At the November 9, 2010 Commission meeting, the Commissioners will be requested to approve a resolution establishing an improvement district for the Graystar First Addition.

### **Graystar First Addition – Engineering Services Agreement**

At the November 9, 2010 Commission meeting, the Commissioners will be requested to approve an engineering services agreement with Ruder Engineering and Surveying for design, contractor solicitation, construction engineering, and warranty inspection of the Graystar First Addition.

### **Angle Parking on Main at 13<sup>th</sup> Street**

A local developer has plans to make improvements to the vacant building on the northeast corner of 13<sup>th</sup> and Main Street that requires more parking than currently exists. The property was previously a service station with wide open access to Main Street. The developer has requested the installation of seven angle parking spaces along the east side of Main just north of the intersection with 13<sup>th</sup> Street. It will be necessary to install a raised curb on Main that allows for angled parking. If approved, the developer would install the raised curb, but City crews would install and maintain the on-street pavement markings.

The Commissioners will be requested to consider approval of the raised curb and angle parking at the November 9, 2010 Commission meeting.

**Other Items for Discussion**

Discussion was held about the stoplight at 22<sup>nd</sup> and Vine Street. Public Works Director Brenda Herrman will provide information that was gathered through a recent traffic study regarding this stoplight at a future work session.

**Executive Session**

Ron Mellick moved, Troy Hickman seconded, that the Governing Body recess to executive session at 7:10 p.m. for 15 minutes to discuss attorney-client privileged information and possible property acquisition. The executive session included the 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: Barbara Wasinger  
Troy Hickman  
Ron Mellick  
Kent Steward

Chairperson Wasinger called the work session back to order at 7:25 p.m. She stated no action was taken during executive session.

Ron Mellick moved, Troy Hickman seconded, that the Governing Body recess to executive session for an additional four minutes to discuss the same subjects and include the same people.

Vote: Ayes: Barbara Wasinger  
Troy Hickman  
Ron Mellick  
Kent Steward

Chairperson Wasinger called the work session back to order at 7:29 p.m. She stated no action was taken during executive session.

The work session was adjourned.

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

City Clerk