

MINUTES OF A MEETING
OF THE GOVERNING BODY OF THE
CITY OF HAYS, KANSAS
HELD ON NOVEMBER 9, 2006

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, November 9, 2006 at 7:30 p.m.

Roll Call: Present: Wayne Billinger
Troy Hickman
Henry Schwaller IV
Kent Steward
Absent: Barbara Wasinger

Chairperson Billinger declared that a quorum was present and called the meeting to order.

2. MINUTES: There were no corrections to the minutes of the regular session held on October 26, 2006; the minutes stand approved as written.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: Troy Hickman moved, Kent Steward seconded, that Resolution No. AR-05 and Resolution No. AR-06, being resolutions expressing appreciation for establishing new businesses in the City of Hays be approved and presented to Adam Hawley, Adam Hawley Agency, Inc. and to Peggy Waldschmidt, Good Samaritan Home Health of Central Kansas.

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

UNFINISHED BUSINESS

5. PUBLIC HEARING: ABATEMENT OF DANGEROUS STRUCTURE – 414

EAST 16TH STREET: 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 continue the public hearing at 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.

City Manager Randy Gustafson stated that if the owner of the property wishes to proceed with the repairs, a building permit would be issued giving the owner six months to make the repairs. Action on the resolution abating the dangerous structure could be tabled for six months.

Henry Schwaller IV moved, Kent Steward seconded, that Resolution No. 2006-018, being a resolution authorizing the City of Hays or its designated agent to abate a dangerous structure located on the property at 414 East 16th Street, Hays, Kansas, be approved.

The owner of the property, Jim Bollig, stated that he plans to have most of the repairs done by April 2007.

Commissioner Schwaller amended his motion to table the vote on Resolution No. 2006-018 for a period of six months from today's date, November 9, 2006. Commissioner Steward consented to the amended motion.

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

NEW BUSINESS

6. CONVENTION AND VISITORS BUREAU BUILDING CONSTRUCTION

BIDS: Bids for the construction of a new Convention and Visitors Bureau building and Welcome Center were received on October 11, 2006. Four general contractors submitted bids. The lowest responsible bidder is Commercial Builders with a base bid of \$978,000 and alternates bringing the total bid to \$1,420,620. A KDOT Transportation Enhancement Grant will pay for \$700,000 of the cost of the building. KDOT has authorized the City to award the contract to Commercial Builders and issue the Notice to Proceed.

Kent Steward moved, Troy Hickman seconded, that the base bid and the bid for all alternates by Commercial Builders in the amount of \$1,420,620 for the construction of the Convention and Visitors Bureau building/Welcome Center be approved.

Vote: Ayes: Wayne Billinger

Troy Hickman

Henry Schwaller IV

Kent Steward

7. EFFLUENT RECOVERY AGREEMENT FOR PROFESSIONAL

SERVICES: In September, City staff presented a study prepared by Bartlett and West Engineers regarding the feasibility of establishing a second discharge point for waste water effluent along Big Creek west of Hays. Bartlett and West has submitted an Agreement for Professional Services which includes Part A – preliminary work required to get to the point of making application to KDHE, and Part B – the preliminary (30%) design and detailed cost estimates for the project. Part B would not begin until issuance of the KDHE permit. The cost for Part A is \$4,900 and 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.

The City Manager recommended approval of Part A. Part B will be discussed and voted upon after the results of Part A are known.

Henry Schwaller IV moved, Kent Steward seconded, that the City Manager be authorized to enter into an Agreement for Professional Services with Bartlett and West Engineers, Inc. for preliminary work (Part A) related to the establishment of a second discharge point for wastewater effluent along Big Creek at a cost of \$4,900.

Vote: Ayes: Wayne Billinger

Troy Hickman

Henry Schwaller IV

Kent Steward

8. DONATION OF LAND: 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 is adjacent to Elizabeth Polly Park and could be used in planning future storm water improvements or a possible hike and bike trail.

Commissioner Schwaller left the Commission Chambers during the discussion due to a conflict of interest.

Troy Hickman moved, Wayne Billinger seconded, that the City of Hays accept the donation of a parcel of property near 27th and Indian Trail.

Vote: Ayes: Wayne Billinger

Troy Hickman

Kent Steward

Not Voting: Henry Schwaller IV

9. REPORT OF THE CITY MANAGER: The City Manager had no additional items to report.

10. COMMISSION INQUIRIES AND COMMENTS: Commissioner Hickman commented that enplanements at the Hays Regional Airport continue to increase and he encouraged citizens to utilize the Airport's services.

Chairperson Billinger recognized Boy Scout Troop 101 and their scout leader Keith Eilts. The Troop is working on their citizenship merit badge.

The meeting was adjourned.

Submitted by: _____

City Clerk