

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON NOVEMBER 9, 2010

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Tuesday, November 9, 2010 at 6:30 p.m.

Roll Call: Present: Barbara Wasinger
Henry Schwaller IV
Ron Mellick
Kent Steward

Absent: Troy Hickman

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

2. MINUTES: There were no corrections or additions to the minutes of the regular session held on October 28, 2010; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. HAYS EMPLOYEE SERVICE RECOGNITION: The following employees were recognized for their years of service:

Five Year Awards

Pamela Jones	David Vilaysing	Toby Dougherty	Mark Augustine
Greg May	Joshua Burkholder	Adam Frohling	

Ten Year Awards

Brian Dawson	Marvin Honas	Stephen Werth	Troy Basgall
Keith Mermis	John Braun		

Fifteen Year Awards

Aaron Dome	Dustin Degenhardt		
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Twenty Year Awards

David Bunger	Leroy Kreutzer	Jeffery Gerstner	
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Twenty-Five Year Awards

Kurt Arnhold Blaine Dryden Brian Hiller Ron Rounkles
Carolyn McCollum-Scantlin

Thirty Year Awards

Brenda Kitchen Cornelius Onyeador

Thirty-Five Year Awards

Lori Hertel Wendy Schumacher

5. CONSENT AGENDA: A. Ron Mellick moved, Henry Schwaller IV seconded, that Business Resolution No. AR-11, Series of 2010, being a resolution expressing appreciation to Tafra Brown of Mane Attractions, for her help in maintaining Hays' viable economic base and her expression of confidence in the City of Hays by assuming ownership of a Hays business, be approved.

Vote: Ayes: Barbara Wasinger

Henry Schwaller IV

Ron Mellick

Kent Steward

B. Chairperson Wasinger presented the following mayoral appointments for consideration and approval at the November 23, 2010 Commission meeting:

Hays Area Planning Commission

Terry Claycamp – term to expire April 30, 2013

Tom Denning – term to expire April 30, 2013

Hays Beautification Committee

Tom Kotch – term to expire August 1, 2011

Chairperson Wasinger left the meeting. Commissioner Schwaller conducted the remainder of the meeting in her absence.

NEW BUSINESS

6. BICKLE-SCHMIDT SPORTS COMPLEX PROJECT UPDATE: Assistant City Manager Paul Briseno presented an update on the progress towards the completion of the construction of the Bickle-Schmidt Sports Complex.

7. HAYS RECREATION COMMISSION (HRC)/CITY OF HAYS BICKLE-SCHMIDT SPORTS COMPLEX FACILITIES AGREEMENT:

City staff proposed a contract between the Hays Recreation Commission and the City of Hays for operations of the new Bickle-Schmidt Sports Complex. The contract is very similar to the current Recreation Facilities Agreement with exception to the length of the contract and the compensation review process. City staff will do all of the maintenance and upkeep of the facility. HRC will handle the scheduling, the umpires, and the concessions. The agreement will remain in effect for a three year period beginning January 1, 2011.

Ron Mellick moved, Kent Steward seconded, that the Bickle-Schmidt Sports Complex Facilities Agreement be approved.

Vote: Ayes: Henry Schwaller IV

Ron Mellick

Kent Steward

8. FORT HAYS MUNICIPAL GOLF COURSE FEE INCREASE:

Since 2004, the City has invested hundreds of thousands of dollars in the Fort Hays Municipal Golf Course (FHMGC). The improvements have led to increased operation and maintenance costs. The current fee structure at the FHMGC has been unchanged since 2003 and the current fee levels are well below average. City staff proposed adopting an increased fee schedule that will help close the gap to make the golf course solvent. Even with the proposed increases, rates at the FHMGC are still below average.

Ron Mellick moved, Kent Steward seconded, that the proposed fee increases at the Fort Hays Municipal Golf Course be approved.

Commissioner Steward stated this would be a 30% increase in fees and asked if the increase could be spread over 2, 3, or 4 years.

City Manager Toby Dougherty responded that it would compound the length of time to self sufficiency of the golf course. All future costs related to the maintenance of the course will increase as well. Costs not covered through fees are absorbed through the General Fund.

Commissioner Mellick stated that since prices have not been increased since 2003, he feels it is necessary to raise the fees 30%. Taxpayers should not be expected to foot the bill; it should be paid by the people who use the golf course. The Golf Course Advisory Board suggested the fees be increased last year. That was not done because the golf course was closed down for a time; he feels the fees need to be raised to the proposed schedule this year.

Commissioner Schwaller stated he would rather see a slow and steady increase over a two or three year period. Each year at budget time this should be reviewed and changes made at that time. Future cost increases can be built into the fee schedule to cover such things as the irrigation system and other improvements.

Commissioner Steward stated he will vote no on the motion. If it is defeated, he would like City staff to come back with another plan for gradually raising the fees.

Commissioner Mellick stated his concern is that since the City did not follow the Golf Course Advisory's recommendation last year to raise the fees, that income has been lost and raising the fees in incremental stages will set the goal of having the golf course self sufficient further back.

Vote: Aye: Ron Mellick

No: Henry Schwaller IV

Kent Steward

Staff will work on a plan to gradually increase the fees.

9. 2011 JOB CLASSIFICATION AND PAY PLAN: Each year it is necessary to adopt a salary schedule and job classification plan. For 2011, the pay ranges will remain the same as 2010. Additionally, it is recommended that employees not receive merit or cost-of-living adjustments for 2011.

Kent Steward moved, Ron Mellick seconded, that Resolution No. 2010-024, being a resolution amending the pay plan and job classification schedule for City employees, created pursuant to Section 2.52.040 of the Hays Code and repealing all previous resolutions, motions or actions in conflict therewith, be approved.

Vote: Ayes: Henry Schwaller IV

Ron Mellick

Kent Steward

10. CITY OF HAYS EMPLOYEE HEALTH INSURANCE PLAN RENEWAL

FOR 2011: Bids for health insurance were received from Preferred Health Systems and Blue Cross & Blue Shield of Kansas. City staff, along with the Wage & Benefit Committee, thoroughly researched all of the information and recommended offering a dual option plan from Blue Cross & Blue Shield for employees for 2011.

The no cost option will be a High Deductible Health Plan; this option includes a Health Savings Account with City contributions of \$1,700 for family participants and \$850 for single participants for year 2011. The second option available is the traditional plan which was offered to employees last year with no change in benefits. This option is the buy up option with the employee premium contributions amounting to the difference between the two plans.

Ron Mellick moved, Kent Steward seconded, that the City Manager be authorized to sign a contract with Blue Cross & Blue Shield Insurance Company to provide health insurance coverage in 2011 for City of Hays employees.

The City Manager explained the differences between the two options.

Vote: Ayes: Henry Schwaller IV

Ron Mellick

Kent Steward

11. ANNEXATION OF PROPERTY AT 3335 EAST 13TH STREET: The

owners of property located at 3335 East 13th 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. Approval of the annexation will allow the property owner to receive full benefits of City services, including utilities and fire and police protection.

Ron Mellick moved, Henry Schwaller IV seconded, that Ordinance No. 3826, being an ordinance annexing land to the city of Hays, Kansas, be approved.

Vote: Ayes: Henry Schwaller IV

Ron Mellick

Kent Steward

Agenda Item No. 13 was discussed next.

13. GRAYSTAR FIRST ADDITION – RESOLUTION TO ESTABLISH BENEFIT

DISTRICT (37TH STREET): Graystar Corporation has petitioned the City for street improvements to 37th Street in relation to the Graystar First Addition project. 37th Street will be constructed from just east of Post Road west to Highway 183 Alternate. The engineer's estimate for total construction costs are \$580,594 including engineering costs. This project is consistent with past residential developments within the City of Hays. One difference is the forced assessment of a portion of the improvements on two adjacent lots that lie north of 37th Street.

Roberts Rules of Order was suspended so that discussion could take place prior to a motion and second.

Planning, Inspection and Enforcement Superintendent Jesse Rohr stated that it is estimated the cost per year for the two lot owners who did not sign the petition for improvements will be about \$1,700 per year for 15 years for a total assessment of over \$25,000. Other lots to the west and also bordering 37th Street are outside of the city limits, therefore, are not included in the benefit district. They cannot be forced to be part of the benefit district and have not volunteered to become part of the benefit district. The need for 37th Street to be constructed to city standards is because of the extra traffic that will occur because of the development. Additionally, it is felt that a secondary access to the development for emergency services is needed.

Francis Hammerschmidt, 3701 Post Road, stated that when he bought the property, he paid for the assessment for Post Road. He does not feel that paving 37th Street is an added benefit for him or anyone else that lives on Post Road.

Post Road is wide enough for a fire truck or any other emergency personnel. The City would benefit from the street being paved because City wells are located to the east of the property.

Regina Hammerschmidt, 3701 Post Road, commented that Post Road is structurally sound and can handle large vehicles. She does not feel it is fair to annex the property, construct a street to city standards, and assess the two lots for part of the cost when the developer is the one who needs the street and will make a profit when he sells the lots. His cost will be absorbed by the buyers of the lots. She requested the Commissioners vote no on establishing the benefit district that includes the two lots north of 37th Street.

Kent Steward moved, Henry Schwaller IV seconded, that the request to form a benefit district by approving Resolution No. 2010-025 for the Graystar First Addition be rejected and that the developer redefine the benefit district.

Lance Cochran, representing the property owners of 3700 Post Road, spoke in opposition of the benefit district.

Vote: Ayes: Henry Schwaller IV
Ron Mellick
Kent Steward

Kent Steward moved, Ron Mellick seconded, that the following agenda items be tabled until another petition to form a benefit district is received:

12. STREET ANNEXATION (ADJACENT TO GRAYSTAR ADDITION)

14. GRAYSTAR FIRST ADDITION – RESOLUTION TO ESTABLISH BENEFIT DISTRICT (POST ROAD AND GRAYSTAR CIRCLE)

15. GRAYSTAR FIRST ADDITION – ENGINEERING SERVICES AGREEMENT

Vote: Ayes: Henry Schwaller IV
Ron Mellick
Kent Steward

16. ANGLED PARKING ON MAIN AT 13TH STREET: A local developer has plans to make improvements to the vacant building on the northeast corner of 13th and Main Street that requires more parking than currently exists.

Subsequently, the developer has requested the installation of seven angle parking spaces along the east side of Main Street just north of the intersection with 13th Street.

Kent Steward moved, Ron Mellick seconded, that the installation and maintenance by City staff of seven angle parking spaces along the east side of Main Street just north of 13th Street be authorized and the installation of curb and other pavement improvements at that location be completed by the developer.

Vote: Ayes: Henry Schwaller IV

Ron Mellick

Kent Steward

17. REPORT OF THE CITY MANAGER: The City Manager expressed his appreciation to the City employees who were recognized earlier for their years of service.

18. COMMISSION INQUIRIES AND COMMENTS: Commissioner Schwaller recognized the veterans in this community who served their country.

The meeting was adjourned at 7:53 p.m.

Submitted by: _____

City Clerk