

City of Hays
City Commission
Work Session Notes
December 2, 2010

Present: Barbara Wasinger, Troy Hickman, Henry Schwaller IV, Ron Mellick, Kent Steward, John Bird, Toby Dougherty

2010 Pool Summary and Funding Request

The Hays Recreation Commission (HRC) is contracted to perform the daily operations of the Hays Aquatic Park and Wilson Pool. The contract states any operating loss or surplus incurred will be shared 50/50 by the City of Hays and the Hays Recreation Commission as long as HRC's portion of the loss does not exceed \$26,000. HRC reported a loss of \$10,761.79 for the 2010 pool season and requested \$5,380.89 to cover the City's share of the loss. Roger Bixenman, superintendent of the HRC, recommended that season passes for the 2011 season be raised from \$35 to \$40.

The Commissioners will be requested to approve the payment to HRC at the December 9, 2010 Commission meeting.

Downtown Hays Development Corporation Request for Gateway Marker at 8th and Oak Street

The redevelopment plan for the reconstruction of 8th Street in 2006 allowed for gateway markers on 8th Street to identify the Chestnut Street District, the core commercial district located in downtown Hays. The purpose of a gateway marker is to define an area and to let visitors know they have reached their destination. The first gateway marker was constructed in August 2010 at 8th and Fort Street. The Downtown Hays Development Corporation, in collaboration with Scott Heimann and local artist Pete Felten, are proposing the second gateway marker be constructed at 8th and Oak Street. There are no financial

costs to the City at this time. While the monument is virtually maintenance free by design, the possibility of future maintenance costs does exist.

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

L. Kuhn 4th Addition Plat

A new final plat known as the L. Kuhn 4th Addition has been submitted to the City for review and consideration. On May 17, 2010, the final plat was reviewed and approved by the Hays Area Planning Commission. Soon after that, the applicant applied for a rezoning of the property. The rezoning was approved by the Planning Commission and subsequently the City Commission; however, there was one contingency on the rezoning. The developer had to include verbiage in the Plat and Dedication documents requiring the development to follow the City of Hays storm water regulations for quality and quantity. This language was added to the Plat and Dedication and reviewed and approved by the Planning Commission. The Planning Commission recommended that the City Commission approve the Plat and Dedication.

The Commissioners will be requested to consider approval of the Plat and Dedication at the December 9, 2010 Commission meeting.

Former Wastewater Treatment Plant Demolition Award of Bid

In the early 1960's, the Waste Water Treatment Plant (WWTP), at the current location of the Park Department, was abandoned. The structures remaining include two 100,000 gallon digesters, one clarifier, and two trickling filters. These are all fairly significant concrete structures, plus the digesters are still filled with waste sludge (biosolids) that will need to be removed prior to demolition. The old WWTP and Parks Department are located on land which is leased from the State of Kansas. The Parks Department has plans to expand their facilities at this location in the near future. Removal of these remnant WWTP structures will allow for better utilization of the site for future Parks

Department improvements and eliminate the liability of the old WWTP, which the City will have to deal with sooner or later.

The low bid for demolition of the structures and restoration of the site was received from Sporer Land Development of Oakley, KS in the amount of \$82,960. The low bid for the removal of the biosolids was received by Hertel Tank Service of Hays in the amount of \$29,500. In addition to the cost of the sludge removal, demolition and site restoration, there is a cost of \$300 to rent a crane to pull the mixers out of the digesters, bringing the total cost of the project to \$112,760.

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

Wind Energy Regulations

Commissioner Steward feels that the Wind Energy regulations should be amended to allow a land owner to apply for an exception to build a taller wind turbine than is currently allowed within the three mile zone if that land owner could satisfactorily demonstrate that there is no reasonable likelihood that residential development will occur in proximity to the wind turbines.

There were no comments from the other Commissioners.

2011 Statement of Legislative Priorities

City Manager Toby Dougherty reviewed the 2011 Statement of Legislative Priorities with the Commissioners. The Statement is used to better communicate issues and goals with elected legislators.

Commissioner Steward posed the question of whether or not the City was receiving any value from its membership in the Kansas League of Municipalities. The Commissioners directed the City Manager to contact other cities to determine their thoughts on the value of membership in the League and report back at the December 16, 2010 Commission meeting.

The Commissioners will be requested to approve the Statement at the December 9, 2010 Commission meeting.

Executive Session

Ron Mellick moved, Troy Hickman seconded, that the Governing Body recess to executive session at 7:07 p.m. for no longer than ten minutes to discuss possible property acquisition. The executive session included the City Commissioners, the City Manager and the City Attorney. K.S.A. 75-4319 authorizes the use of executive session to discuss possible property acquisition.

Vote: Ayes: Barbara Wasinger

Troy Hickman

Henry Schwaller IV

Ron Mellick

Kent Steward

Chairperson Wasinger called the work session back to order at 7:17 p.m. She stated no action was taken during executive session.

The work session was adjourned.

Submitted by : _____

City Clerk