

City of Hays
City Commission
Work Session Notes
December 7, 2006

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

Absent: Kent Steward

Sister Cities Advisory Board – Request for Additional Board Member

There are 10 voting members on the Sister Cities Advisory Board. Francis Schippers, Carol Solko, and Mike Michaelis appeared before the Commission to request adding two additional members to the Board.

The Commissioners will formally consider their request at the December 14, 2006 Commission meeting.

Sunrise Park Master Plan Improvements – Award of Bids

Staff recommended approval of the low bid submitted by Waffle-Crete International in the amount of \$30,335 for sidewalk improvements and a shelter house at Sunrise Park.

The Commissioners will consider approval of the bid at the December 14, 2006 Commission meeting.

Contract Fire Rescue Services

City code provides for businesses outside of the city limits to contract with the City for fire rescue services. The City currently has three such contracts. The current fee formula has been in place since 1984 and is defined as “the squared value of the replacement cost of the building per square foot,” with a minimum charge set at \$400. Staff recommended changing the fee formula to establish a fee of one mill (.001) of the total assessed value of the property, including land and improvements. Staff

further recommended that the services be redefined to include rescue and hazardous materials emergency response.

The Commissioners will consider approval of an ordinance amending City code to reflect these changes at the December 14, 2006 Commission meeting.

2006 International Building Code Update

The 2006 International Building Code has been reviewed extensively by staff and has been discussed at Building Trades board meetings. It is the belief of staff and the Trades Board that the latest edition of International Codes, which includes building, residential, fire, plumbing, mechanical, fuel gas, existing buildings, and property maintenance, should be adopted in order to stay abreast of changes that are ever occurring in the building code industry.

The Commissioners will consider formal approval of the 2006 International Building Code at the December 14, 2006 Commission meeting.

Request to Abate Dangerous Structure at 611 East 7th Street

Planning, Inspection, and Enforcement is requesting that Commissioners consider approving a resolution to abate a dangerous structure located at 611 East 7th Street, which is owned by James Unrein. Mr. Unrein's first notification was delivered to him by the Hays Police Department on September 5, 2006. He was given 60 days to rehabilitate or demolish the structure. As of November 20, 2006, the structure remains in violation with little effort from the owner to repair the unoccupied structure.

The Commissioners will consider approving a resolution to abate the structure at the December 14, 2006 Commission meeting.

Solid Waste Proposal

At the November 16, 2006 work session, staff presented a proposal recommending a change from the current method of trash collection to a

mandatory automated refuse collection program, as considered in the 2007 Budget. The City Attorney has prepared a draft of a new ordinance which allows for a phased-in approach to mandatory collection. Subscription to City refuse service would be required by January 1, 2009. If the phased approach were to be chosen, the rate would be \$15.20 per month for each dwelling unit. The rate being recommended for mandatory collection (not phased-in approach) would be \$14.60 per dwelling unit.

Myron Schlegel, 3507 Fairway, stated that he is not in favor of mandatory collection. He feels that collection should be mandatory only for new accounts.

The Commissioners will consider approval of an ordinance amending Chapter 8.12 and a resolution setting the service fee at the December 14, 2006 Commission meeting.

Commissioner Wasinger left the work session.

North Hays Addition Sanitary Sewer – Award of Bids

Improvements to the sanitary sewer were initiated by petition from the benefiting property owners in the North Hays Addition and a special benefit district was established. Two bids were received for the construction of the sanitary sewer, with APAC submitting the low bid in the amount of \$68,665.75.

The Commissioners will be requested to consider accepting the bid at the December 14, 2006 Commission meeting.

Final Plat of Bainter & Warren Addition

The owners of a tract of land located along West 12th Street are wishing to plat the property. The developer is planning to develop the property for single-family housing. The plat has been reviewed and approved by the Utility Advisory Committee and the Planning Commission. As part of the plat, the developer is requesting to vacate 25 feet of right-of-way along 12th Street. The 25 foot area will remain a utility easement for existing utilities (electric, gas, cable, phone). City utilities are not affected by the vacate request.

The Commissioners will consider approving the final plat at the December 14, 2006 Commission meeting.

KDOT City/State Agreement – 22nd Street

The KDOT 5-year plan includes construction of 22nd Street from Canterbury to Commerce Parkway. Carlson-Baughman Engineering was hired to prepare the plans, and the design is currently underway. Acquisition of right-of-way will begin shortly. KDOT will pay 80% of the actual construction and inspection costs. The project is scheduled to go out for bids in February 2008 with construction to follow shortly thereafter.

At the December 14, 2006 Commission meeting, the Commissioners will be requested to approve a resolution authorizing the Mayor and City Clerk to enter into an agreement with KDOT for this project.

Executive Session

Troy Hickman moved, Henry Schwaller IV seconded, that the Governing Body recess to executive session at 6:09 p.m. for 15 minutes to discuss franchise negotiations and fire department issues. The justification for the executive session was that it is in the public's best interest not to reveal the City's position during negotiations.

Vote: Ayes: Wayne Billinger
Troy Hickman
Henry Schwaller IV

Chairperson Billinger called the meeting back to order at 6:23 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

