

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

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

Roll Call: Present: Barbara Wasinger

Ron Mellick

Kent Steward

Absent: Troy Hickman

Henry Schwaller IV

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 November 23, 2010; the minutes stand approved as presented.

**3. CITIZEN COMMENTS:** There were no comments.

**4. CONSENT AGENDA:** There were no items on the consent agenda.

**NEW BUSINESS**

**5. DOWNTOWN HAYS DEVELOPMENT CORPORATION (DHDC) REQUEST FOR GATEWAY MARKER AT 8<sup>TH</sup> AND OAK:** The redevelopment plan for the reconstruction of 8<sup>th</sup> Street in 2006 allowed for gateway markers on 8<sup>th</sup> 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 8<sup>th</sup> 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 8<sup>th</sup> 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.

Kent Steward moved, Ron Mellick seconded, that the Downtown Hays Development Corporation be allowed to install the proposed monument at the intersection of 8<sup>th</sup> and Oak, with the City assuming ownership and maintenance of the monument after construction is complete.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Kent Steward

**6. L. KUHN 4<sup>TH</sup> ADDITION PLAT:** A new final plat known as the L. Kuhn 4<sup>th</sup> 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.

Chairperson Wasinger recused herself from the discussion and vote. She left the Commission Chambers.

Kent Steward moved, Ron Mellick seconded, that Resolution No. 2010-026, being a resolution approving and accepting the final plat of the L. Kuhn 4<sup>th</sup> Addition, be approved.

Vote: Ayes: Ron Mellick

Kent Steward

Not Voting: Barbara Wasinger

Chairperson Wasinger rejoined the meeting.

**7. FORMER WASTEWATER TREATMENT PLANT DEMOLITION AWARD OF**

**BIDS:** 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.

Ron Mellick moved, Barbara Wasinger seconded, that the City Manager be authorized to enter a contract with Sporer Land Development, in the amount of \$82,960, for demolition of the old Waste Water Treatment Plant and restoration of the site, and be authorized to enter a contract with Hertel Tank Service, in the amount of \$29,500, for the removal of biosolids

Vote: Ayes: Barbara Wasinger

Ron Mellick

Kent Steward

**8. 2011 STATEMENT OF LEGISLATIVE PRIORITIES:** City Manager Toby Dougherty stated the 2011 Statement of Legislative Priorities contains what the City of Hays feels are the most pressing issues with regard to cities that the State legislators deal with in the upcoming session. This is the 3<sup>rd</sup> year the

Commissioners have prepared such a Statement. The City Manager reviewed the topics in the Statement.

Kent Steward moved, Ron Mellick seconded, that the 2011 Statement of Legislative Priorities be approved.

Vote: Ayes: Barbara Wasinger

Ron Mellick

Kent Steward

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

**10. COMMISSION INQUIRIES AND COMMENTS:** The City Commissioners met with the Ellis County Commissioners, the Ellis City Commissioners, and the Coalition for Economic Development Board of Directors on December 7, 2010 to discuss various community issues and concerns. Commissioner Steward requested that further discussion take place at a future work session.

The meeting was adjourned at 6:45 p.m.

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

City Clerk