

City of Hays
City Commission
Work Session Notes
December 18, 2014 – 6:30 p.m.

Present: Henry Schwaller IV, Eber Phelps, Shaun Musil, Ron Mellick, Kent Steward, John Bird, Toby Dougherty

December 4, 2014 Work Session Notes

There were no corrections or additions to the minutes of the work session held on December 4, 2014; the minutes stand approved as presented.

Proposed Annexation of Lots 5 and 6, Block 3, North Hays Addition (48th Street & General Hays Rd.)

The owners of Lots 5 and 6, Block 3, North Hays Addition have submitted a signed consent to request annexation of the property under K.S.A. 12-520a. This property lies adjacent to the reverse access roads (General Hays Rd. and 48th St.) and is contiguous with incorporated territory. The owners intend to develop the property for commercial uses. Approval of the annexation will allow the property owner to receive full benefits of City services, including utilities and fire/police protection. Annexing this property and allowing for its development will increase the property tax base for the City of Hays. Staff recommends annexing this property due to its contiguous nature and plan for commercial growth in the immediate area.

Commissioners will be requested to approve an ordinance for the annexation of Lots 5 and 6, Block 3, North Hays Addition, at the December 23, 2014 Commission meeting.

Rezoning of Lots 5 and 6, Block 3, North Hays Addition (48th Street & General Hays Rd.) – A-L to C-2

The owners of Lots 5 and 6, Block 3, North Hays Addition have submitted a request asking that the property be rezoned from Agricultural District (A-L) to General Commercial and Service District (C-2). A public hearing was conducted on October 20, 2014 at the regular meeting of the Planning Commission and it was recommended by a vote of 5-0 that the rezoning be approved. Examples of uses allowed in the C-2 district are auto dealerships/repair shops, banks, retail sales of goods and services, hotels, business and medical offices, restaurants, and convenience stores. This property is contiguous with other C-2 zoned property.

At the December 23, 2014 Commission meeting Commissioners will be requested to approve an ordinance rezoning Lots 5, 6, Block 3, North Hays Addition from A-L to C-2.

Wastewater Treatment Plant – Design Build Owner Representative

Assistant City Manager Paul Briseno presented information to the Commissioners regarding the need for a new wastewater treatment plant. He stated the current City of Hays wastewater treatment facility was built in the 1950's and received some modifications and upgrades since its original construction. The plant was built to treat to specific wastewater standards. Standards have become more restrictive over the years and harder for the plant to meet due to technological limitations of the facility.

The City was put on notice by the Kansas Department of Health and Environment (KDHE) that nitrogen and phosphorous levels in the effluent stream need to be significantly reduced in the near future. Despite staff efforts and collaboration with KDHE, the facility is not able to meet these required levels without a significant rebuild. Construction will need to be completed by late 2017 to meet the next permit in July of 2018.

Burns and McDonnell's initial evaluation of the current facility shows an expected preliminary cost of \$26-\$28 million to reconstruct and meet KDHE requirements.

Assistant City Manager Paul Briseno stated that traditional design-bid-build processes have caused issues with recent projects. The process works well for most of our projects; what it doesn't work so well on is those large, multi-faceted projects with a lot of moving parts. City staff is recommending moving forward with the design build process instead of the design-bid-build process. To ensure an effective and efficient plant is attained, costs are controlled and to protect the City's interest, staff also recommends the solicitation of an Owner Representative to guide a design build process.

Finance Director Kim Rupp stated we will look at various types of funding including bonds and state revolving loans, but water and sewer rates will have to go up to pay for the plant. He stated he would like to order a water and sewer rate study as rates have to keep up with the cost of the plant, as well as regular maintenance and operations.

Chairperson Schwaller requested staff develop a flow chart showing how the processes work.

The Commissioners directed staff to advertise a request for qualifications for Owner Representative Services.

2014 Boundary Resolution

Kansas statutes require cities to pass a resolution re-defining the entire boundary line of the city whenever property is annexed into the city limits during a calendar year.

One piece of property was annexed into the city during 2014 by Ordinance No. 3879, Geist Addition (22nd Street from Canterbury to Wheatland).

At the December 23, 2014 Commission meeting, Commissioners will be requested to approve a resolution which re-defines the boundaries or corporate limits of the City of Hays, Kansas.

Scheduling Conflict – Work Session/Chamber Banquet Scheduled for February 19, 2015

It will be necessary to move the February 19, 2015 work session to Tuesday, February 17, 2015 to accommodate the Commissioners' attendance at the Chamber Banquet on February 19, 2015.

Add-On Item – Interlocal Cooperation Agreement

City Manager Toby Dougherty discussed with the Commissioners the Interlocal Cooperative Agreement between the City of Hays and the City of Russell regarding the R9 Ranch. The City of Hays purchased the R9 Ranch in 1995 as a future source of water. The City of Russell owns 18% of the ranch and therefore 18% of the water rights. The Russell City Council unanimously passed this agreement at their last meeting.

City Attorney John Bird explained the details of the agreement to the Commissioners; basically this agreement gives the City of Hays the authority to make applications to move forward on this project.

At the December 23rd, 2014 Commission meeting, Commissioners will be requested to approve the Interlocal Cooperation Agreement between the City of Hays and the City of Russell.

Other Items for Discussion

Commissioner Phelps commented that Jason Riegel, Water Conservation Specialist, is doing a good job educating school children on water conservation. He also encouraged the Mayor to tour the NEW building.

The work session was adjourned at 7:53 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk