

August 11, 1994

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays met in regular session, Thursday, August 11, 1994, at 7:30 p.m.

Roll Call: Present: Robert Albers  
Sharon Leikam  
Daniel Rupp  
Joseph Glassman  
Eber Phelps

**2. MINUTES:** Eber Phelps moved, Sharon Leikam seconded, that the minutes of the July 28, 1994, regular session, be approved.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Daniel Rupp  
Joseph Glassman  
Eber Phelps

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

**4. COMMISSION INFORMATIONAL MEMORANDUM:** City Manager Zacharias pointed out the changes in the revised Development Policy. Those changes allow for the choice of either asphalt or concrete pavement on residential and collector/business streets. This decision would be made by the developer.

Mr. Zacharias also reported that a letter has been sent to the Kansas Department of Transportation indicating that Bucher, Willis, and Ratliff has been selected to perform engineering services for Commerce Parkway.

**5. BUDGET HEARING:** Mayor Albers opened a public hearing to receive comments concerning the 1995 Budget.

Daniel Rupp recommended the City Commission review Larks Park budget. Mr. Rupp feels the City should not pay for the incremental costs for 1995, which include increased telephone, insurance, and clean-up costs. He feels Fort Hays State University should bear those increased costs.

Mayor Albers said he does not feel the costs are significant. More scheduled games will increase the costs, however,

the costs are offset by revenue received from an increased in the number of people visiting Hays.

City Manager Zacharias stated that the Larks budget for 1995 is \$1000 more than 1994, and most of that is due to increased insurance costs.

Eber Phelps inquired whether contributions to the GIS Feasibility Study were made by Ellis County and Fort Hays State University. City Manager Zacharias replied that the Study is in progress at the present time, and contributions were made by the County and the University. The \$10,000 budgeted for 1995 is for implementation of the GIS Study.

After no further comment, Mayor Albers closed the public hearing on the 1995 Budget.

**6. BUDGET ORDINANCE:** Joseph Glassman moved, Sharon Leikam seconded that Ordinance No. 3217, being an ordinance approving, adopting, and appropriating by fund the budget of the City of Hays, Kansas, for the year beginning January 1, 1995, be approved.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Joseph Glassman  
Eber Phelps  
No: Daniel Rupp

**7. ENGINEERING AGREEMENT AMENDMENT:** Joseph Glassman expressed his dissatisfaction with the existing SCADA equipment designed by Black & Veatch Engineers and installed by AUTOCON. He feels the City should get the SCADA system working correctly before we install a compatible telemetry system for the new water tower.

City Attorney John Bird stated Black & Veatch is keeping him advised about their contacts with AUTOCON, who is responsible for meeting their contractual requirements. They have assured the City that they will come to Hays to resolve any problems we are having. He does not feel that installation of equipment from another vendor, as recommended by Bucher, Willis and Ratliff, would jeopardize our position against AUTOCON.

City Manager Zacharias said installation would not occur

until the existing system is operational. Mr. Zacharias stated one option would be to hold off making a decision until we have more information on the existing SCADA system. Also, we could delay bringing the new water system on line until we get the SCADA system in place.

The commission decided to table the decision regarding the engineering agreement with Bucher, Willis and Ratliff concerning the telemetry system for the new water tower until assurances can be given that the existing SCADA System can perform properly.

**8. WATER SUPPLY TASK FORCE REPORT:** Lavern Squier, Economic Coalition Director, appeared before the Commission to request that \$100,000 be set aside for water testing investigation and earnest money for the purchase of the Circle K Ranch in Edwards County.

Daniel Rupp moved, Joseph Glassman seconded, that \$100,00 be set aside for water testing investigation and earnest money for the purchase of the Circle K Ranch.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Daniel Rupp  
Joseph Glassman  
Eber Phelps

**9. CONSENT AGREEMENT:** Joseph Glassman moved, Eber Phelps seconded, that the City Manager be authorized to sign a consent agreement with the Kansas Department of Health and Environment to clean-up contamination attributable to underground storage tanks at the City Services Building. GEOCORE submitted the low bid of \$15,338, and has been approved by the State to do the work. The City is responsible for the first \$4,000 and the State will pay the balance.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Daniel Rupp  
Joseph Glassman  
Eber Phelps

**10. RECYCLING UPDATE:** Elden Hammerschmidt, Assistant Public Works Director, and Leroy Rohr of L & R Recycling, explained a preliminary plan outlining costs and procedures in the processing of recycling materials.

Daniel Rupp suggested some kind of incentive be initiated to encourage recycling.

Mayor Albers pointed out to the Commission that the present arrangement we have with Ellis County may change in the future with the development of a landfill in western Kansas. When a landfill is built in western Kansas, we will probably see a drop in the costs we now pay. The agreement with L & R Recycling states that the City will pay \$50 per ton, which compares to the \$51 per ton we pay the County. The L & R price of \$50 per ton could possibly be reduced with increased tonnage.

City Manager Zacharias reminded the Commission that money has not been budgeted in 1995 for education purposes regarding recycling, thus, additional funds may need to be allocated. Mr. Hammerschmidt stated the the Ellis County Environmental Awareness Agency has offered to assist with the educational aspect of recycling.

Joseph Glassman moved, Eber Phelps seconded, that City staff proceed to develop a contract with L & R Recycling for handling recyclable materials in the City of Hays.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Daniel Rupp  
Joseph Glassman  
Eber Phelps

**11. FRONTIER PARK LEASE:** Commissioner Rupp stated that he would abstain from voting on the lease of Frontier Park for the Oktoberfest Celebration because he is chairman of the Volga German Society.

Joseph Glassman moved, Sharon Leikam seconded, that the Lease Agreement for Frontier Park for the annual Oktoberfest to be held September 30, 1994, be approved.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Joseph Glassman  
Eber Phelps

Abstain: Daniel Rupp

**12. BEER LICENSE:** Eber Phelps moved, Sharon Leikam seconded, that a beer license be issued to the Volga German Society for the Oktoberfest to be held September 30, 1994.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Joseph Glassman  
Eber Phelps

Abstain: Daniel Rupp

**13. BID ACCEPTANCE:** Joseph Glassman moved, Daniel Rupp seconded, that the City accept the bid from Murphy Tractor & Equipment Co., in the amount of \$11,208 for a salt spreader.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Daniel Rupp  
Joseph Glassman  
Eber Phelps

**14. RESIDENCY POLICY:** City Manager Zacharias reviewed the proposed policy dealing with residency requirements for all City employees.

Commissioner Glassman questioned whether police officers picked up at their homes at shift changes should follow the same IRS ruling other City employees follow. He felt all employees should be treated equally.

Mr. Zacharias said staff would research the issue of assessing police officer the IRS fees and report back to the Commission for future discussion at the next meeting.

Robert Albers moved, Sharon Leikam seconded, that the Commission recess to executive session for the purpose of discussing the purchase of real property, for one hour, returning at 9:45 p.m.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Joseph Glassman  
Eber Phelps  
No: Daniel Rupp

Mayor Albers called the meeting back to order at 9:45 p.m. He said no decisions were made on the acquisition of real property.

**15. ADD-ON ITEMS:** City Manager Zacharias reminded the Commission of the August 23rd public meeting to be held at 7:00 p.m. in the Black & Gold Room at Fort Hays State University. This meeting is regarding the water issue and the purchase of Circle K Ranch.

Robert Albers moved, Joseph Glassman seconded, that "letters of support" be sent to Cessna Aircraft in Wichita from both the City of Hays and Ellis County Commissions. The letters are to state that the Commissions would like to make a presentation to Cessna and to aggressively pursue Cessna to build their facility in our community.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Daniel Rupp  
Joseph Glassman  
Eber Phelps

Thereupon the Governing Body adjourned.

Submitted By \_\_\_\_\_

Clerk of the Board