

January 13, 1994

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays met in regular session, Thursday, January 13, 1994, at 7:30 p.m.

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

**2. MINUTES:** Sharon Leikam moved, Daniel Rupp seconded, that the minutes of the December 23, 1993, regular session, be approved.

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

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

**4. COMMISSION INFORMATIONAL MEMORANDUM:** City Manager Zacharias said Ron Adams, representing the Kansas Department of Health and Environment, is present to answer questions concerning the gas contamination at the site of the City Service Building underground storage tank.

Mr. Zacharias said the gas contamination is attributed to the fuel tank that was installed in the 1950's and removed in the 1960's. The tank installed in the 1970's was a good tank and showed no signs of leakage.

Mr. Zacharias said the City will apply to the State Trust Fund for financial assistance to clean up the contamination. The Trust Fund requires a total deductible of \$3,000, plus \$500 per tank at the site. The City's total liability for the clean-up would be \$4,000.

Commissioner Albers asked how the contamination would be cleaned up. Mr. Adams said approximately twelve holes will be

drilled to locate the contaminated area. The water will be pumped and placed through an air stripper. This process could take as long as ten years.

**5. LABOR TRAINING NEEDS SURVEY:** This item was postponed until the next meeting.

**6. HAYS MEDICAL CENTER AREA POLL:** Steve Ronstrom, Chief Executive Officer of Hays Medical Center, was present and gave a report, jointly commissioned by the Ellis County Coalition for Economic Development and Hays Medical Center, regarding the perception of regional health services provided by Hays Medical Center. Mr. Ronstrom said this survey was necessary to put together a long-term plan for the hospital's development.

The survey indicated that there is not a physician shortage in northwest Kansas. However, there is a shortage of physicians in Hays. Subsequent to the survey, we have recruited twelve new physicians. Thus far, the recruitment efforts have been focused primarily on primary care practitioners and pediatricians. The committee is beginning to focus on needed specialists for our area.

The survey indicated that people in neighboring communities felt very good about the services of Hays Medical Center. Local people did not perceive the same. Our greatest enemy is the negativity developed at the time of the layoffs at Hays Medical Center. Hays Medical Center is working hard to overcome that negativity.

**7. AMEND REPLAT OF A PORTION OF WESTRIDGE ADDITION:** Building Inspector Kent Laas said the Replat Portion of Westridge Addition was recently approved by the Planning Commission, the County Commission and the City Commission. Since that time, Mr. Chambers has excluded an area owned by another individual which was included in the previously submitted plat. Therefore, Mr. Chambers is resubmitting the plat, excluding that area. Mr. Chambers is proposing reinstatement of an alley instead of an easement. This change keeps adjoining properties unchanged and unaffected by Mr. Chambers' Replat.

Joseph Glassman moved, Sharon Leikam seconded, that a

request from Rick Chambers to amend the Replat of a portion of Westridge Addition, be approved.

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

**8. CHECKING ACCOUNT SERVICE BIDS:** City Manager Zacharias said the City solicited proposals for checking account services for a three year period. Proposals were received from Bank IV, Commerce Bank, Emprise Bank, Golden Belt Bank, and Sunflower Bank.

	<u>Estimated Annual Interest Paid</u>	<u>Estimated Annual Fees</u>
Bank IV	2.25% - \$29,250	\$ 4,476
Commerce Bank	2.45% - \$31,850	No fees
Emprise Bank	2.40% - \$31,200	3,881
Golden Belt Bank	2.50% - \$32,500	4,143
Sunflower Bank	2.20% - \$28,600	3,960

City Staff recommends that Commerce Bank be awarded a three year contract for checking account services. In addition to being the lowest overall estimated cost to the City, Commerce Bank met all other requirements set out in the criteria.

Joseph Glassman moved, Daniel Rupp seconded, that Commerce Bank, be awarded a three year contract for City of Hays checking account services.

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

Abstain: Robert Albers

**9. AIRPORT CHARTER ORDINANCE TEMPORARY NOTES:** Daniel Rupp moved, Joseph Glassman seconded, that a resolution authorizing and directing the issuance of a Renewal Taxable Temporary Note of the City of Hays, Kansas, in an aggregate principal amount of

\$219,548.33 for the purpose of renewing Municipal Temporary Notes (Airport Improvement Project), Series 1991 and Series 1992, previously issued for the purpose of providing funds to pay the cost of certain improvements to the City's Municipal Airport, be approved.

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

**10. I-70 UTILITY IMPROVEMENTS RESOLUTION:** City Manager Zacharias said a portion of the I-70 Utility Project will be financed by special assessment to property owners. A benefit district was established. He presented a petition signed by the owners of 92% of the property within the proposed district requesting that the district be created. The petition needed to be signed by owners of more than 50% of the property in order to be sufficient.

Robert Albers moved, Daniel Rupp seconded, that a petition authorizing a benefit district for water and sewer line improvements north of I-70, be accepted, as sufficient.

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

Joseph Glassman moved, Daniel Rupp seconded, that Resolution No. 134, being a Resolution setting out the findings and determination of the Governing Body of the City of Hays, Kansas, on the advisability of the installation of water and sewer lines and the installation of a water tower as part of the north of Interstate 70 Utility Extension Project in the City of Hays, Kansas, be approved.

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

Joseph Glassman moved, Robert Albers seconded, that Resolution No. 133, being a Resolution authorizing the installation of water and sewer lines and the installation of a water tower north of I-70, be approved.

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

**11. 41ST STREET WATER LINES ORDINANCE:** Assistant City Manager Linton Bartlett explained that the financing for this portion of the I-70 Utility Project is governed by a Kansas Statute which requires approval from the Kansas Corporation Commission to issue General Obligation Bonds. The Kansas Corporation Commission has given that approval.

Robert Albers moved, Joseph Glassman seconded, that Ordinance No. 3303, being an ordinance authorizing the making of improvements to the waterworks of the City of Hays, Kansas and directing the issuance of bonds to pay the cost thereof pursuant to K.S.A. 12-836, ET SEQ, be approved.

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

**12. CAPITAL IMPROVEMENT PLAN ADOPTION:** Daniel Rupp moved, Sharon Leikam seconded, that the 1994 Version of the Five Year Capital Improvement Plan, be approved.

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

**13. ALCOHOL FUNDING RECOMMENDATIONS:** City Manager Zacharias said Gene Anderson, Chairman of the Ellis County Council on Alcoholism, indicated that the group has disbanded. Thus, the City must decide the method by which to allocate these funds. A total of \$48,000 is earmarked to be spent in this area.

Debbie Werth, Director of the Ellis County United Way, was present to address concerns of the Commission regarding a proposal to allow United Way to screen and make recommendations regarding distribution of City human resource funds and Special Liquor Tax Funds.

Ms. Werth said the Ellis County United Way is governed by a 27 member board. The national organization is not involved in the local funding. The purpose of being affiliated with the National United Way is to use the United Way logo. This also gives the local group access to the National organization's marketing department. No local funds are given to the National Organization other than a base membership fee.

Ms. Werth assured the Commission that the reviewing committee would be comprised of citizens of Hays. The recommendation would come back to the Commission for final approval.

Ms. Werth said the agencies would be required to submit full financial reports. The activities of the agencies will be monitored throughout the year.

Daniel Rupp moved, Sharon Leikam seconded, that the Ellis County United Way, be authorized to serve as a screening agency for requests for City human resource funds and Special Liquor Tax monies.

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

**14. WEED NUISANCE ABATEMENT ORDINANCE:** City Manager Zacharias said State Statute requires this ordinance to be readopted each year. This ordinance requires the City to send one notice to violators each season. Subsequent violations do not require a notice.

Joseph Glassman moved, Daniel Rupp seconded, that Ordinance No. 3304, being an ordinance relating to the cutting of weeds and vegetation, providing for notice and providing for cutting by the City of Hays, and providing for charges therefor; and repealing Ordinance No. 3231, of the City of Hays, be approved.

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

**15. OPEN HOUSE FOR CITY FACILITIES:** The Commission will tour the recently completed Service Department, Water Plant addition and the Park Department Building addition, at 6:00 p.m. February 10, 1994, prior to the Commission meeting. A tour of the newly completed Waste Water Treatment Plant is scheduled for 6:00 p.m., February 24, 1994, prior to the Commission Meeting.

**16. APPOINTMENTS:** Robert Albers moved, Sharon Leikam seconded, that Mary Glassman, be appointed to the Library Board and Steve Paul, be appointed to the Trades Board.

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

**17. ADD-ON ITEMS:** Commissioner Rupp thanked the Service Department for the beveled edge they applied to the Elm Street Railroad Crossing. Hopefully, when Union Pacific workers are in the area next summer, they can rework the area to make it more aesthetically pleasing.

Thereupon the Governing adjourned.

Submitted by \_\_\_\_\_  
Clerk of the Board