

March 10, 1994

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays met in regular session, Thursday, March 10, 1994, at 7:30 p.m.

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

**2. MINUTES:** Sharon Leikam moved, Joseph Glassman seconded, that the minutes of the February 24, 1994, regular session, be approved.

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

**3. CITIZEN COMMENTS:** Jim Koenigsman, of Developmental Services of Northwest Kansas, appeared before the Commission to inform them of a proposed housing program for very low income (50% of median) and disabled persons in Hays and Ellis County. They have applied to HUD for money to build up to 100 housing units, depending upon amount of money approved for this program. Mr. Koenigsman stated that he would be appearing before the Commission in two to three weeks seeking a letter of approval from the City of Hays.

**4. COMMISSION INFORMATIONAL MEMORANDUM:** Commissioner Albers questioned City Manager Zacharias regarding Senate Bill 733 involving the Library Board taxing authority outside the mill levy.

Mayor Phelps, referring to the letter from the Kansas Department of Health & Environment, asked about the underground storage tanks that were removed at the City Service Department. City Manager Zacharias stated that the City of Hays's total

liability is \$3,500 and the remainder of the cost will be paid by the State. On-going clean up of the contamination from Well C-20, located at 17th & Vine, was discussed.

The organizational structure of membership on the Care Council of the United Way was explained to the Commission by Mr. Zacharias.

**5. EXOTIC ANIMAL ORDINANCE:** The proposed ordinance was explained by City Manager Zacharias and Assistant Manager Linton Bartlett. A brief discussion followed.

Joseph Glassman moved, Sharon Leikam seconded, that Ordinance No. 3306, restricting the keeping of certain animals within the city limits, be approved, with the stipulation that a clause be added grandfathering an existing wolf hybrid owner, who has a permit from the Kansas Department of Wildlife.

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

**6. WATER RATE ORDINANCE:** Daniel Rupp moved, Joseph Glassman seconded, that Ordinance No. 3307, establishing by resolution, allotments of water usage, restrictions on time and manner of water use, and prescribing penalties for the violation of said ordinance, be approved.

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

Joseph Glassman moved, Daniel Rupp seconded, that Resolution No. 136, pursuant to the Water Allotment and Conservation Ordinance, be approved.

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

**7. RECYCLING BIDS:** City Manager Zacharias briefly recapped the information that was presented Wednesday evening, March 9th, at the combined City-County Commission meeting. He stated he would have more information available for the next Commission meeting after they have checked out several options.

**8. GOLDEN BELT WATER & SEWER IMPROVEMENTS CHANGE ORDER NO. 1:** Joseph Glassman moved, Daniel Rupp seconded, that Change Order No. 1, totaling \$15,423.23, for additional costs on a 12" water line and 10" sewer line, exceeding the standard 8" size, as per City policy, be approved.

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

**9. WHEATLAND AVENUE ENGINEERING SERVICES AGREEMENT:** Joseph Glassman moved, Sharon Leikam seconded, that the engineering agreement between Bucher, Willis and Ratliff and the City of Hays to provide engineering services for streets associated with the development of Golden Belt 8th Addition be approved.

City Manager Zacharias said the total contract price is not to exceed \$25,900. This amount, along with the total cost of construction, shall be paid by a special assessment district to be established for this project. The majority of this expense shall be borne by City property owners benefiting from the improvements, with the exception of the intersections, which will be paid by the City-at-large.

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

**10. CITIZEN SURVEY:** Joe Aistrup, of the Docking Institute, reviewed the proposed survey concerning the quality of services provided by the City of Hays. Several changes were suggested by the Commission and the City Manager. Mr. Aistrup informed the Commission that this survey would be done over four evenings in April. Approximately 400 citizens will be contacted by telephone.

**11. CONSIDER CHANGE ORDER NO. 1 AT WASTEWATER TREATMENT PLANT:** Joseph Glassman moved, Daniel Rupp seconded, that Change Order No. 1, being a deduction of \$263 to the Wastewater Treatment Plant lab remodeling, be approved.

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

**12. TREAT POOL CLOSURE:** City Manager Zacharias said Treat Pool has been closed for the last two years, and is in a bad state of disrepair. City staff recommends that the pool be closed permanently.

Mayor Phelps questioned what would happen to the facilities after the pool has been closed. Mr. Zacharias said the deck area and fences will be dismantled, and the pool filled with dirt. The building would be left standing for future use as a restroom or concession area for Treat Park sometime in the future.

Daniel Rupp moved, Robert Albers seconded, that Treat Pool be closed permanently, as recommended by City staff.

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

**13. GOLF COURSE MOWER BID:** Bids for one 10 1/2 foot rotary mower for the golf course were opened on March 3, 1994. The results are as follows:

Excel Industries  
\$22,000.00  
Modern Distributing Co. \$20,415.00  
Robison's Lawn & Golf \$24,883.00

Joseph Glassman moved, Sharon Leikam seconded, that the low bid submitted by Modern Distributing for \$20,415.00 be accepted.

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

**14. KANSAS LEAGUE BUILDING PROPOSAL:** City Manager Zacharias and Assistant Manager Bartlett explained the purchase and renovation of the Victory Building in Topeka, Kansas, to serve as the new home for the League of Kansas Municipalities. Mr. Bartlett showed pictures of the existing offices and explained why the League wants to purchase the Victory Building. The Commission requested the City Manager to get further information regarding the break-down of costs and revenues received from office rental in the building. They also would like to know how current membership subscription rates are figured, and what the parent city is giving them. Mr. Zacharias said he would research that information and report back at the next meeting.

**15. TEMPORARY NOTES FOR I-70 UTILITIES:** Joseph Glassman moved, Daniel Rupp seconded, that Resolution No. 135, authorizing the issuance of \$1,850,000 in Temporary Notes to finance the Utilities Project, north of I-70, be approved.

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

**16. ADD-ON ITEMS:** Commissioner Rupp asked the City Manager whether the incident involving John Ratzlaff and the snow blower interference was resolved. Mr. Zacharias stated the incident was turned over to the Police Chief, and he will take care of the matter.

The City Manager passed out information relating to the estimated cost of Spring Clean-Up prior to and after April 9th. Even though costs will be higher at a date chosen after April 9th, it was decided to have the Spring Clean-Up after Fort Hays State University dismisses classes for the semester. The higher tipping fees would aid us in preparing costs to be included in the budget for 1995, and in determining how to pass these costs onto the customer.

Mayor Phelps commended the County Commission and also the Ellis City Commissioners who attended the joint meeting held the previous evening.

The Mayor asked if there is an appeal process in place regarding high water bills due to major leaks. The process for an appeal was explained to him. Appeals are to be made to the City Clerk's Office after the customer receives the bill.

Mayor Phelps reminded the Commission that next weekend the Special Olympics would be held in Hays.

He commended the TMP-Marian and Hays High School Girl's Basketball Teams for making it to the state tournaments. He also commended the Fort Hays State University Men's Basketball Team for going to the national tournament.

Thereupon the Governing Body adjourned.

Submitted By \_\_\_\_\_  
Clerk of the Board

