

May 12, 1994

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays met in regular session, Thursday, May 12, 1994, at 7:30 p.m.

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

Absent: Joseph Glassman

**2. MINUTES:** Sharon Leikam moved, Daniel Rupp seconded, that the minutes of the April 28, 1994, regular session, be approved.

Commissioner Phelps said he mentioned at the last meeting that the Wellhead Protection Committee has been meeting for three years. He has since been informed that the Committee has actually been meeting for more than four years.

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

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

**4. COMMISSION INFORMATIONAL MEMORANDUM:** There were no comments.

**5. SUPPORT LETTER:** Tom Tomlin and Wendell Roscoe, representing the Smoky Hill Foundation, appeared before the Commission to request a "Letter of Support" from the City Commission for a Governor's Discretionary Grant. Mr. Tomlin said the Grant will provide \$15,000 (non-matching funds) for staff time to develop curriculum, a study manual, and delivery plan on alcohol use to young drivers.

Daniel Rupp moved, Sharon Leikam seconded, that a "Letter of Support", be written, on behalf of the Smoky Hill Foundation, for a \$15,000 Grant to be used for alcohol education.

Vote: Ayes: Robert Albers  
Sharon Leikam  
Daniel Rupp

Eber Phelps

**5.1 DEVELOPMENT POLICY:** City Manager Zacharias reviewed a proposed Development Policy. The Policy establishes criteria for the placement and financing of infrastructure (water, sewer, and streets) in new development areas of the community. Mr. Zacharias said final action on the Policy will take place at the May 26, 1994, Commission Meeting. He said the policy was developed with input from City staff, developers, contractors, engineers, and financial institution representatives. He noted that the proposed policy is a guideline, not hard fast rules. The City Commission can amend the policy.

City Manager Zacharias pointed out a major change from the previous policy is the requirement of concrete streets instead of asphalt. The initial cost of concrete is greater, but concrete requires less maintenance and has a longer life expectancy than asphalt.

Mr. Jim Desbien, President of Western Plains Service Corporation, was present, and voiced concern that the new requirements could add so much to the cost of development and actually discourage development. It could make the price of new homes unaffordable. He proposed that the City pay the additional cost of concrete versus asphalt. Commissioner Rupp said the problem with that proposal is the infrastructure will primarily benefit the developer and the home owner, but the additional cost of concrete would be picked up by the City-at-large.

Mr. Desbien said it appears that even with a 30 percent participation from the developer, the remaining special assessment costs will make any modest development unaffordable to any average potential buyer.

Mr. Desbien said the present green space policy requiring the developer to donate 7 percent of his land, or an amount equal to it, is just another added cost. He said the method used to determine the cash value of the land is not based on today's market value.

Commissioner Rupp asked that the policy include the option

to bury the utilities. Even though it costs more, it is more aesthetically attractive and some homeowners may be willing to pay the additional cost.

City Manager Zacharias said he appreciated the input. Action on the policy will take place at the next meeting.

**6. WELLHEAD PROTECTION:** Anne Millhollen, Carlyle Thompson, and John Ratzlaff, Wellhead Protection Committee members, presented a draft report of the Wellhead Protection Plan. The group has been meeting for over four years to develop guidelines for protecting areas around the Smoky and Big Creek wells from contamination. A consultant is preparing ordinances based on the Plan. The Plan has been financed by State grant funds.

Mr. Thompson said implementation of the Plan will require a full-time administrator, at least for the first year or two. Commissioner Rupp suggested that a present city worker be assigned to implement the Plan. City Manager Zacharias said there is no one from the existing staff that would have the time to devote to this Plan.

Commissioners commended the Wellhead Protection Committee for their dedication and hard work. Mayor Albers said countless dollars were saved because the members donated their services.

**7. BID ASSESSMENT DISTRICT:** Business Improvement Director Wayne Billinger presented the 1995 BID work plans, a proposed assessment fee schedule for 1995 and their 1995 BID budget proposal.

Mr. Billinger said the proposed assessment fee schedule includes a 3 percent increase in most categories, and adds the classifications of vacant buildings, temporary businesses and manufacturing.

Daniel Rupp moved, Eber Phelps seconded, that the assessment fee schedule for 1995 BID assessments, be approved.

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

**8. BID BUDGET REQUEST:** Cindy Bechard, Chairman of the BID

Board, said the BID budget request is \$15,000. This the same amount requested in 1993 and 1994. A video presentation which highlighted the year's activities of the BID was shown.

**9. CITY GOLF COURSE IMPROVEMENTS:** City Manager Zacharias reported that construction on the new nine holes at the Fort Hays Municipal Golf Course is ahead of the original schedule. It is anticipated that the new greens could be constructed at the end of this summer rather than in 1995. This would enable the new nine to open in 1995, rather than in 1996.

In order to install the greens this year, an additional \$30,000 will need to be spent. The additional \$30,000 would come out of the Special Park and Recreation Fund. The money would be reimbursed to the Special Park and Recreation Fund from the General Fund in 1995.

Daniel Rupp moved, Eber Phelps seconded, that an additional \$30,000 be spent out of the Special Park and Recreation Fund to construct greens for the new nine hole golf course.

Commissioner Rupp gave recognition to Nick Niernberger and all the volunteers who donated their services for construction of the new nine holes.

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

**10. CIP REVIEW:** City Manager Zacharias reviewed the revised Capital Improvement Plan, and highlighted the various changes to the Plan. He presented a listing of improvements that were not included in the Capital Improvement Plan. He advised that there are numerous residential streets that need to be improved. He told the Commission that they will have to address how these residential streets are going to be financed.

**11. YARD WASTE ORDINANCE:** Eber Phelps moved, Daniel Rupp seconded, that Ordinance No. 3313, being an Ordinance repealing and amending Article 1, Sec. 14-1 of Chapter 14 of the Code of Ordinances of the City of Hays, Kansas, revised Ordinance 1954, Sub-section 17-102, be approved.

City Manager Zacharias said under the existing ordinance, backyard composting is prohibited. The amendment to the existing ordinance will allow individual homeowners to have composting areas.

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

**12. ADD-ON ITEMS:** City Manager Zacharias extended thanks to Long John Silver Restaurant Corporation for keeping their employees on the payroll during construction of their new restaurant, and donating their services to the City of Hays and other nonprofit organizations.

City Manager Zacharias reminded the citizens of Hays that an ordinance prohibiting water waste is still in place. This applies to well water users as well as City water users.

City Manager Zacharias showed the Commission photographs of recent vandalism in Frontier Park. A picnic table was destroyed by a deliberate fire. The vandalism will need to be discussed at a future meeting.

Commissioner Rupp said he has noticed ripples on the newly overlaid West 27th Street. City Manager Zacharias said the engineer will inspect the street.

Commissioner Leikam said the tornado sirens are not easily heard in her residential area. The City of Hays is probably the only area in the State that does not have a weather alert radio. She asked City staff to check into this issue.

Mayor Albers said there is a conference on Tree City USA in Nebraska City, Nebraska, but he will be unable to attend. He suggested that perhaps John Shaver or a member of the Beautification Committee could represent the City at this conference.

Mayor Albers said the May issue of "Public Management", contains a good article on budgeting. It addresses the multi-year budgeting process. He proposed this idea at an earlier meeting.

Thereupon the Governing Body adjourned.

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