

October 27, 1994

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays met in regular session, Thursday, October 27, 1994, at 7:30 p.m.

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

2. MINUTES: Commissioner Rupp asked that the total interest cost, along with the interest rate for the two bond issues approved at the last meeting, be included in the minutes.

Eber Phelps moved, Daniel Rupp seconded, that the minutes of the October 13, 1994, regular session, be approved, as corrected.

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

3. FINANCIAL STATEMENT: Sharon Leikam moved, Daniel Rupp seconded, that the Financial Statement for September, 1994, be approved.

Commissioner Rupp said it appears the the water sales for 1994 will be close to the budget amount. City Manager Zacharias noted that water consumption will be less for the remainder of the year, and that will have to be factored into the projection. City staff will make a final analysis in December.

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

4. CITIZEN COMMENTS: There were no comments.

5. COMMISSION INFORMATIONAL MEMORANDUM: Commissioner Glassman commented on a statement made by an Edwards County Commission candidate who stated "Removal of water without recharging the local water supply will affect the whole county as well as other counties which share the same water basin." He found that statement interesting, and hoped that person would take a look at her own county in terms of how much water is mined in comparison to the amount that is produced in annual rainfall.

6. EMPLOYEE SERVICE AWARDS: Mayor Albers presented service awards from the League of Kansas Municipalities to the following City employees:

Stanley Harman, Water and Sewer Foreman, (25 years)

Julius Schoenberger, Police Lieutenant, (25 years)

Julius Engel, Equipment Operator, (10 years)

Oveta Ford, Dispatch Sergeant, (10 years)

Kyle Sulzman, Equipment Operator, (10 years)

Patricia Wolf, Court Clerk, (10 years)

7. STUDENT OBSERVERS: Mayor Albers welcomed students from Hays High School and Thomas More Prep who will be commission observers through 1994 as follows:

Paula Donner - Hays High School

Susannah Marine - Hays High School

Megan Blume - Thomas More Prep

Mike Dible - Thomas More Prep

Tanner Graver - Hays High School

8. CVB GRANT PROGRAM: Jana Jordan, Convention and Visitors Bureau Director, presented information regarding a CVB Grant Program. Ms. Jordan said the Tourism Development Grant Program was drafted to: (1) provide assistance in the promotion of tourism through the development or enhancement of legitimate tourist attractions and/or events by expanding the quality of the attraction/event to visitors, thereby assuring the traveling public a quality experience (2) enhance marketing efforts of tourism oriented attractions/events by leveraging community funds with Hays CVB monies to assist in creating marketing

materials and/or advertising opportunities aimed at visitors from outside the Ellis County area.

Attraction development grant applications may be used for a wide variety of activities necessary to expand an existing tourism attraction, or develop a new tourist attraction, including, but not limited to: (1) land acquisition (2) purchase, construction or renovation of buildings (3) and purchase or installation of machinery or equipment.

Tourism marketing grants are available to any incorporated not-for-profit organization in Ellis County actively marketing their attraction/event to attract out-of-county visitors.

Ms. Jordan said the Tourism Development Grant Program is not designated to cover the entire cost of a project. The grant may fund up to 50% of an approved project. In-kind services may be considered, but must represent no more than 25% of the total project budget.

Ms. Jordan said the CVB has given financial assistance to various organizations in the past, but the Grant Program will formalize the process and require the Grant recipients to be more accountable for the funds they receive.

9. DOWNTOWN GREENSPACE ENGINEERING: City Manager Zacharias said as required by the Kansas Department of Transportation (KDOT), proposals were solicited from area firms to prepare plans and specifications for this project. Actual construction engineering services will be handled by KDOT.

A three member committee comprised of Wayne Billinger, John Shaver, and Cindy Bechard reviewed proposals submitted by Bucher, Willis and Ratliff, and Stecklein and Brungardt. Selection was based purely on qualifications for this particular project only, excluding price. This is to make sure that the engineering selection process is based upon the "Brooks Law" as required by KDOT.

Based on the proposals submitted and the interview, the committee is recommending that Bucher, Willis and Ratliff be selected as the engineering firm for this project for a total cost of \$14,950. The cost is within the \$19,000 budgeted for

the project.

Joseph Glassman moved, Sharon Leikam seconded, that a Contract between the City of Hays and Bucher, Willis and Ratliff for engineering services related to the Downtown Railroad Corridor Project, be approved.

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

10. BID ORDINANCE CHANGE: Eber Phelps moved, Sharon Leikam seconded, that Ordinance No. 3328, being an Ordinance amending Section B of Ordinance No. 3124, of the City of Hays, Kansas, as passed on June 12, 1986, which established a Business Improvement District for the Downtown Business District of Hays, Kansas, be approved.

City Manager Zacharias said the proposed ordinance sets out a new process for the selection of BID Advisory Board Members. This ordinance would set up a process that would result in the selection of three new members to the BID Advisory Board members each year. Currently, there are five members selected in one year and four members selected in the next year. The BID believes the change would improve their operation by providing continuity for the Board by only having one-third of the membership turnover each year.

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

11. SUPPORT LETTER: Daniel Rupp moved, Joseph Glassman seconded, that a "Letter of Support" be written to the Kansas Department of Transportation, on behalf of Developmental Services of Northwest Kansas for the funding to replace five vehicles currently being used at group homes in Atwood and Hays.

Vote: Ayes: Robert Albers

Sharon Leikam
Daniel Rupp
Joseph Glassman
Eber Phelps

12. ROOFING BIDS: Bids were received for the partial roof replacement of the Water Plant West Primary on October 20, 1994. The results of that bid opening are as follows:

Expert Services	\$24,865
Roof Masters	\$12,261
Architect's Estimate	\$8,500

City Manager Zacharias said \$10,000 was included in the 1994 Budget for this Project. Water Plant Superintendent Joe Obholz said the project is a priority since the roof is leaking. The additional amount can be absorbed from other areas of his budget.

Joseph Glassman moved, Eber Phelps seconded, that the bid from Roof Masters, totaling \$12,261.00, for roof replacement of the Water Plant West Primary, be accepted.

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

13. GENERATOR BUILDING BIDS: Bids for a facility to store a generator that will supply emergency power and additional storage with office space at the Wastewater Treatment Plant were received and opened on October 5, 1994.

The results of that bid opening are as follows:

Shade Construction	\$64,720
Paul-Wertenberger Construction	\$74,150
Architect's Estimate	\$57,960

Wastewater Plant Superintendent Steve Leiker said he has deducted several items totaling \$12,990 from the bid, some of which will be done by City staff or included in next year's budget. The remainder of funds can be absorbed within the operating budget.

Architect Doug Mermis said he is comfortable with the items deleted. Mr. Mermis said construction costs have escalated over the past few months more than was anticipated.

Joseph Glassman moved, Daniel Rupp seconded, that the bid totaling \$53,364, from Shade Construction, be accepted.

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

14. ADA BIDS: Bids for additional office space, remodeling and modifications to meet ADA requirements were received as follows:

Expert Services	\$17,166
Steve's Roofing and Construction	\$25,000

City Manager Zacharias recommended the bid from Expert Services, be accepted. The bulk of these improvements need to be made to be in compliance with ADA regulations. Money is available in the Water and Sewer Fund to cover the overage.

Eber Phelps moved, Joseph Glassman seconded, that the bid from Expert Services totaling \$17,166, be accepted.

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

15. ADD-ON ITEMS: The City Manager and Commissioners extended appreciation to the student observers for attending the meeting. They are looking forward to a good working relationship which will benefit both the students and the City.

The Commissioners commended the City Manager, Coalition Director Lavern Squier, President Ed Hammond, Mayor Albers and County Commissioner Allen Dinkel and all others involved in coordinating the Cessna presentation. It was a very large project, and it was heartwarming to see community members pull together for this community-wide effort. They all felt Hays had wonderful things to offer.

Commissioner Glassman asked for an update on the North I-70 Project. Bucher, Willis and Ratliff Engineer John Youll said painting of the water tower is scheduled for next week, and will take approximately three weeks. The remaining work on the water lines should be completed by January 1, 1995.

Commissioner Rupp said when the I-70 Water Tower was put into operation, many pinhole leaks occurred; is there some way this can be avoided? Engineer Youll said he would investigate the matter.

Mayor Albers asked for an update on the SCADA System Project. Water Plant Superintendent Joe Obholz said the System passed the ten day test. However, a communication problem occurred on the eleventh day, but has not reoccurred. We are awaiting final approval from Black & Veatch Engineers. A one year warranty period will begin once the Project is approved.

Commissioner Rupp questioned the additional cost involved in raising the tracks at the Allen Street Crossing. City Manager said that decision is made by Union Pacific.

Commissioner Rupp asked if there has been any response from Union Pacific regarding the Elm Street Crossing problem. City Manager Zacharias hoped that the media coverage would be an incentive for the railroad to repair the problem. The only other leverage the City has is to lower the train speed limit within the City. He said he would invite a representative of Union Pacific to attend a Commission Meeting to discuss the matter.

Commissioner Rupp commended Harlan Murphy for his dedicated work as a Hays Housing Authority Board Member. He was active and aggressive in regard to the Agency process.

Commissioner Leikam expressed appreciation to Gammas, Dawn and BACCUS for cleaning up after the Oktoberfest.

Commissioner Leikam also thanked Felten Middle School 7th Graders for cleaning the City parks recently.

Thereupon the Governing Body adjourned.

Submitted by: _____
Clerk of the Board