

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON OCTOBER 12, 1995

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas, met in regular session Thursday, October 12, 1995, at 7:30 p.m.

Roll Call: Present: Sharon Leikam

Daniel Rupp

Eber Phelps

Jayne Clarke

Errol Wuertz

Mayor Leikam declared that a quorum was present and called the meeting to order.

2. MINUTES: City Manager Hannes Zacharias suggested that the the motion regarding Greenbrier Lane be amended to state that the City Manager be directed to negotiate the transfer of Greenbrier Lane from the Smoky Hill Country Club to the City of Hays, subject to the stipulations set forth by City staff.

Jayne Clarke moved, Eber Phelps seconded, that the minutes of the September 28, 1995, regular session, be approved, as amended.

Vote: Ayes: Sharon Leikam
Daniel Rupp
Eber Phelps
Jayne Clarke
Errol Wuertz

3. CITIZEN COMMENTS: Ron Hubbs, 3307 Thunderbird Drive, expressed his concern about people draining water from their swimming pools each fall. He feels this is a waste of precious water. Mr. Hubbs also expressed his displeasure with the recent trip taken to Washington D.C. by the City Manager and two City Commissioners.

City Manager Zacharias replied that many pools are required to be drained at the end of each summer season. It is

preferable that this water be drained directly into the storm drainage system rather than the sanitary sewer system. The City does allow this drainage of pools into the storm drainage system.

Mayor Leikam welcomed Boy Scout Troop #101 to the Commission meeting.

4. COMMISSION INFORMATIONAL MEMORANDUM: Commissioner Rupp questioned the \$5,000 contract with Bucher, Willis, and Ratliff for engineering services related to concrete work on drying beds at the Wastewater Treatment Plant. Steve Leiker, Wastewater Plant Superintendent, responded that this fee covers design and specifications, contracts, engineering selection, and inspection services. Commissioner Rupp asked if some of the contractual process could be done by City staff. City Attorney John Bird said he and the City Manager are working on standardizing contracts. Mr. Zacharias stated that many times City staff will do some of the work on a contract, but this takes them away from their regular work. Until we have someone on staff to do this contract work, we will need to continue to hire outside engineering firms.

Commissioner Wuertz questioned the contract fee of \$3,300 for the architectural services for the construction of a meeting room in the generator shed of the Wastewater Treatment Plant. Steve Leiker stated there will be electrical and plumbing work involved, along with sound attenuating the wall structure of the meeting room. Mr. Wuertz stated the engineering department of Kansas State would be able to help with the engineering for free. Mr. Zacharias said time is always a factor. Many cities have their own engineering departments, we do not, so consequently we have found it more efficient to hire outside engineering firms.

Building Inspector Kent Laas stated plans and specifications are required when there are structural alterations or a change in occupancy. Architectural services would probably be needed to expand or add onto existing plumbing and electrical systems.

City Manager Zacharias reviewed plans for the flushing of City water mains. Some service meters and customer service lines are being restricted by the sedimentation that has developed since the last time the lines were flushed in 1988. Mr. Zacharias stressed that even though the water will be discolored, it is still safe to drink. Mr. Zacharias recommends customers allow the sedimentation in the water to settle before drinking it and to avoid washing light colored laundry on the days the lines are being flushed in their area.

5. CONSENT ITEMS: There were no consent items.

6. REQUEST TO AMEND FIRE CODE: City Manager Zacharias said the City has received a request to amend the Ordinance which prohibits the use of live Christmas trees in churches. The policy of not allowing live Christmas trees in areas of public assembly has been maintained since 1988, with the City's acceptance of the Uniform Fire Code. City Manager Zacharias and Fire Chief Wayne Schwartz recommend that the existing policy of prohibiting live trees from areas of public assembly, including churches, be upheld. This recommendation is based upon the need to reduce fire hazards for the public. The Commission agreed to take no action.

7. UTILITY EASEMENT ORDINANCE: Errol Wuertz moved, Eber Phelps seconded, that Ordinance No. 3351, being an ordinance vacating the utility easement between Lots 38 and 39, Block One, Metro Village East Addition to the City of Hays, Kansas, be approved.

Vote: Ayes: Sharon Leikam
Daniel Rupp
Eber Phelps
Jayne Clarke
Errol Wuertz

8. COMMUNITY CENTER COMPLEX PRE-DESIGN CONTRACT: Larry Gould, chairman of the Community Center Complex Task Force Committee, appeared before the Commission. He spoke of the process for receiving proposals for pre-design services for the Community Center Complex. The Committee recommends a contract be signed with Stecklein and Brungardt, in conjunction with Gould Evans

Associates and The Sports Management Group, to provide pre-design services. Services to be provided include an assessment of existing facilities in the community, a review of possible sites for a new community center, determination what facilities to include in the new community center, and a projection of operational costs. The contract is in the amount of \$20,000.

Errol Wuertz moved, Jayne Clarke seconded, that the City of Hays accept the contract with Stecklein and Brungardt, Gould Evans Associates, and The Sports Management Group, to provide pre-design services for the Community Center Complex, in the amount of \$20,000.

Vote: Ayes: Sharon Leikam
Daniel Rupp
Eber Phelps
Jayne Clarke
Errol Wuertz

9. CREATION OF NONPROFIT FOUNDATION: Robert Albers, chairman of the Strategic Planning Implementation Committee, addressed the Commission regarding the creation of a nonprofit foundation to support the Hays Strategic Plan. The Committee is requesting the City agree with the concept of a nonprofit foundation to be established to act as a vehicle for private donations. These funds could be used for implementation of the plan, capital structures, or other functions. Initially, the Implementation Committee would appoint and create the foundation, create the legal structure, how it will function, and what it will do with the funds. The Committee also recommends that the City Commission engage in a continuous review and update of the current strategic plan.

Daniel Rupp moved, Eber Phelps seconded, that the City Commission accept the request from the Strategic Planning Implementation Committee to create a nonprofit foundation to support the Hays Strategic Plan.

Vote: Ayes: Sharon Leikam
Daniel Rupp
Eber Phelps
Jayne Clarke
Errol Wuertz

10. SIGNAGE ON HAYS BALL FIELDS: Rick Claiborn, Superintendent of the Hays Recreation Commission, addressed the Commission to request permission to allow advertising signs on various ball fields. The lease agreement currently in effect between the City of Hays and Hays Recreation Commission would need to be amended to allow advertising signs.

Mr. Clairborn stated that the advertising lease agreements would be for a five year period. Maintenance of the signs would be handled through the sponsor and the signs would be limited to outfield fences.

Eber Phelps moved, Errol Wuertz seconded, that authorization be given to take the necessary steps to modify the existing lease between the City of Hays and the Hays Recreation Commission to allow advertising signs to be sold by the Hays Recreation Commission.

Vote: Ayes: Sharon Leikam
Daniel Rupp
Eber Phelps
Jayne Clarke
Errol Wuertz

11. WILSON POOL BIDS: City Manager Zacharias reviewed the Wilson Pool renovation project. The 1996 Budget set aside \$160,500 for this project, which included \$65,000 carried over from 1995 to 1996. Renovations must be made before the pool can be opened next year. Mr. Zacharias recommends that the only bid received for this project submitted by Allied, Incorporated/Kleerwater Pools for a total of \$158,400, be accepted.

Daniel Rupp moved, Jayne Clarke seconded, that the bid from Allied Incorporated/Kleerwater Pools for the renovation of

Wilson Pool, in the amount of \$158,400, be accepted.

Vote: Ayes: Sharon Leikam
Daniel Rupp
Eber Phelps
Jayne Clarke
Errol Wuertz

12. QUIT CLAIM DEED: City Manager Hannes Zacharias stated the City has been approached by parties involved in a real estate transaction of Lots 16, 17, and 18, Block 6 of Fairview Addition, located generally at the southwest corner of 19th and Pine Streets. A mistake was made in the 1940's which dedicated 7.5 feet more than the necessary 15 feet needed for the dedication of the alley. This quit claim deed would rectify the property records.

Daniel Rupp moved, Errol Wuertz seconded, that the Mayor be authorized to sign the quit claim deed for the west 7.5 feet of Lots 16, 17, and 18, Block 6, Fairview Addition.

Vote: Ayes: Sharon Leikam
Daniel Rupp
Eber Phelps
Jayne Clarke
Errol Wuertz

13. INSPECTION SERVICES: City Manager Zacharias reviewed earlier discussion held by the Commission regarding providing building inspection services for the City of Ellis. Mr. Zacharias stated the terms of the contract provide for Hays building inspectors to be available to the City of Ellis on Mondays, Wednesdays, and Fridays at an hourly rate of \$25.00. Should conflicts arise between servicing Hays citizens or Ellis citizens, Hays activities would take priority.

Eber Phelps moved, Jayne Clarke seconded, that the Mayor be authorized to sign the agreement with the City of Ellis for building inspection services.

Vote: Ayes: Sharon Leikam
Daniel Rupp
Eber Phelps
Jayne Clarke
Errol Wuertz

14. ADD-ON ITEMS: Errol Wuertz commented that Fire Chief Wayne Schwartz was held in high regard by the State Fire Chiefs Association and congratulated him.

Mr. Wuertz inquired about the possibility of working with USDA on the GIS program. City Manager Zacharias stated he has visited with Dan Meyerhoff and the USDA personnel about this program. The USDA was willing to share the cost for developing a GIS system with the County Commission, but the County Commission has said no. Once the City gets its GIS operational, hopefully the City can use that same information on a county wide basis and share the data with the County.

Eber Phelps stated that he would like to see the mayors of the surrounding towns invited to the joint city-county meetings. City Manager Zacharias said they have been in the past by the County Clerk, but he would make sure they are invited to any future meetings.

Daniel Rupp thanked the Union Pacific Railroad for the improvements recently made on the Elm Street crossing. He also thanked City staff for the support given to Union Pacific which helped Union Pacific to get the job done quickly.

Mayor Leikam thanked the citizens and the businesses in the 13th and Vine Street area for their patience during the street construction. Mayor Leikam would like City staff to study the Vine Street and Centennial Boulevard intersection because of the difficulty of accessing Vine Street at that intersection.

Mayor Leikam read a letter from Francis Schippers thanking City staff for their support during the recent Oktoberfest celebration.

Mayor Leikam read correspondence she received from Jill Tillman regarding the SAVE Program. October has been designated as SAVE TODAY month. STOP AMERICA'S VIOLENCE EVERYWHERE is a

national effort supported by physician spouses to increase awareness of violence and to explore ways communities can address specific problems, including domestic abuse, family violence, media violence, and street violence.

Thereupon the Governing Body adjourned.

Submitted By: _____

Clerk of the Board