

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON FEBRUARY 8, 1996

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas, met in regular session, Thursday, February 8, 1996, 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: Eber Phelps moved, Jayne Clarke seconded, that the minutes of the January 25, 1996, regular session, be approved.

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

3. CITIZEN COMMENTS: There were no comments.

4. COMMISSION INFORMATIONAL MEMORANDUM: There were no comments.

5. CONSENT ITEMS: There were no items to be approved.

6. WILD WEST FESTIVAL REPORT: Wayne Rouse and Tom Meiers, representing the Wild West Festival Committee, were present and gave an update on the activities scheduled for the 1996 Festival. The Festival admission price will remain at five dollars per person. The Festival will begin on Wednesday, July 3, 1996 and conclude on Sunday, July 7, 1996. Top country music entertainer Tracy Byrd will give a performance on July 5, 1996. Several other country music entertainers are also scheduled to perform. A parade and fireworks display will be held on July 4, 1996. A new event will be an Indian Pow Wow representing approximately 20 tribes in full tribal dress. Other new events include a craft show and an antique show. A promotional video

highlighting last years' activities was shown to the Commission.

7. 12TH, ELM, AND HALL STREET INTERSECTION REPORT: City Manager Zacharias reported on recent neighborhood meetings regarding the 12th, Elm, and Hall Street Intersection. He noted that very few traffic accidents have occurred at that intersection. The problem is "the inefficiency of 13th, Hall, Elm, and 12th Street (west of Hall) to effectively handle current and future arterial car traffic". The ad hoc group concurred that the solution in this area should "affordably minimize the inefficiency of 13th, Hall, Elm and 12th Street (west of Hall) to effectively handle current and future arterial traffic without creating other safety problems within the neighborhood i.e., O'Loughlin School, etc".

Bucher, Willis and Ratliff Engineer John Youll presented various drawings illustrating various options as follows:

1. Hall Street Cul-de-sac: This option would divert all traffic to Elm Street which is very narrow. No parking would be allowed on Elm Street.

2. 12th Street Cul-de-Sac: The cul-de-sac would be located on the east side of the intersection. This option would be very costly. It would create a 90 degree intersection and allow for free flow of traffic on Hall, which would probably increase the speed.

3. Elm Street Cul-de-Sac: Allows for free flow of traffic on Hall. An island would be placed on the east side of Elm at the 12th Street intersection.

4. Three Lane Elm Street: This option would create an additional lane on Elm south of 12th Street to handle traffic flowing from Hall Street. This option would not be very expensive.

5. One Way Streets: Hall Street would become one way going south, and Elm Street would be one way going north beginning at 12th Street. This would be very inexpensive. Parking would be lost along Elm Street.

6. 13th Street Realignment (future extension to 12th Street): This option has a cost estimate of \$848,000.

7. 13th Street Extended to Big Creek: This would be a long term solution. A cul-de-sac would be constructed on 12th Street west of Hall. Thirteenth Street would connect with 12th Street and extend to Big Creek. The cost estimate for this option would be \$733,000.

8. Divided Intersection: This option creates a T-intersection and eliminates the five-way intersection. Estimated cost of this option is \$205,000.

Several options call for a four-way stop at 13th and Hall. Commissioners Rupp and Clarke felt the four-way stop would cause traffic to back up in front of O'Loughlin School. Both indicated that there is already a traffic problem in front of the school, adding a stop sign on Hall just south of the school would only compound the existing traffic problem.

Commissioner Rupp noted that the circle drive in front of O'Loughlin School is designated as no parking. However, cars are parked there anyway. The circle drive should be used strictly for loading and unloading students including school buses. Currently, buses stop on Hall Street to unload students. This is very dangerous; the buses block the view of cars leaving the circle drive.

Commissioner Rupp suggested placing a stop sign at 12th Street for Elm Street traffic going south, and a caution light for 12th Street traffic. He also recommended reducing the speed limit on Hall. He said he wanted this issue put to rest; it has been studied for years. It is time to resolve the issue and stop paying engineers to study the issue.

City Manager Zacharias said the citizens in attendance were polled as to what option they would prefer. Option eight received the most votes.

Commissioner Rupp said he favored doing whatever can be done to minimize the danger at that intersection through signage. Rather than spend a huge amount of dollars to build new streets, the dollars should be spent on our existing streets, which are in dire need of repair.

Commissioner Clarke felt that doing nothing was still going

to cost a certain amount of dollars. The intersection needs to be repaired to alleviate the drainage problem.

City Manager Zacharias pointed out that the only other access to the south side of the railroad tracks is by the overpass, which is accessed by way of 12th Street. For fire purposes, if for no other reason, 12th Street should be maintained. If there would be a fire and the tracks would be blocked by a train, 12th Street to the overpass would be the only available route.

The consensus of the Commission was to refer the information presented for Options six, seven, eight, and nine to the Planning Commission for a recommendation.

Commissioner Rupp asked that some consideration be given to an option that would address signalization of the intersection, and the drainage problem.

8. RECREATION COMMISSION BIDS: Hays Recreation Commission Director Rick Claiborn presented bids for the fencing of Frank Stramel and Hank Speier ballfields as follows:

Wichita Fence Co., Inc.,	\$69,691
Wichita, Kansas	
Superior Fence & Supply	\$86,864
Dodge City, Kansas	

Errol Wuertz moved, Jayne Clarke seconded, that the bid from Wichita Fence Company, totaling \$69,691, for fencing of Frank Stramel and Hank Speier ballfields, be approved.

City Manager Zacharias noted that this project is to be financed through a Lease Purchase Agreement in the City's name, but payments will be made by the Hays Recreation Commission.

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

9. REPLAT APPROVAL: Building Inspector Kent Laas said the proposed Replat of Lots 2-4, Block 5, Centennial Estates 6th Addition, more generally located on Indian Trail and 25th

Street, has been approved by the Planning Commission at their January 22, 1996 meeting.

Errol Wuertz, Jayne Clarke that the Replat of Lots 2-4, Block 5, Centennial Estates 6th Addition, be approved.

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

10. UNION PACIFIC AGREEMENTS: Eber Phelps moved, Daniel Rupp seconded, that an agreement with Union Pacific Railroad for an indefinite lease term for Chetolah Creek drainage, be approved.

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

11. METER REPLACEMENT BIDS: Bids were received for water meters and supplies to be used in the second year of the meter replacement program as follows:

Sensus Technology	\$87,675.22
Dallas, Texas	
Schlumberger Industries	\$81,500.73
St. Louis, Missouri	

Public Works Director Elden Hammerschmidt, Don Larson, Service Department Superintendent, Mark Darnall, and Kevin Augustine, meter readers, demonstrated the electronic meter reading process. They recommend the bid from Sensus Technology be accepted, even though it is not low bid. They have not been satisfied with the quality of the Neptune meter pad purchased from Schlumberger Industries. Records indicate a ten percent failure rate with the Neptune pad. Other cities have experienced the same failure rate. Several Sensus meters and pads were installed to make a comparison between the two. They have not had the same problem with the Sensus meter pads.

Eber Phelps moved, Jayne Clarke seconded, that the bid from

Sensus Technology, totaling \$87,675.22, for water meters and supplies, be approved.

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

12. MEETING ROOM BIDS: Bids were received for construction of a meeting room within the Emergency Generator Building at the Wastewater Treatment Plant as follows:

Paul-Wertenberger Construction	\$30,450
Hays, Kansas	
Allen Pfeifer Construction	\$30,831
Hays, Kansas	
Commercial Builders	\$34,300
Hays, Kansas	

Eber Phelps moved, Jayne Clarke seconded, that the bid from Paul-Wertenberger Construction, totaling \$30,450, for a meeting room at the Wastewater Treatment Plant, be approved.

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

13. BOND REFINANCING RESOLUTION: Daniel Rupp moved, Jayne Clarke seconded, that Resolution No. 196, being a Resolution authorizing the offering for sale of approximately \$3,210,000 principal amount of Water and Sewage System Revenue Refunding Bonds, Series 1996, and approximately \$3,400,000 principal amount of Sales Tax Revenue Refunding Bonds, Series 1996, of the City of Hays, Kansas, be approved.

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

Jayne Clarke moved, Daniel Rupp seconded, that the Preliminary Official Statements for the sale of approximately \$3,210,000 in Water and Sewage System Revenue Refunding Bonds and \$3,400,000 in Sales Tax Revenue Refunding Bonds, be approved.

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

14. UPGRADE AS400 COMPUTER: City Manager Zacharias requested that the \$40,000 budgeted in 1996 for GIS be reallocated toward the upgrade of the City's AS400 computer system. He said the County is not willing to contribute towards implementing a GIS System. Without the County's assistance, it is not feasible to pursue the GIS System at this time.

He said upgrading the AS400 would cost approximately \$35,000. The recently completed computer study for the City indicated a number of deficiencies among all departments to be able to communicate with one another through e-mail, combined calendars, and access to the internet. Many of these shortcomings can be accomplished by upgrading the existing AS400 System which would allow for better data communications between the various City departments by way of e-mail.

Eber Phelps moved, Errol Wuertz seconded, that the 1996 GIS funds be reallocated toward the upgrade of the City's AS400 computer system.

Commissioner Rupp asked whether upgrading the system will reduce personnel. City Manager Zacharias said he doubted that personnel will be reduced. The new system will create more efficiency among all departments by allowing them to access the

same data base and retrieve knowledge in a more efficient manner.

Commissioner Rupp said he was amazed at the conglomeration of computer equipment that the City has. He hoped this new system is compatible with the County, School District, and GIS, so the same mistakes are not made again. City Manager Zacharias said the computer study was done for that very reason.

Commissioner Rupp said there will be a need to have someone manage the system and provide training. He feels the City and County should join forces to provide such a person, otherwise he would not support it. City Manager Zacharias said training will be intense at first, but he would not want to have a full-time person, and not have full-time duties for that person. Working with the County would be an efficient approach, but the County seems reluctant to work with the City.

Commissioner Clarke asked if it were reluctance, or has it actually gone beyond reluctance. Has it actually been said by County officials that Alvin LeCount, the County's programmer, cannot work with the City. City Manager Zacharias said yes, that is the report we have received.

Commissioner Rupp pointed out that the taxpayers who live in the City of Hays are paying half of the county's bills. Having two computer programmers would be another duplication of services and dollars. Somebody needs to take the initiative and start consolidating services. This is part of reinventing government that has been talked about over the last several years. Commissioner Rupp asked the City Manager to approach the County Commissioners again on this issue. The City Manager said hopefully the issue can be discussed at the next City-County meeting.

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

15. WEED ORDINANCE: City Manager Zacharias said State Statute

requires this ordinance to be approved each year. The ordinance provides for one notice annually be given to a violator of the Weed Ordinance. Future violations can be acted upon without notice.

Eber Phelps moved, Errol Wuertz seconded, that Ordinance No. 3360, 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. 3304, of the City of Hays, Kansas, be approved.

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

16. ADD-ON ITEMS: City Manager Zacharias said the developers of 41st Street Plaza Addition are eager to have a special assessment district created for the second phase of improvements. In order to proceed with the improvements, several documents need to be approved.

Eber Phelps moved, Jayne Clarke seconded, that the petition for the second phase of improvements to 41st Street Plaza Addition, be accepted.

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

Jayne Clarke moved, Daniel Rupp seconded, that Resolution No. 194, 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 lines, sanitary sewer lines, and the grading, paving, guttering of a portion of Washington Circle all to be located in the 41st Street Plaza First Addition to the City of Hays, Kansas, be approved, and Resolution No. 195, being a Resolution authorizing the

installation of water lines, sanitary sewer lines, and the grading, paving, curbing and guttering of a portion of Washington Circle all to be located in the 41st Street Plaza First Addition to the City of Hays, Kansas, be approved.

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

Jayne Clarke moved, Eber Phelps seconded, that an Engineering Agreement between the City of Hays and Bucher, Willis and Ratliff, not to exceed \$30,800, for water, sewer, and street improvements to a portion of Washington Circle all to be located in the 41st Street Plaza First Addition to the City of Hays, be approved.

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

Commissioner Phelps complimented Jana Jordan and her staff for an impressive annual report of the Convention and Visitor's Bureau activities.

Thereupon the Governing Body adjourned.

Submitted by: _____

Clerk of the Board

