

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON JANUARY 25, 1996

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays met in regular session, Thursday, January 25, 1996, at 7:30 p.m.

Roll Call: Present: Sharon Leikam

Daniel

Rupp

Jayne Clarke

Absent: Errol Wuertz

Eber Phelps

**2. MINUTES:** Jayne Clarke moved, Daniel Rupp seconded, that the minutes of the January 11, 1996, regular session, be approved.

Vote: Ayes: Sharon Leikam

Daniel Rupp

Jayne Clarke

**3. FINANCIAL STATEMENT:** Sharon Leikam moved, Daniel Rupp seconded, that the Financial Statement for the month of December 1995, be approved.

Vote: Ayes: Sharon Leikam

Daniel Rupp

Jayne Clarke

**4. CITIZEN COMMENTS:** There were no citizen comments.

**5. COMMISSION INFORMATIONAL MEMORANDUM:** City Manager Zacharias reviewed a graph showing the number of new housing starts during the years from 1985 to 1995. The graphs indicated that multi-family housing has increased in 1995 compared to 1994. Also, the total value of houses built in 1995 has increased over 1994.

**6. CONSENT ITEMS:** Daniel Rupp moved, Jayne Clarke seconded, that the following appointments be approved:

Housing Authority: Theresa Davidson - 4 year term expiring  
February 4, 2000

Airport Authority: Rob Benedict - serve unexpired term

Vote: Ayes: Sharon Leikam  
Daniel Rupp  
Jayne Clarke

**7. COLUMBINE DRIVE STAFF REPORT:** City Manager Zacharias said he and the City Attorney have met with developers and property owners regarding special assessments on Columbine Drive. Through discussions, the consensus of the group was to form three special assessment districts for streets rather than two. The property owners within each district would pay a proportional amount of special assessments based on square footage. This proposal appears to be amenable to all parties involved. The property owners favored this method of assessment with the caveat that the drainage problem on Columbine Drive be addressed.

Commissioner Clarke said she definitely wanted the City to address the drainage problem on Columbine and also drainage on 27th Street.

Daniel Rupp moved, Jayne Clarke seconded, that Resolution No. 191, 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 paving, curbing and guttering of a portion of Columbine Drive and of West 30th Street located in the Country Club Estates Sixth Addition to the City of Hays, Kansas, be approved.

Vote: Ayes: Sharon Leikam  
Daniel Rupp  
Jayne Clarke

Jayne Clarke moved, Daniel Rupp seconded, the Resolution No. 192, being a Resolution finding a petition for improvements to Columbine Drive and West 30th Street to be sufficient and authorizing said improvements, be approved.

Vote: Ayes: Sharon Leikam  
Daniel Rupp  
Jayne Clarke

Daniel Rupp moved, Jayne Clarke seconded, that an

Engineering Agreement with Bucher, Willis and Ratliff to study drainage along Columbine Drive, be approved.

Vote: Ayes: Sharon Leikam  
Daniel Rupp  
Jayne Clarke

**8. LEASE PURCHASE BIDS:** Commissioner Clarke stated that she would not be able to vote on the bid acceptance due to the fact that her husband is the Chief Financial Officer of Emprise Bank, which has submitted a bid. City Attorney John Bird recommended that the vote to accept bids to finance the lease purchase of facility improvements for the Hays Recreation Commission be delayed until Commissioner Phelps joins the meeting. Mayor Leikam and Commissioner Rupp both support the agreement and gave staff the consent to proceed with the appropriate documents.

**9. ANNUAL REPORT:** Hays Recreation Commission Superintendent Rick Claiborn presented an annual report to the Commission. Mr. Claiborn reported the Hays Recreation Commission has had a great year in 1995. The number of new programs and participants has continued a trend of rapid growth and he expects the potential for this to continue in the future. Phase I of the Facility Improvement Plan, which renovated the Dusty Glassman Baseball Complex and built the Pratt-Optimist Soccer Complex has been completed. Mr. Claiborn stated the Recreation Commission could not have accomplished anything without the support of the City of Hays, Ellis County, and USD 489. He is looking forward to continuing to work towards even bigger and better things.

Commissioner Phelps joined the Commission meeting at 8:20 p.m.

**10. AIR SERVICE MARKETING:** City Manager Zacharias said the total amount anticipated to do a reasonable job of marketing air services in this community through the end of June 1996, is \$40,140. He recommends the City take a substantial position in assuring that this marketing effort is successful. In this regard, an amount equalling to 30% of the total effort, amounting to \$12,000, would be appropriate.

Commissioner Clarke stated she felt any efforts to save our

air service, in addition to attracting new industries, would also help existing local businesses and this seems like a small contribution to that end.

Commissioner Rupp asked the City Manager what guarantee we would have that USAir would not pull out at some point later on if they are unhappy. Mr. Rupp feels we need to be cautious. City Manager Zacharias stated that a memorandum of understanding was being drawn up stating the goals to be met and objectives to be reached, however, we have no guarantees. Mr. Zacharias feels they will work with us in a good faith effort.

Mayor Leikam reported the Ellis County Economic Coalition is going to different civic groups to encourage ridership and she feels other entities will be coming forward to contribute to this effort. She thinks it is important to keep our airport alive for the benefit of all of northwest Kansas.

Jayne Clarke moved, Sharon Leikam seconded, that the City of Hays allocate \$12,000 in partial funding for marketing of air services at the Hays Municipal Airport.

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

**11. RANS INCORPORATED AGREEMENT:** City Manager Zacharias reviewed the proposed agreement between the City of Hays and RANS Incorporated. This agreement provides for the construction of an approximately five hundred foot extension of the 8" sanitary sewer line to the RANS property. The total cost of construction, design and inspection should not exceed \$31,000, which will be paid by the City of Hays. Construction and costs of sewer laterals connecting to the City owned manholes will be the responsibility of RANS. The agreement also outlines restrictions on the use of the landing strip. Assistance on this project will become available following annexation and the application for appropriate building permits.

Daniel Rupp moved, Eber Phelps seconded, that the agreement between the City of Hays and RANS Incorporated for the placement

of an 8" sewer line, be accepted.

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

At this point Mayor Leikam recommended the Commission return to Item No. 8 for a vote on the Lease Purchase Bids since a quorum was now present.

The City of Hays received two bids for financing improvements to the Hank Speier and Frank Stramel baseball and softball fields. The bids are as follows:

	<u>Rate</u>	<u>Financing Cost</u>
Kansas State Bank/Baystone Financial Group - Manhattan, Kansas	6.59%	\$93,230.30
Emprise Bank Hays, Kansas	7.50%	\$113,355.57

Escrow services were also bid. Kansas State Bank proposed a bid of \$200 and Sunflower Bank, Salina, bid \$7,500.

Daniel Rupp moved, Eber Phelps seconded, that the bid from Kansas State Bank/Baystone Financial Group, Manhattan, Kansas, at a financing cost of \$93,230.30, and escrow bid of \$200, be accepted.

Vote: Ayes: Sharon Leikam  
Daniel Rupp  
Eber Phelps  
Abstain: Jayne Clarke

**12. CDBG HEARING:** Mayor Leikam opened the public hearing to hear comments on the Community Development Block Grant Application for Commerce Parkway.

City Manager Zacharias stated that CDBG funds can be used to defray the City and County's share of the construction of Commerce Parkway. In order to make application, employment figures generated by A-1 Plank, which would benefit from the

infrastructure improvements, would be used. A-1 Plank was planning to prepare an application for their sole benefit, but has agreed to work with the City and County to secure this grant for everyone's mutual benefit. The City of Hays would apply for a CDBG Grant for \$500,000. In exchange for the City and County using the employment figures generated by A-1 Plank, A-1 Plank requests that if a grant is received, A-1 Plank receive from the City of Hays and Ellis County within ten days following the notice of award, money that would be the difference between a \$485,000 loan awarded through the State at 5% and a commercial loan at 9.5%, that amount being approximately \$135,792. Following the payment of this amount, the City and County would then share on a proportional basis in the residual monies available from the grant.

Daniel Rupp moved, Eber Phelps seconded, that the public hearing for the Community Development Block Grant Application be closed.

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

Daniel Rupp moved, Jayne Clarke seconded, that Resolution No. 189, being a resolution authorizing William W. Humphrey III and the law firm of Rose, Brouillette & Shapiro, P.C. to prepare a CDBG grant application on the City of Hays' behalf, be approved.

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

Daniel Rupp moved, Jayne Clarke seconded, that Resolution No. 190, being a resolution of Residential Anti-Displacement and Relocation Assistance Plan Under Section 104(d) of the Housing and Community Development Act of 1974, be approved.

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

**13. WATER TOWER PAINTING ENGINEERING:** The painting of the water tower has been delayed pending receiving free services from Sherwin Williams regarding whether or not a top coat of the existing tower could be accomplished versus removing and replacing current lead based paint. Sherwin Williams is recommending that top coating of the existing tower be done. However, Sherwin Williams services do not include preparing bid and contract documents for this project nor will they provide inspection services for paint application or for warranty inspections throughout the warranty period. City Manager Zacharias recommended the Commission enter into an agreement with Bucher, Willis, and Ratliff to prepare bid and construction documents, provide construction services and inspections, and warranty activities associated with the over coating of the existing one million gallon water tower. The total cost for these services will not exceed \$16,350.

Eber Phelps moved, Jayne Clarke seconded, that the Commission enter into an agreement with Bucher, Willis, and Ratliff to prepare bid and construction documents and provide inspection activities associated with the painting of the one million gallon water tower, at a cost not to exceed \$16,350.

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

**14. AIRPORT BIDS:** Eber Phelps moved, Daniel Rupp seconded, that the following bids be forwarded to the FAA for their approval for airport improvements and equipment, and the City be authorized to award contract bids to the successful bidders listed below:

Aircraft Rescue and Fire Fighting Vehicle

Emergency One, Inc. \$205,577.00  
Ocala, Florida

Snow Removal Equipment

Victor L. Phillips Company 110,400.00  
Wichita, Kansas

Construction of Fire Station/Snow Equipment Building

Allied, Inc. 199,195.95  
Hays, Kansas

Water Main & Sewer Main

Allied, Inc. 75,726.30  
Hays, Kansas

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

**15. NON-COLLECTIBLE WATER ACCOUNTS:** Eber Phelps moved, Daniel Rupp seconded, that certain water accounts deemed non-collectible, totaling \$437.81, be charged off.

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

**16. NON-COLLECTIBLE COURT COSTS:** Jayne Clarke moved, Eber Phelps seconded, that certain fines and court costs deemed non-collectible, totaling \$3,702.00, be charged off.

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

**17. PARK ORDINANCE:** City Manager Zacharias said the present ordinance is very restrictive stating that no one can stay overnight in Frontier Park. The City of Hays continually gets requests from various groups to stay overnight in the park. City Manager Zacharias requested the ordinance be changed to

allow groups and individuals to stay in Frontier Park overnight with the City Manager's approval.

Daniel Rupp moved, Jayne Clarke seconded, that the staff be directed to develop an ordinance allowing groups and individuals to stay overnight in Frontier Park with the City Manager's approval.

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

**18. ADD-ON ITEMS:** Commissioner Clarke, the City liaison on the Hays Strategic Implementation Committee, briefed the Commission on recent discussions held during their last meeting. The recently created foundation has been named the Hays Community Foundation. Discussion was also held about consolidating the Park Department and Hays Recreation Commission, which was one of the recommendations of the Strategic Plan.

Commissioner Rupp suggested that asphalt streets in need of repair be milled and overlaid as an alternative to just overlaying. Commissioner Clarke stated that the Residential Task Force of the Hays Strategic Implementation Committee is going to assist in creating a committee to assist in the process of finding appropriate ways to financing the needed repairs.

Mayor Leikam reported there is graffiti on a 27th Street bridge that needed to be removed. City Manager Zacharias said the graffiti will be removed. He said he would appreciate hearing of any other areas with graffiti so City crews could clean up the area as soon as possible.

Thereupon, the Governing Body adjourned.

Submitted by: \_\_\_\_\_

Clerk of the Board