

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON DECEMBER 11, 1997

**1. CALL TO ORDER:** The Governing Body of the City of Hays, Kansas met in regular session, Thursday, December 11, 1997, at 7:30 p.m.

Roll Call: Present: Jayne Clarke  
Wayne Billinger  
Howard Rome  
Sharon Leikam

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

**2. MINUTES:** Commissioner Billinger corrected a statement he made regarding the 27th Street Improvement Project. He stated that traffic from three directions moving on to 27th Street (not Vine Street) in such a short distance creates problems.

City Manager Zacharias noted that the minutes listed the address of the Pizza Hut as 2202 Vine, the correct address is 2102 Vine.

Sharon Leikam moved, Howard Rome seconded, that the minutes of the November 23, 1997, regular session, be approved, as corrected.

Vote: Ayes: Jayne Clarke  
Wayne Billinger  
Howard Rome  
Sharon Leikam

**3. CITIZEN COMMENTS:** Ron Hubbs, 3307 Thunderbird Drive, said he gave City Attorney John Bird a petition, and asked him to approve the wording; Mr. Bird has not responded. The preliminary wording on the petition states the undersigned wishes the position of the City Manager and the Assistant City Manager to be eliminated. The undersigned does not want a City Commissioner to occupy the mayoral position, and wants the mayoral position to be an elected office in which the Mayor is

elected every two years.

Mr. Hubbs gave various statistics in relation to high property valuations and declining economic conditions in the City of Hays. Mr. Hubbs said he feels the City and County have wasted \$1.5 million on overtime in the last five years.

Neal Cassell, 330 West 24th, and Bret Timmons, 205 Skyline Court, representing the Church of Jesus Christ of Latter-Day Saints, presented a Proclamation of the World on behalf of the Family Unit to the Commission. The Proclamation is in conjunction with the 150th Anniversary of the establishment of the Mormon Church in Utah. The Proclamation calls upon responsible citizens and officers of government everywhere to promote those measures designed to maintain and strengthen the family as the fundamental unit of society.

**4. COMMISSION INFORMATIONAL MEMORANDUM:** Mayor Clarke announced that Jana Jordan, Hays Convention and Tourism Executive Director, received the Travel Industry Association of Kansas Distinguished Service Award at the annual conference held in Garden City, Kansas on October 13, 1997.

Commissioner Leikam read the following excerpt from the minutes of the Pool Task Force Meeting: "John Shaver reported that he had a request from two citizens, Ron Hubbs and Glen Teel, to have a pool builder visit the Hays Municipal Pool to get the pool builders thoughts on whether the facility should be renovated. On November 14, 1997, Leon Hammerschmidt of Hammerschmidt Pools in Lawrence, Kansas, visited the Hays pool. Mr. Hammerschmidt's opinion was that renovation was not a possibility, and that the replacement of the pool should be the only option considered."

Mr. Hubbs said he personally did not contact Mr. Hammerschmidt and request that he view the pool. He arrived at the pool about the time Mr. Hammerschmidt and Mr. Teel were leaving.

**5. CONSENT ITEMS:** Sharon Leikam moved, Wayne Billinger seconded, that the following mayoral appointments to the Hays Convention and Visitors Bureau Advisory Board for a three year

term, be approved:

Terry Mannell - at large  
Bob Wilhelm - at large  
Steve Wood - at large  
Anita Ruder - motel representative  
Vote: Ayes: Jayne Clarke  
Wayne Billinger  
Howard Rome  
Sharon Leikam

**6. FHSU LEADERSHIP CLASS PRESENTATION:** Mark Anders and Chandra Daffer, representing the Fort Hays State University Leadership Class, gave a report on a Pool Survey recently conducted by the Leadership Class. The 350 citizens surveyed were drawn at random from the registered voter listing. The telephone survey indicated that the majority of residents surveyed want a new combination indoor/outdoor pool. Ms. Daffer said of those surveyed, 43 percent use the present pools, 63.4 percent want a new municipal pool, 51.3 percent prefer an indoor/outdoor combination, 64.7 percent support building a facility for all uses (recreation, health/therapy, exercise, competition, and lessons), 77.8 percent would like to have a new pool at the present location.

**7. WATER AND SEWER MASTER PLAN:** Mike McKay, representing Camp, Dresser and McKee of Dallas, Texas, presented the results of a year long study of the water and sewer system in Hays. Mr. McKay said the scope of the project included: develop basic GIS System, develop water distribution model, wastewater collection model, develop standard construction specifications, and utility operations assessment.

The final product included: Geographic Information System software and data, Water and Wastewater Master Plan, computer with water and wastewater modeling software and data, standard specifications and details document, SCADA Technical Memorandum, Industrial Pretreatment Program Document, Lusk Development Technical Memorandum.

The results of the water model indicated normal operating conditions were good, fire flow conditions are a problem and the water service size is a concern.

The recommendations for the water system include replace 4-inch mains to improve fire flow, investigate variable frequency drives for pumps, install 1-1/2 inch water service lines on new construction, continue leak detection/metering program.

The results of the Wastewater Model indicate good capacity across the system for existing and future flows, adequate capacity under twice the flows, and low velocities across system.

The recommendations for wastewater include: implement Wastewater CIP, rerouting of flow to reduce pumping, system extensions, utilize design standards for new construction to minimize low velocities.

The recommended Capital Improvement Program includes an estimated \$3.9 million of water improvements and \$2.1 million of sewer improvements. These improvements would be phased over 20 years.

**8. PURCHASE OF HYDRA-STOP MACHINE:** Public Works Superintendent Don Larson said the purchase of this basic tapping and hydra-stopping equipment will enable the City crews to install additional valves and replace valves by inserting water stops. The "hydra-stop" brand of equipment uses an expandable plug that is adaptable to a larger range of inside diameters of pipes and will form a seal against much rougher surfaces than other products will allow.

Funds were included in the 1997 Budget to purchase a quick valve insertion machine for \$35,000. However, after researching various methods, "hydra-stop" was determined to be of much greater value and use to the City. City staff recommends the equipment be purchased, in the amount of \$32,674.50, from Hydra-Stop.

Howard Rome moved, Sharon Leikam seconded, that a "hydra-stop" machine, in the amount of \$32,674.50, be purchased for the Public Works Department.

Vote: Ayes: Jayne Clarke  
Wayne Billinger  
Howard Rome  
Sharon Leikam

**9. ENGINEERING SERVICES CONTRACT:** A contract between the City of Hays and Baughman Company, Wichita, Kansas, for the first phase of development of Tallgrass Addition which includes sanitary sewer, water, storm sewer and street improvements. Lusk Communities is the developer for this project.

Sharon Leikam moved, Howard Rome seconded, that a Contract between the City of Hays and Baughman, in the amount of \$54,500, for the development of Tallgrass Addition, be approved.

Vote: Ayes: Jayne Clarke  
Wayne Billinger  
Howard Rome  
Sharon Leikam

**10. KDHE WELLHEAD PROTECTION GRANT:** Wellhead Protection Coordinator Paul Montoia presented a Grant Agreement with the Kansas Department of Health and Environment for the purpose of drilling monitoring wells to identify and intercept contamination before it reaches our public water supply wells.

The amount of the Grant is \$24,200 with a nonfederal contribution of \$16,133.00.

Howard Rome moved, Wayne Billinger seconded, that the Mayor be authorized to sign a Grant Agreement between the City of Hays and the Kansas Department of Health and Environment to identify non-point sources of contamination within the Big Creek Aquifer.

Vote: Ayes: Jayne Clarke  
Wayne Billinger  
Howard Rome  
Sharon Leikam

**11. 1998 LEGISLATIVE PROGRAMS:** City Manager Zacharias presented a 1998 Legislative Policy Statement. At the request of the City, the statement has been modified to include three areas of emphasis that being the situation with the ADA Statutes, the City's stance in favor of repealing the property

tax lid, and issues with the Water Transfer Act.

The Commission has some concerns and requested more time to discuss and review the Policy Statement. Approval of the Legislative Policy Statement was tabled.

**12. 1998 CASH CARRYOVER:** Assistant City Manager Penny Postoak said at the time the 1998 Budget was prepared, a cash carry-over of \$1,275,900 was predicted. After reviewing actual revenue and expenditures through November 30, 1997, City staff estimates the actual carry-over to be \$1,589,500 which is an increase of \$313,600. She noted that this figure is merely an estimate. Actual December revenue and expenses, along with adjustments for accrued vacation and accrued payroll will need to be considered. Sales tax collections, building permits, franchise fees, fines, and court costs have exceeded budget revenue estimates. The two expenditures that are lower than expected are the Police Department and Special Liability Budgets.

The City Manager said the additional cash may be carried forward to reduce any budget constraints in 1998, or the Commission may choose to spend the additional carry-over on a particular project. If the Commission desires to use the excess carry-over, he recommended a maximum of \$200,000 be allocated toward projects.

Commissioner Leikam said she will not be at the next meeting and her thoughts are if there is additional cash carry-over, consideration should be given to the priorities set by the commission earlier as requested by the citizens. Those priorities were streets, and a swimming pool.

**13. NUISANCE RESOLUTIONS:** Assistant City Manager Postoak said no action is necessary. The nuisances were taken care of by the property owner.

**14. ADD-ON ITEMS:** City Manager Zacharias said the City refuse collectors plan to make one pass through the City and pick up discarded Christmas trees. The trees will be put through a chipper provided by Midwest Energy.

Commissioner Leikam said she has received calls concerning stray cats. She welcomes any comments as to how to handle the

problem.

Mayor Clarke said there are numbers in regard to City expenditures and property valuations being tossed about. She caution the citizens of Hays to make sure the numbers they are hearing are correct. Some of the information being circulated is incorrect.

Thereupon the Governing Body adjourned.

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

Clerk of the Board