

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON FEBRUARY 27, 1997

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, met in regular session, Thursday, February 27, 1997, at 7:30 p.m.

Roll Call: Present: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz
Absent: Jayne Clarke

2. MINUTES: Sharon Leikam moved, Robert Albers seconded, that the minutes of the regular session, held on February 13, 1997, be approved.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

3. FINANCIAL STATEMENT: Robert Albers moved, Sharon Leikam seconded, that the Financial Statement for January, 1997, be approved.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

4. CITIZEN PARTICIPATION PROGRAM: There were no representatives of the program present.

5. CITIZEN COMMENTS: Ed Brungardt, representing the Hays Toastmasters Club, was present, and invited the Commission and all interested citizens to attend a Management Leadership Seminar. The seminar will be held on Saturday, March 1, 1997, from 1:00 p.m. to 5:00 p.m, at the St Anthony Campus Conference Room of Hays Medical Center. The cost is free to anyone in the community.

6. COMMISSION INFORMATIONAL MEMORANDUM: Commissioner Wuertz, referring to the Golf Course Advisory Board minutes, asked if a golf course ranger would be an additional expense to the City. City Manager Hannes Zacharias said the ranger would be used to police the golf course to ensure that everyone paid green fees. This person would be a volunteer, and would be compensated in some form other than salary, such as free green fees.

Commissioner Leikam commended Steve Leiker, Wastewater Plant Superintendent, for being in full compliance with the 503 Sludge Regulations for the 1996 reporting year.

Commissioner Leikam mentioned that the citizens of Hays should be very proud of the Hays Residential Recycling Program which was listed in Renew America "Environmental Success Index".

7. CONSENT ITEMS: Errol Wuertz moved, Sharon Leikam seconded, that a Cereal Malt Beverage License for Bobby Lee's Incorporated, (Pizza Arena), 3310 Vine, be approved.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

Robert Albers moved, Sharon Leikam seconded, that the Traffic Advisory Committees' recommendation to place stop signs on streets crossing Indian Trail from 27th to 33rd Streets, be approved.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

8. HAYS HOUSING AUTHORITY ANNUAL REPORT: Harlan Murphy, Chairman of the Hays Housing Authority, presented the Housing Authority's Annual Report to the Commission. Mr. Murphy reported that a new director, Charlene Barber, was hired on June 3, 1996, to replace Dick and Daisy Schneider who resigned.

The Housing Authority received \$206,000 in CIAP funding to be used for various improvements including replacement of appliances, painting of apartments, ADA improvements, and

computer equipment.

Mr. Murphy said the Housing Authority has received a used computer from HUD, and hopes to receive another computer. These computers will be located in the community room, and available for use by the tenants and their children.

With assistance from HUD, all accounting, financial reporting and budgeting will be computerized soon. The accounting will be done in-house by the Housing Authority director, thus eliminating the services of an outside accountant.

9. CDBG PUBLIC HEARING: Mayor Rupp opened a public hearing to receive comments regarding the close-out of a \$200,000 Community Development Block Grant for Hays International Mailing Service.

City Manager Zacharias said a condition for receiving the Grant was for Hays International Mailing Service to increase the base employment of 104 by an additional 37 full-time employees. Records indicated that HIMS has fallen somewhat short of the ultimate goal. The Kansas Department of Commerce and Housing has reviewed the situation, and has offered the close-out of the Grant without a penalty, assuming acceptance by the City Commission.

City Manager Zacharias said HIMS has continually made the monthly payments on the loan as per the existing agreement. As of December 24, 1996, payroll, HIMS had 120.5 full-time equivalent employees including 16.5 new FTE positions. HIMS intends to fully comply with the loan agreement as stated. The only question to be considered by the Commission is whether or not an additional penalty should be made against HIMS for not meeting the full new job requirements.

City Staff, and the Kansas Department of Commerce have reviewed the situation, and feel the City should allow the close-out of the Grant without a penalty. This is based on the fact that Hays International Mailing Service has secured 16.5 new jobs through this loan, and they intend to continue to perform with the loan payments as per the existing agreement.

Commissioner Leikam asked if the City would be setting a precedent by allowing the close-out of the Grant without a

penalty. City Manager Zacharias said each situation is unique. He does not feel the Kansas Department of Commerce would offer the Grant close-out without a penalty option if it were not appropriate in some situations. Should another firm have a similar unique situation, the same option may be offered. It is not our intent to send a signal to those receiving CDBG Loans that job requirements are not to be adhered to. However, oftentimes there are changes in the business climate which warrants such an exception.

Commissioner Wuertz asked if HIMS failure to meet the job requirements would be detrimental to the City regarding future loans. City Manager Zacharias said the Kansas Department of Commerce has assured the City that closing the Grant without meeting the job requirements would not put a "black mark" against the City, and hinder the City's chances of receiving future grants. Another point in the City's favor is that Hays is one of the better performing cities in regard to payback of loans.

There being no further comments, Mayor Rupp closed the public hearing.

Sharon Leikam moved, Robert Albers seconded, that a Community Development Block Grant for Hays International Mailing Service be closed out with 104 person base, 16.5 new FTE positions, of which 86.36% meet LMI requirements, with no penalty.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

10. PLATING FEES: City Manager Zacharias reported that at the January 9, 1997, City Commission meeting an agenda item dealt with the cost associated with establishing\providing standards and specifications for streets, curb and gutter, and paving. An element of that discussion was the idea that a developer who submits a plat should offset the cost of processing a plat through the system.

The Planning Commission has studied the plat fee structure, and made comparisons of other cities' plat fees. As a result of this study, the Planning Commission recommends plat fees be increased as follows:

Present Fees

Proposed Fees

\$50 plus \$1 per lot lot for	\$100 plus \$10 per lot for
for the preliminary plat with a maximum of \$200, and no fee for the final plat submittal	for the preliminary plat and \$50 for final plat submittal

Errol Wuertz moved, Robert Albers seconded, that the recommended increase of plating fees, be approved.

City Manager Zacharias said the normal procedure would be to present the recommended fee increases to the Ellis County Commission for their approval. The fees would then be incorporated into the Planning and Subdivision Regulations.

However, if the County Commission does not accept the recommended plat fee increase, the City Commission could apply the fee increases to all development within the City limits.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

11. HUMAN RESOURCES COMMISSION: Prior to 1994, the City Commission had established a nine member Human Resource Advisory Committee who interviewed local social service agencies, and made recommendations to the City Commission regarding the distribution of any funds that were budgeted by the City Commission for social services. Another local entity, the Ellis County Council on Alcoholism followed a similar method regarding the distribution of alcohol funds.

In 1993, the United Way Board approached the City and recommended that a joint CARE Council be established to

distribute United Way funds, City human resource and alcohol funds. In order to avoid duplication, this seemed to be in the best interest of all entities. An agreement was reached whereby the City appoints four individuals to serve on the joint twelve member Care Council to represent the City and make recommendations back to the City Commission.

City staff recommends that the Human Resource Advisory Committee be disbanded, and the City Commission appoint four members to serve on the Care Council. The last three years we have used individuals who were still serving on the originally appointed nine member Human Resource Advisory Committee, but have not filled the vacancies on this committee as they occurred.

The 1997 social services budget includes \$26,300 to be distributed to local agencies and \$50,000 in Special Alcohol funds to be distributed to local agencies involved in local alcohol and drug abuse prevention activities.

Assuming this recommendation is approved by the City Commission, Mayor Rupp will appoint four individuals to serve on the Care Council which will begin reviewing applications the end of March.

Sharon Leikam moved, Errol Wuertz seconded, that the Human Resources Committee be disbanded in lieu of appointing four members to the Care Council.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

12. STERNBERG MUSEUM RESOLUTION: City Manager Zacharias advised that two bills being considered by the State Legislature deal with allocation of funds for tourism. The two bills have passed the House of Representatives. One of the bills allocates funds for the renovation of Sternberg Museum.

Robert Albers moved, Errol Wuertz seconded, that Resolution No. 234, being a Resolution in support of the efforts of Fort Hays State University in securing funds for the Kansas

Legislature to assist in the completion of renovations to the Sternberg Museum, be approved.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

13. TEMPORARY NOTE EXTENSION: City Manager Zacharias said a \$290,000 Temporary Note for financing improvements to 41st Street Plaza First Addition will mature April 1, 1997. In lieu of reissuing the Note, Emprise Bank has agreed to extend the maturity date of the Note to August 1, 1997. This Note will then be combined with other notes, and paid off with proceeds from a Bond Sale to be held in July, 1997. The interest rate will remain the same. Extending this note, rather than reissuing it, will result in a saving of administrative fees for reissuing the Note.

Robert Albers moved, Sharon Leikam seconded, that Resolution No. 233, being a Resolution authorizing an Extension Agreement between the City of Hays, Kansas, and Emprise Bank.N.A., be approved.

Vote: Ayes: Daniel Rupp
Robert Albers
Sharon Leikam
Errol Wuertz

14. ADD-ON ITEMS: Commissioner Wuertz said he recently visited with Congressman Moran, and he is very interested in working with the City to get an ILS System at the Airport. He asked City staff to contact Congressmen Moran and ask him if there is any way the City can help.

Commissioner Leikam said as a follow up to her comments at the last meeting regarding education on water conservation, she feels very strongly that all citizens of Hays need a refresher course on water conservation. In light of the pending Water Transfer Act litigation, we need to prove to State water authorities that the the City of Hays is doing everything

possible to conserve water. City Manager Zacharias said City staff will contact the School District regarding water conservation education, The Commission will be asked to be involved in the education process.

Commissioner Albers said talk about taxes, and balancing the budget on the Federal level can be carried over to the local level. A recent television series featured comments by former Senator Packwood from Oregon who talked about realities regarding Federal deficits, and the lack of political will to take care of those deficits. Senator Packwood pointed out that to reduce the deficit, we cannot make small cuts and expect to reduce the deficit. Large items need to be looked at. The same holds true on the local level; large items need to be cut, and this will take political will. It is very hard to say no; saying no does not make the Commissioner politically popular.

Thereupon the Governing Body adjourned.

Submitted by: _____
Clerk of the Board