

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON MARCH 13, 1997

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays met in regular session, Thursday, March 13, 1997, at 7:30 p.m.

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

**2. MINUTES:** Errol Wuertz moved, Sharon Leikam seconded, that the minutes of the regular session, held on February 27, 1997, be approved.

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

**3. CITIZEN PARTICIPATION PROGRAM:** Mayor Rupp welcomed Dennis Haynes and Ed Dies to the Commission meeting, and thanked them for attending.

**4. CITIZEN COMMENTS:** Ed Dies, representing the Lions Club, presented a check for \$1500 to John Shaver, Park Director. This money represents the proceeds from the annual Pancake Feed, and is to be used for the installation of a slide at Ekey Park located at 19th Street & Longfellow Drive.

**5. COMMISSION INFORMATIONAL MEMORANDUM:** There were no comments.

**6. CONSENT ITEMS:** Jayne Clarke moved, Sharon Leikam seconded, that the Mayor's recommended appointments, be approved as follows:

**CARE Council**

Beth Bowerman - two year term expiring March 1, 1999

Ruth Heffel - two year term expiring March 1, 1999

Sharon Dreher - one year term expiring March 1, 1998

Harlan Murphy - one year term expiring March 1, 1998

**Public Wholesale Water Supply District**

Robert Albers- three year term expiring March 1, 2000

**7. SOLID WASTE REPORT:** Assistant Director of Public Works Brenda Cary addressed the Commission regarding activities in the Public Works Department. Ms. Cary reported the City of Hays has received a Certificate of Environmental Achievement for the City's Recycling Program. The Program will be published in the Environmental Success Index produced by Renew America.

The pilot Composting Program which began in November 1995 as a joint effort between the City of Hays and Ellis County is now completed. Approximately 300 tons of compost will be made available to the public on a first come, first serve basis. The compost will be located north of the Water Treatment Plant and will be free. The Compost Program will continue allowing citizens to deposit their yard waste free of charge at the Ellis County Landfill.

On March 5, 1997, the City of Hays started a joint venture with Fort Hays State University, USD 489, Midwest Energy, and Hays Medical Center for paper recycling. The three month pilot program will run from March through May 1997. The City will pick up paper recycling every Wednesday, and Midwest Iron, Inc. will haul the paper to Hutchinson. These four entities agreed to pay for a retrofitted winch that was installed on one of the City's refuse trucks. They are paying \$55 per ton which covers collection and transportation costs.

**8. COMMERCE PARKWAY REPORT:** Public Works Director Elden Hammerschmidt updated the Commission on the Commerce Parkway

Road Construction Project. To date, the City has agreements to acquire right-of-way ownership from all the property owners along Commerce Parkway, and will soon have all the signed deeds. The bid letting for the Project is scheduled for April 16, 1997. Awarding of the bid by the Kansas Department of Transportation will take place approximately 30 days after the bid letting. Construction activity could begin in June or July of 1997. The most current project cost estimate to date is \$2,502,535. This amount includes construction costs, engineering, right-of-way costs, and utility relocation costs. Of this \$2,502,535, the City's share will be approximately \$456,713, which is 73% of the 25% local match. The County will be providing \$168,921, which is 27% of the 25% local match, as per an intergovernmental agreement between the City and Ellis County.

**9. WASTEWATER TREATMENT PLANT BIDS:** Bids for the repair of the lab/office roof and replacement of doors in the Sludge Control Building were received as follows:

Commercial Builders	Base Bid	\$29,400
	Alt. 1	<u>1,700</u>
		31,100
Alan Pfeifer Construction	Base Bid	17,594
	Alt. 1	<u>1,295</u>
		18,889
Paul-Wertenberger Constr.	Base Bid	18,750
	Alt. 1	<u>1,380</u>
		20,130

The architects estimate for this work was \$16,955. The Alternate is to add 4" of hardboard insulation to the roof which should pay back in future years. The Wastewater Treatment Plant's budget contains \$15,500 for this work. Construction costs have risen approximately 10% since this item was budgeted.

Funds are available to absorb the amount over budget.

Jayne Clarke moved, Robert Albers seconded, that the bid from Alan Pfeifer Construction in the amount of \$18,889, be approved.

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

**10. ANNEXATION ORDINANCE:** The adoption of an ordinance to annex 26.23 acres of Westridge Addition into the city limits of Hays will be presented, along with the plat acceptance, at the March 27, 1997, meeting. The owner has presented a Petition for Annexation. He has requested to have the necessary public utilities extended to his property, and the streets paved to comply with the City's current Development Policy. This area is contiguous with the city limits, and the Ellis County Commission has approved the plat.

Commissioner Albers expressed his concern that future property owners be aware that not only will they be assessed for the streets being developed in this plat, but also will be assessed for either 37th or 38th Streets at the time they are paved.

Community Development Coordinator Kent Laas also stated that when 41st Street is improved in the future, there could be the possibility of assessing part of that cost to property owners.

City Manager Hannes Zacharias stated he would like to have language put into the Plat and Dedication Papers that future property owners could not protest the establishment of a special assessment district.

The Commission directed staff to prepare an ordinance to annex 26.23 acres of Westridge Addition into the city limits.

**11. BOUNDARY ORDINANCE:** A resolution redefining the boundaries of the corporate city limits of the City was passed December 26, 1996. However, an error in the legal description was discovered

by the Kansas Department of Transportation. All of Country Club Estates 6th Addition was described as annexed, instead of just a portion of Country Club Estates 6th Addition.

Jayne Clarke moved, Robert Albers seconded, that Resolution No. 235, being a Resolution correcting Resolution No. 231, and redefining the boundaries or corporate limits of the City of Hays, Kansas, as required by Section 12-517 of Kansas Statutes annotated, be approved.

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

**12. ADD-ON ITEMS:** City Attorney John Bird reported that a de-annexation ordinance should be published twice over a two week period. Therefore, the de-annexation ordinance of the property involved in placing the All-America City signs will be published on March 24 and March 31, 1997.

City Manager Zacharias stated the Kansas legislature has adopted a resolution which congratulates the community as being an All-America city.

Commissioner Wuertz complimented Jesse Shaver, son of former City employee Jim Shaver, for his perfect score on the SAT exam.

Commissioner Wuertz also mentioned that since Ellis County has hired an additional programmer, they may be more receptive to sharing resources. City Manager Zacharias stated he will discuss this issue with the Ellis County Commission at their next quarterly meeting.

Commissioner Leikam urged the Traffic Advisory Committee to again look into placing a stop sign at 29th Street and Barclay Drive. Citizens in this area have expressed concern to her about the speeding on Barclay Drive.

Commissioner Albers demonstrated to the viewing public the process of how taxes are calculated based on property valuations. City taxes are approximately 26% of the total

property tax bill a Hays homeowner pays. After reviewing all the various services a citizen receives, Commissioner Albers thinks Hays property owners get a bargain, and Hays is not overtaxed in comparison to other cities in the area.

Commissioner Clarke stated she would like the City Commission to have some work sessions involving public input to discuss what people are interested in, and what projects need to be included in the budgets for the next couple of years.

Community Development Coordinator Kent Laas stated that the Planning Commission is reviewing the the Capital Improvement Plan and the Comprehensive Plan. Mr. Laas encouraged any interested citizen to attend the meeting on Monday, March 17, 1997.

Mayor Rupp stated he can understand the frustration property owners are experiencing when the inflation rate goes up 3% and valuations go up 12-15% annually.

Commissioner Clarke stated that because oil valuation is down, property owners are being required to pay a bigger share of taxes.

Thereupon the Governing Body adjourned.

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

Clerk of the Board