

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON MAY 8, 1997

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas, met in regular session, Thursday, May 8, 1997, at 7:30 p.m.

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

**2. MINUTES:** Sharon Leikam moved, Troy Hickman seconded, that the minutes of the April 24, 1997, regular session, be approved.

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

**3. CITIZEN PARTICIPATION PROGRAM:** There were no participants of the Program present.

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

**5. COMMISSION INFORMATIONAL MEMORANDUM:** The Commissioners noted that enplanements at the Hays Municipal Airport continue to be on the increase.

**6. CONSENT ITEMS:** Howard Rome moved, Wayne Billinger seconded, that the following Mayor's appointments to the Airport Committee, be approved:

Brian Chaney - 3 year term expiring April 30, 2000  
James Mages - 3 year term expiring April 30, 2000  
Rob Benedict - 3 year term expiring April 30, 2000

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

**7. WASTEWATER TREATMENT PLANT AWARDS:** Public Works Superintendent Elden Hammerschmidt announced that the City's Wastewater Plant has received the distinguished "Plant of the Year Award" presented by the National Water Environmental Federation at a recent conference held in Lawrence, Kansas. The City competed against the larger cities in Kansas which makes this award very prestigious.

Mr. Hammerschmidt announced that Wastewater Treatment Plant Superintendent Steve Leiker received the "William D. Hatfield Award" for outstanding treatment operators. This award is presented to the best operator in Kansas in all classes.

The Commission commended Mr. Leiker for an outstanding wastewater treatment facility.

**8. CITY COMMITTEE REPORTS:** Glenn Staab, chairman of the Hays Recreation Commission, reported on the activities of the Hays Recreation Commission. He reported the Recreation Commission has enjoyed one of its finest years ever in 1996. He credited Rick Claiborn, Recreation Commission Director, for the successful year. He said the Aquatic Program lost only \$716.00 in 1996, compared to a 15 year average loss of approximately \$13,200. Several new programs have been initiated for all ages from toddler to senior citizen. This year's Soccer Program had over 1,500 participants. A three year Capital Improvement Plan was implemented in June of 1994 and has been completed in two years. Major components of the Plan included renovation of Speier, Stramel and Glassman Ballfields; and construction of the Pratt-Optimist Soccer Complex. A new Master Plan will be developed in 1997.

Larry Gould, Chairman of the Hays/Ellis County Planning Commission, highlighted the operation and structure of the Planning Commission. The primary focus of the Planning

Commission is land use planning to accomplish the following:

1. Expand and enhance the tax base by creating cities, neighborhoods and counties that will make the most of the taxpayers dollars. Also, encourage economic development in the recruiting and retention of industry.
2. Economizing by planning ahead of growth and development.
3. No right of exploitation which provides for property rights to be balanced with a larger public interest.
4. Planning Commissions are small and close to home, and can be more sensitive to the needs of the citizens.
5. Managing the market by creating a balance between public and private interest.
6. Planning allows for taking advantage of change and management of opportunities and threats.

The Planning Commission is comprised of nine volunteer members, five appointed by the City, and four appointed by the County. They represent a variety of occupations and sectors of the community.

The role of the Planning Commission is to serve as an advisory body to the City and County Commissions on all planning issues.

**9. SPECIAL ASSESSMENT HEARING:** Mayor Clarke opened a public hearing to receive comments regarding proposed special assessments for the following public improvements:

The installation of paving, curbing, and guttering of a portion of Columbine Drive, and of West 30th Street located in Country Club Estates Sixth Addition; and

the paving, curbing, and guttering of Sykes Boulevard, and the installation of a water line along Commerce Parkway located in the Hays Airport Industrial Park; and

the installation of water lines, sanitary sewer lines, and the paving, curbing and guttering of Smoky Hill Drive,

Truman Circle, and a portion of Washington Circle located in 41st Plaza First Addition; and

the installation of water lines along Madison Drive and 41st Street located in 41st Street Plaza First Addition; and

the installation of water lines, sanitary sewer lines, and the grading, paving, curbing and guttering of a portion of Washington Circle located in 41st Street Plaza First Addition.

Community Development Coordinator Kent Laas reviewed the assessment districts.

City Attorney John Bird stated that this is the time to voice objections or concerns regarding the proposed assessments. If there are no objections, an ordinance levying the assessments will be adopted. Following the adoption of the Assessment Ordinance, assessment notices will be mailed to property owners. The property owners will have 30 days in which to pay the full amount of the assessment without interest, or the assessment will be certified to the County Clerk who will place the assessments on the tax rolls to be paid over a 15 year period. Any assessments not paid in full will have interest added to them at a rate to be determined at the time of the Bond Sale.

Howard Rome moved, Sharon Leikam seconded, that the public hearing be closed.

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

**10. SPECIAL ASSESSMENT ORDINANCE:** Sharon Leikam moved, Wayne Billinger seconded, that Ordinance No. 3403, being an ordinance levying assessments on lots, pieces and parcels of land in the City of Hays, Kansas, for the purpose of 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; and the paving, curbing, and guttering of Sykes Boulevard and, the installation of a water line along Commerce Parkway in the Hays Airport Industrial Park in the City of Hays, Kansas; and the installation of water lines, sanitary sewer lines, and the grading, paving, curbing and guttering of Smoky Hill Drive, Truman Circle, and a portion of Washington Circle and the installation of water lines, sanitary sewer lines, and the grading, paving, curbing and guttering of a portion of Washington Circle, located in the 41st Street Plaza First Addition to the City of Hays, Kansas; and the installation of water lines along Madison Drive and 41st Street located in the 41st Street Plaza First Addition to the City of Hays; and further providing for the payment of said assessments and for the certification of unpaid assessments to the County Clerk of Ellis County, Kansas, be approved.

Commissioner Hickman stated that he will abstain from voting because he is employed by Sykes Enterprises.

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

Abstain: Troy Hickman

**11. HUMANE SOCIETY FUNDING:** Mary Ann Thompson, President, and Julie Reiss, Director, of the Humane Society of the High Plains were present with a request for emergency funding. Ms. Thompson said for the past few years, the Humane Society's budget requests from the City of Hays have been cut, resulting in small or no increased funding. The Humane Society has been able to manage until this year when increased costs have forced them to ask for additional funding of \$1,000 per month for the remaining seven months of 1997.

The City of Hays funding is used strictly for animal control which amounts to 31 percent of the total expenses for the Humane Society.

Ms. Thompson said if additional funding is not received, it

will be necessary to reduce the hours of the animal control officer. If animal control officer's hours are cut, the animal control burden will fall on the Hays Police Department.

After a lengthy discussion, the Commission asked City staff to research the issue and present a recommendation regarding additional funding for the Humane Society.

**12. PLANNING AND ZONING ISSUES:**

A. Community Development Coordinator Laas presented the proposed landscape regulations which have been reviewed by the Planning Commission, and received a favorable recommendation to incorporate same into the Zoning and Subdivision Regulations. Upon review and acceptance by both the City and County Commission, the text of the regulations will be forwarded to Eric Strauss to generate the ordinance/resolution document that will establish the regulations as "Section 4, Landscape Plan Requirements of Article X, Enforcement, Violation and Penalty".

Virgil Howe, representing the Hays Beautification Committee, said the proposed regulations would require any new development to file a landscape plan. The plan would require sufficient green space, screening, etc. to give the development an aesthetically pleasing appearance.

The Landscape Regulations were approved by consensus of the City Commission.

B. Community Development Coordinator Laas reported that following a public hearing, the Planning Commission unanimously approved an amendment to the Zoning and Subdivision Regulations to allow the Planning/Inspection staff to review site plans for areas that are already zoned. Where a zoning change is proposed, the site plan would still accompany the application for a change of zoning. Under that circumstance, both the Planning Commission and appropriate governing body would have to approve the Site Plan.

The amendment which would allow City staff to review

site plans for areas that are already zoned was approved by consensus of the City Commission.

C. Mr. Laas reported that a public hearing was held to consider amending the current regulations regarding plat fees. The Planning Commission unanimously approved an increase of plat fees as follows:

Preliminary Plat - \$100.00, plus \$10.00 for each lot.

Final Plat - \$50.00, no additional fee per lot.

The City Commission endorsed the increased plating fees by consensus.

D. This item was withdrawn from the agenda.

**13. MAIN STREET BRIDGE BIDS:** Public Works Director Hammerschmidt presented a letter from Larry Emig, Kansas Department of Transportation, Bureau of Local Projects, addressing the bid opening for the Main Street Bridge Painting Project. The low bid is from Thomas Industrial Coatings, Inc. Pevely, Missouri, in the amount of \$120,000. This is well below the engineer's estimate of \$169,250. The City's share as per the letter is \$27,600.

Mr. Hammerschmidt recommended the City accept this bid and execute a resolution pledging \$27,600 for the City's matching funds.

Howard Rome moved, Sharon Leikam seconded, that the bid totaling \$120,000, from Thomas Industrial Coatings, Inc., Pevely, Missouri, be approved; and a Resolution pledging \$27,600 City matching funds for the Main Street Bridge Project, be approved.

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

**14. CITY HALL ROOF REPAIR BIDS:** Plans and specifications have been prepared by Stecklein & Brungardt Architects for reroofing

the Hays City Hall and Fire Station.

Bids were opened on April 29, 1997 for the Roof Replacement Project. The results of the bid opening are as follows.

High Plains Roofing                      \$104,620.00

Roofmasters Roofing                      \$102,155.00

City Manager Zacharias recommended both bids be rejected due to lack of funds available in the 1997 Budget. He recommended that the above amount be included in the 1998 Budget.

Sharon Leikam moved, Troy Hickman seconded, that both bids for reroofing City Hall and the Fire Station, be rejected.

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

**15. COMMERCE PARKWAY ORDINANCE:** Sharon Leikam moved, Howard Rome seconded, that Ordinance No. 3404, being an ordinance designating Commerce Parkway from Highway 40 to Interstate 70, in the City of Hays, Kansas, as a Main Trafficway, be approved.

City Manager Zacharias noted that this ordinance is needed in order to finance the improvements to Commerce Parkway with General Obligation Bonds which will be paid by the City-at-large.

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

Public Works Director Hammerschmidt mentioned that the environmental study required by the Corp of Engineers to determine if the area along Commerce Parkway has a potential of being a wetlands has been completed. The cost of the study is \$2,800 with the City's share being 73 percent (\$2,044.00). An

application and the study will be sent to the Corp of Engineers. A response will be expected in 30 to 60 days.

**16. BUDGET/STUDY SESSION SCHEDULE:** The Commission scheduled various works sessions for May, June, and July, 1997 as follows:

- May 27, 1997 - Study Session
- May 29, 1997 - Study Session
- \*June 17, 1997 - Commission Meeting -(tentative)
- June 30, 1997 - Department Tours
- July 14, 1997 - Budget Work Session
- July 15, 1997 - Budget Work Session

\* The regular scheduled June 12, 1997 Commission meeting has been tentatively rescheduled for June 17, 1997.

**17. ADD-ON ITEMS:** Commissioner Billinger commended City staff and the employees of the City for excellent management and operations of their departments.

Commissioner Clarke reiterated that she wants to review the feasibility of the newly placed stop signs located at 29th and Barclay Drive in six months.

Thereupon the Governing Body adjourned.

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

Clerk of the Board