

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON APRIL 9, 1998

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays met in regular session, Thursday, April 9, 1998, at 7:30 p.m.

Roll Call: Present: Troy Hickman

Wayne Billinger

Howard Rome

Sharon Leikam

Absent: Jayne Clarke

2. MINUTES: Troy Hickman moved, Howard Rome seconded, that the minutes of the March 26, 1998, regular session, be approved.

Vote: Ayes: Troy Hickman

Wayne Billinger

Howard Rome

Sharon Leikam

3. CITIZEN COMMENTS: Jolene Windholz, Hays High School Instructor, and several Hays High School students, were present to invite everyone to the Rainbow of Environmental Hope celebration of Earth Day 1998, to be held on April 16 and 17, 1998. The event is sponsored by the English IV/Community Involvement class at Hays High School. She said all third graders in Ellis County will be attending over the two day period. There will be six educational, hands on learning centers sponsored by the English IV/Community Involvement class, Helping Hands Services, the English IV Dramatic Literature class and the Acting/Drama students, McDonald's Inc., the Desktop Publishing class, Midwest Energy, Inc., the Ellis County Extension Service, and the City of Hays Residential Recycling Program. Each child attending will receive a Lacebark elm tree.

4. COMMISSION INFORMATIONAL MEMORANDUM: There were no comments.

5. CONSENT ITEMS: There were no consent items.

6. SCHOLARSHIP REPORT: Dr. Ed Hammond, President of Fort Hays State University gave the annual report on the Fort Hays State University Scholarship Program. Dr. Hammond said FHSU makes a tremendous economic impact on the City. Since the start of the Scholarship Program, the economic impact from student and faculty activity has increased from \$75 million to \$120 million.

He said since the establishment of the Scholarship Program in the 1989/90 academic year, FHSU has seen growth in both first time freshman (26% increase) and total enrollment (13% increase). He said FHSU is the fastest growing institution in the Kansas Board of Regents system. Dr. Hammond said he truly believes this growth can be attributed to the partnership between the City and the University which was formed in 1989. The partnership creates a cooperative climate which sends a message to everyone.

Dr Hammond said this past school year, the City reduced the scholarship funding from \$100,000 to \$82,500. The University funded the remaining part of the Scholarship Program with donations totaling \$149,250 to keep the program in tack. If the City follows through with the budgeted amount, the Scholarship Fund will receive only \$53,600 this year. The investment will only provide 75 new and 37 renewed scholarships. FHSU has pledged an additional \$198,250 to keep the Program operative.

Dr. Hammond feels strongly that the Scholarship Program has added to the quality of the student body as well as the quantity. The average ACT Score of freshmen has climbed since the Scholarship Program has been in effect.

It is Dr. Hammond's hope that the City Commission will choose to fund the Scholarship Program at its full \$100,000 in the future. The success of this Program is visible.

7. SISTER CITY RESOLUTION: City Manager Zacharias said the City of Hays has been involved in Sister City activities since 1974. Currently, the City has Sister City relationships with two communities including Neustadt An Der Waldnaab, Germany, and Santa Maria, Paraguay. To facilitate Sister City activities, a committee was established many years ago consisting of 11

members. These individuals were appointed for one-year terms. However, since that time, the organization of the committee has been difficult to maintain with most activities resting upon the shoulders of Marianna Beach and Francis Schippers.

City Manager Zacharias said in an effort to rekindle the activities of the Sister City Program, and obtain a more constant committee effort toward this end, it is recommended that a formal committee be established by the City Commission and maintained by City staff. He presented a resolution which established the Hays Sister City Advisory Committee consisting of seven members appointed for three-year terms by the Mayor, with concurrence of the City Commission.

Marianna Beach said a museum was established in Santa Maria, Paraguay, under the efforts of the Sister City Program. Currently a new program has been established to promote tourism to the museum.

Troy Hickman moved, Sharon Leikam seconded, that a Resolution No. 276, being a Resolution establishing the Hays Sister City Advisory Committee and determining the terms and number of members on such committee, be approved.

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

8. STREET IMPROVEMENTS: Bucher, Willis and Ratliff Engineer John Youll reviewed various options for improvements to 27th Street from Plaza Avenue west to Fort Street. He said the recommended option consists of widening 27th Street from General Hays to Fort Street. The east and west legs of the intersection of Vine Street and 27th Street is proposed to be widened to five lanes. This would be accomplished by transition from four lanes to five lanes between General Hays and Vine and between Oak and Vine. Most of the widening would take place on the north side of the existing street. West of Oak Street, a four lane section would be continued to the end of the improvements. Main Street is proposed to be realigned to tie into 27th Street at Woodrow

Court. Oak Street would also be modified to eliminate the "Y" intersection and form a tee intersection. Storm sewer improvements are also included at the intersection.

City Manager Zacharias said the 27th Street Project would be constructed in 1999. The total cost for this option is \$1,636,200.

Virgil Gross, 2700 Woodrow Court, said his property will definitely be affected by the widening of 27th Street. This widening project will lower the value of his property. It is his understanding that his fence and garage would have to be moved. Three trees and a bush would also be destroyed. Mr. Gross said he did not want to impede construction, but he did want to be treated fairly. City Attorney Bird said the law requires that property owners must be compensated for loss of their property.

Robert White, 2700 Fort, was very concerned over the loss of his trees should 27th Street be widened.

Darrell Seibel, owner of a business located on 27th Street, felt one of the major traffic problems is motorists trying to make a left turn onto 27th Street. He had several suggestions regarding the widening. He suggested Main Street be constructed to a "Y" as it enters 27th Street, with designated left and right turn lanes.

Bucher, Willis and Ratliff Engineer Harvey Ruder reviewed the proposed improvements to Vine Street from 27th Street to Interstate 70 to be constructed in the year 2000. Along with this project, the Vine Street Beautification Project will be constructed.

The options for improvements are listed as follows:

Base Project:

The Base Project consists of removing and replacing the existing asphalt pavement with concrete pavement over a stabilized base. Storm drainage, lighting and the frontage road would not be changed or improved.

Total Cost Base Project - \$2,383,770

Option A:

This option includes the construction of curb and gutter along both sides of Vine Street and the construction of a storm sewer to carry storm drainage along Vine Street. This will eliminate the existing ditches between Vine Street and the Frontage Roads. Also included is curb and gutter along the west side of the east Frontage Road which will be necessary to carry the storm drainage from the Frontage Road, which currently slopes toward Vine Street. This will not be necessary on the west Frontage Road because it is sloped away from Vine Street and storm drainage is carried by the existing curb and gutter along the west side of the Frontage Road. The cost of replacing the street lighting along Vine Street is also included in the cost of this option.

Total Cost Option A - \$1,073,780

Option B:

This option consists of the construction of a sidewalk along the east side of Vine Street. Since the sidewalk would be constructed between Vine Street and the east Frontage Road, Option B can only be constructed if Option A is also constructed.

Total Cost Option B - \$87,000

Option C:

This option involves increasing the length of the left turn lane for southbound Vine Street traffic turning left onto 27th Street. This would be accomplished by eliminating the left turn lane for northbound Vine Street traffic turning left to the West Frontage Road at the Alco/Northridge Plaza entrance, and reconstructing the Vine Street median between 27th Street and this entrance. This would allow room for seven additional cars, but would eliminate an existing left turn movement from Vine Street to the West Frontage Road.

Total Cost Option C - \$16,200

Option D:

The east Frontage Road between 33rd Street and 37th Street is in poor condition due to heavy traffic loads. This option

consists of replacing the existing asphalt pavement with concrete pavement on this portion of the east Frontage Road.

Total Cost Option D - \$266,190

Option E:

Option E consists of combining the intersection of 32nd and Vine, and 33rd and Vine into a single intersection. This would be accomplished by realigning 33rd Street on the east side of Vine Street so that it will align with 32nd Street on the west side of Vine Street.

Total Cost Option E - \$926,200

Option F:

The east frontage road between 29th Street and 33rd Street is not heavily traveled and could be eliminated since no businesses are served solely by this Frontage Road. Eliminating the frontage road and the intersection of the frontage road with 33rd Street will help to reduce the traffic congestion at the intersection of 33rd and Vine. This could be further improved by eliminating the Frontage Road north of 33rd Street to the west of the Wal-Mart entrance. If Option F is completed, the cost of Option A will be reduced by approximately \$61,000, and the cost of Option E will be reduced by approximately \$74,000.

Total Cost Option F - \$79,200

Option G:

Option G also involves the combining of the 32nd and Vine intersection with the 33rd and Vine intersection into a single intersection as Option E does. With Option G however, this would be accomplished by extending 33rd Street from Vine Street west to the intersection of 33rd and Skyline Drive. This would involve the removal of the Pheasant Run Restaurant, construction of additional parking for the Country Kitchen Restaurant, relocation of a Midwest Energy power bridge and construction of a cul-de-sac on 32nd Street.

Total Cost Option G - \$1,839,800

City Manager Zacharias said the total cost for all options is approximately \$3,845,000. With the anticipated level of STP funding (\$1,152,000), the net estimated cost to the City would

be \$2,693,140. City staff recommended the base project and all options except Option E be included in the Project. He recommended that Option E be constructed only if the City acquires Geometric Improvement Funding in the amount of \$600,000.

City Manager Zacharias noted that the amount of debt issued in 1999 and 2000 is quite significant, however, the amount of debt budgeted for 1998, 2001, and 2002 is significantly less than the traditional \$1,000,000. Over the five year period, the average debt is estimated to be slightly over \$1,000,000.

The consensus of the Commission was they were in favor of both recommended options for the 27th Street Improvement and Vine Street Improvement, with the stipulation that the property owners affected would receive fair compensation.

9. HARLEY DAVIDSON 95TH ANNIVERSARY REUNION: Deanna Doerfler and Kent Gottschalk, representing Doerfler's Harley-Davidson, appeared before the Commission with a request to lease the Municipal/Frontier Park, and close a portion of Main Street on June 6, 1998, to accommodate motorcyclists traveling to the Harley Davidson 95th Anniversary Reunion.

Ms. Doerfler said Harley-Davidson Motorcycle Company is celebrating their 95th Anniversary this year. Plans for the celebration include a nationwide Harley "Ride Across America" during the first week of June. Hays has been chosen as a stopping point along one of the major national routes. It is estimated that 1,500 to 3,500 riders will be stopping in Hays. This huge influx of tourists will have a significant economic impact. We feel it is an honor for Hays to be selected as a stopping point. Plans are to give them a warm western Kansas welcome by providing food and live music in the Park.

Sharon Leikam moved, Howard Rome seconded that Lease Agreement for the use of the Municipal/Frontier Park on June 6, 1998 be approved for Doerfler's Inc., and that a portion of south Main Street be closed to accommodate motorcycles traveling to the Harley-Davidson Reunion.

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

10. ANNEXATION OF 41ST PLAZA THIRD ADDITION: Community Development Coordinator Kent Laas presented a request for annexation of a portion of 41st Plaza Third Addition. This partial along with a partial contained within the property previously annexed in conjunction with 46th Street Plaza First Addition creates the description for the plat of 41st Street Plaza 3rd Addition which will be presented to the Hays-Ellis County Planning Commission on April 20, 1998. Also at that meeting, a public hearing will be scheduled to address a zoning change from agricultural to residential for the area proposed to be platted. By annexing the property first, allows the City Commission to act upon the zoning and plating issue rather than the County Commission.

Howard Rome moved, Troy Hickman seconded, Ordinance No. 3431, being an Ordinance annexing 4.7 acres of property north of 41st Street known as 41st Plaza Third Addition, be approved.

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

11. ANNEXATION AGREEMENT: Community Development Coordinator Laas presented an Agreement for Annexation and Provisions of Sanitary Sewer. David A. Krein desires to connect his property (Lot 3, Gatschet Addition, Ellis County, Kansas, 3304 North Highway By-Pass) to the existing sanitary sewer which lies adjacent to his property.

Troy Hickman moved, Sharon Leikam seconded, that an Agreement for Annexation and Provisions of Sanitary Sewer between the City of Hays and David A. Krein, be approved.

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

12. ANGLE PARKING: The Traffic Advisory Committee has recommended that angle parking be allowed in front of Cellular One located at 224 West 11th. Parking in this area is approximately 34 feet wide. The area directly in front of Cellular One's building was widened some time ago by an additional six feet. The area is presently not striped but is used frequently as angle parking. Cellular One has requested that they be allowed to stripe it as angled parking to eliminate confusion with their customers and their employees.

City Manager Zacharias said this is not an ideal situation, but since it a low traffic area and the cut-out exists, the Traffic Advisory Committee approved the request. The snow plow and fire trucks will still be able to travel the street.

Sharon Leikam moved, Howard Rome seconded, that the area directly in front of Cellular One, 224 West 11th, be striped for angle parking.

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

13. REIMBURSEMENT RESOLUTION: City Manager Zacharias presented a Resolution prepared by the City's Bond Counsel which would allow the City to reimburse itself for any expenses incurred with respect to the Swimming Pool Project prior to the issuance of Bonds should a one half cent sales tax be approved by voters.

City Manager Zacharias said State Statue allows cities to reimburse themselves for engineering and administration costs anytime. However, there is a time limit on reimbursements for construction costs.

Troy Hickman moved, Howard Rome seconded, that Resolution No. 277, being a Resolution pertaining to the financing of a new swimming pool, be approved.

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

14. ADD-ON ITEMS: Commissioner Leikam said a problem arose recently in regard to leasing property at the Airport for hangar construction. She asked City staff to review the requirements for leasing airport property, Perhaps a time limit could be placed on construction time, once the property is leased, and some type of deposit could be required by those wishing to lease lots. City Manager Zacharias said he would ask the Airport Advisory Committee to review this issue.

Commissioner Leikam asked City staff to investigate how other cities handle sprinkler system requirements for existing structures that are being remodeled or sold. She does not want to jeopardize safety, but sprinkler systems are quite expensive, and we may lose some existing business in the downtown area.

Commissioner Rome said due to the opening of Sternberg Museum, he would like City staff to research the feasibility of lighting of East 27th from Vine Street to Canterbury, and the lighting be included in the 1999 Budget.

Commissioner Billinger said he too has received calls in regard to the sprinkler system requirement. He urged the downtown merchants to start a merchants organization, and join the Kansas Partnership Program. This is an inexpensive way to be a part of an organization that would help provide resources to research various issues.

Thereupon the Governing Body adjourned.

Submitted by: _____
Clerk of the Board