

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
OF THE CITY OF HAYS, KANSAS
HELD ON DECEMBER 22, 1998

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays met in regular session, Tuesday, December 22, 1998, at 7:30 p.m.

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

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

2. MINUTES: Troy Hickman moved, Howard Rome seconded, that the minutes of the December 10, 1998, regular session, be approved.

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

3. FINANCIAL STATEMENT: Jayne Clarke moved, Troy Hickman seconded, that the Financial Statement for November, 1998, be approved.

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

4. CITIZEN COMMENT: There were no comments.

5. COMMISSION INFORMATIONAL MEMORANDUM: City Manager Zacharias announced that the City has received a grant from the Kansas

Department of Transportation to assist in the cost of a traffic light study at the intersection of 27th and Fort Street.

6. CONSENT ITEMS: Jayne Clarke moved, Troy Hickman seconded, the following Mayor's recommended committee appointments, be approved.

Airport Committee

Tom Griffith, Ph D. to fill the unexpired term of Brian Chaney which expires April 30, 2000.

Convention and Tourism Committee

Kate Schmidtbecker – 3 year term expiring December 1, 2001

Lloyd Riedel – reappoint to a 3 year term expiring December 1, 2001

Carol McCall – 3 year term expiring December 1, 2001

Housing Authority

Juanita Stecklein – reappoint to a 4 year term expiring February 14, 2003.

Vote: Ayes: Wayne Billinger

Troy Hickman

Howard Rome

Jayne Clarke

Jayne Clarke moved, Troy Hickman seconded, that the 1999 Cereal Malt Beverage License renewals as attached hereto, be approved.

Commissioner Rome said he would abstain from voting since he is associated with one of the applicants.

Vote: Ayes: Wayne Billinger

Troy Hickman

Jayne Clarke

Abstain: Howard Rome

7. ENGINEERING CONTRACT FOR LIMITED REPAIR ON 8TH STREET: At

the request of the City Commission, Public Works staff has prepared a recommendation for street improvements to be done in 1999 as follows:

1. Sign an engineering services contract with Bucher, Willis and Ratliff for the repair of selected areas of brick at the intersection of 8th and Main; and one small area in the intersection of 8th and Fort Street.
2. On November 24, 1998, the City Commission approved an engineering contract with Bucher, Willis & Ratliff for the slurry seal of 13th Street from Milner east to Harvest Road. Additional streets have been identified that need to be slurry sealed along with 13th Street.

Assistant Public Works Director Brenda Cary said staff recommends signing an engineering services contract with Bucher, Willis and Ratliff in the amount of \$2,600 for selected brick repair on 8th Street.

No further action is required for the Slurry Seal Project contract as it was written so that it could be expanded to include as many identified streets as possible with the available funding.

Howard Rome moved, Troy Hickman seconded, that an agreement with Bucher, Willis & Ratliff to provide engineering services associated with limited repairs to 8th Street in the amount of \$2,600, be approved.

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

Commissioner Hickman asked to revisit the issue of overlaying 8th Street in addition to the repairs approved in the last motion. He believes overlaying 8th Street would be the proper thing to do, and suggested that a formal vote be taken at the next meeting regarding the issue.

Commissioner Rome said he was not comfortable spending \$128,000 to overlay the street. He does not feel the overlay will hold up, and he will not vote in favor of it.

Mayor Billinger said he still would like to pursue T2000 funding as a method of financing 8th Street repairs. The grant process will take quite a while, but it would be worth the wait.

8. MUNICIPAL POOL BIDS: Mark Hantla, Pool Task Force Chairman, gave recognition to the Pool Task Force for their time and dedication particularly during the bidding process to accomplish the goal of staying within the budget amount of \$4.3 million.

Architect Jim Sullivan and Penny Postoak reviewed the pool bids as follows.

Base Bids

Fencing	Eldridge Fencing	\$ 31,989
General	Commercial Builders	1,587,300
Paving	Allied, Inc.	115,500
Play Features	NBGS	23,502
Play Features	Sonar Int.	5,405
Pool	Associated Pool	1,977,000
Shade Structures	Sunport	9,473
Water Slides	Whitewater	57,043

Alternate Bids

Fencing, Steel Picket	Eldridge Fencing	14,011
General, Skylight/Seat	Commercial Builders	4,800
General-Leisure Pool Boiler	Commercial Builders	(1,200)
General 140' Slide	Commercial Builders	3,100
General-Colorado Rough-in	Commercial Builders	3,600
General-Pumphouse Roof	Commercial Builders	5,800
Pool – 8 platforms	Associated Pool	8,500
Pool - deduct Starburst Heater	Associated Pool	(9,500)
Pool –140' Slide	Associated Pool	7,500
Water Slide–140' Slide	Whitewater	6,557
Total		\$3,850,380

Ms. Postoak explained that the landscape bid is not included in the above because it was rebid, and the only bid (\$61,164) submitted was still over the engineer's estimate. This bid did not follow the plans. After discussion with the landscaper and clarification of what was expected, the landscaper submitted a

bid of \$39,998. City staff researched the amount of landscaping materials and labor that could be done by the Parks Department and Recreation Commission personnel. A substantial saving could be gained if the trees and shrubs were planted by City personnel.

City staff is recommending that an allowance of \$40,000 be approved rather than the actual bid of \$39,998. This would allow staff to further evaluate the landscaping, and gain the most for the \$40,000. With this allowance, the total projects are detailed as follows:

Base and Alternates (low bids)	\$3,850,380
Landscape allowance	40,000
Architect and Engineering	250,000
Demolition	54,000
Fountain Allowance	5,000
Total Project Costs	\$4,199,380

Ms. Postoak reviewed the pool financing. She said based on sales tax projections and estimates on bond payments, bond counsel has put together a cash flow analysis. Based on these projections, a contingency of \$200,000 is built into the Swimming Pool Sales Tax Fund. The recommendation includes delaying the purchase of the pool equipment until the end of the next year and paying it out of sales tax receipts. This will allow the City to purchase the equipment prior to the pool opening without the storage time involved. A summary of the estimated sales tax and estimated bond payment is as follows:

Sales Tax Collections (3 years)	\$5,077,056
Less Debt Service	(3,975,233)
Less Expenses Paid Directly	(540,739)
Less Contingency	(200,000)
Less Pool Equipment	(43,673)
Project Balance 1-1-2002	\$ 317,411

Troy Hickman moved, Jayne Clarke seconded, that the bids totaling \$3,850,380, for construction of the new Hays Municipal Swimming Pool, be accepted.

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

9. AMHERST DRIVE VACATION: Mayor Billinger opened a public hearing to receive comments for the vacation of Amherst Drive.

City Manager Zacharias said the applicant has asked to adjourn the public hearing to the January 14, 1999, meeting.

Jayne Clarke moved, Troy Hickman seconded that the public hearing be adjourned until January 14, 1999.

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

10. CITY HALL ROOF AND HVAC BIDS: Bids were opened on December 14, 1998, for a new roof and replacement of the heating and air conditioning system at City Hall. The result of the bid opening is as follows.

Commercial Builders, Inc.	\$299,600
Hays, Kansas	
Glassman Corporation	\$300,000
Hays, Kansas	
Paul-Wertenberger Construction	\$340,000
Hays, Kansas	

Howard Rome moved, Troy Hickman seconded, that the bid from Commercial Builders totaling \$299,600, be accepted.

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

Jayne Clarke moved, Howard Rome seconded, that the Mayor be authorized to sign a contract with Reliable Environmental Management and

Services Incorporated in the amount of \$3,800 to prepare specifications to remove asbestos from City Hall.

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

11. MOUNT ALLEN CEMETERY FENCE: Assistant Public Works Director Brenda Cary said the 1998 Budget contains funds to replace the fence around Mt. Allen Cemetery. The present fence is concrete block and is deteriorated in places. Also, the concrete block pattern is no longer available. City Staff recommends that the concrete block fence be replaced with a rod iron fence with limestone posts.

Ms. Cary said the only action tonight would be to approve the purchase of the wrought iron. Four bids were received ranging from \$62,540.44 to \$23,141.00. The low bidder was Leon's Welding Service with a total bid of \$23,141.

City crews will demolish the existing concrete block fence making every effort to preserve the existing 8" concrete footing so it can be used with the new fence. City crews will also pour the concrete bases, securing them to the existing 8" footing to support the limestone pillars.

Jayne Clarke moved, Howard Rome seconded, that the low bid from Leon's Welding Service totaling \$23,141, be accepted.

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

12. SALT SPREADER EQUIPMENT BIDS: Public Works Superintendent Don Larson reported that due to the mild 1998 winter, the 1998 Snow Removal Budget has a substantial balance. City staff recommends that some of the remaining cash be used to purchase a 5 cubic yard V-box spreader to enhance the salt spreading operations.

Jayne Clarke moved, Howard Rome seconded, that the bid from Murphy Tractor, Great Bend, Kansas totaling \$12,545, for a 5 cubic yard salt spreader, be accepted.

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

13. GENERAL ENGINEERING AGREEMENTS: Public Works Director Elden Hammerschmidt said these agreements are renewed each year to get a fixed rate on miscellaneous engineering services. Each contract is for a not-to-exceed amount of \$25,000 per contract.

The hourly rates of the Bucher, Willis, and Ratliff Contract remain the same as 1998. The Black & Veatch Contract indicates an approximate 4 percent increase. The services of Black & Veatch are used primarily for water and wastewater issues.

Troy Hickman moved, Howard Rome seconded, that General Engineering Contracts with Bucher, Willis & Ratliff and Black and Veatch for not-to-exceed amounts of \$25, 000, be approved.

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

14. HEALTH INSURANCE REVIEW: Personnel Director Susie Billinger reviewed the City's health insurance for 1998. The City is self-insured and covers up to \$20,000 on claims. The City has an insurance company to cover beyond \$20,000.

Ms. Billinger said the City budgeted \$619,100 in 1998 for health insurance and will more than likely not exceed that amount. The Employee Health Insurance Committee is recommending that the same coverage, deductibles and co-insurance levels be maintained for 1999. However, based on the 1998 usage,

the plan will have to be monitored closely in 1999, and extensive changes in coverage or employee financial participation in the plan, will have to be considered for the year 2000.

Troy Hickman moved, Howard Rome seconded, that Gerber Life Insurance Company be accepted as the City's reinsurance company for 1999.

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

15. COALITION APPOINTMENT: Troy Hickman moved, Howard Rome seconded that Wayne Billinger be appointed as the City Commission's representative on the Board of the Ellis County Coalition for Economic Development.

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

16. ADD-ON ITEMS: There were no items.

Thereupon the Governing Body adjourned.

Submitted by:-----

Clerk of the Board