

MINUTES OF A MEETING
OF THE GOVERNING BODY
OF THE CITY OF HAYS, KANSAS
HELD ON MARCH 26, 1998

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas, met in regular session, Thursday, March 26, 1998, at 7:30 p.m.

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

2. MINUTES: Commissioner Billinger stated page 12 of the minutes should reflect that he visited with Senator Brownback about the internet sales tax issue, not necessarily the ISTEPA issue.

Sharon Leikam moved, Troy Hickman seconded, that the minutes of the March 12, 1998, be approved, as corrected.

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

3. FINANCIAL STATEMENT: City Manager Hannes Zacharias stated sales tax revenue collected is approximately \$30,000 more than for the same time period last year. Also, franchise fee revenues show an increase of approximately \$20,000. Water and sewer revenue is consistent with last year's revenue.

Sharon Leikam moved, Howard Rome seconded, that the Financial Statement for February 1998, be approved.

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

4. CITIZEN COMMENTS: Jim Girvan, 3103 Hall Street, addressed the Commission concerning speeding on Hall Street. Mr. Girvan feels that by striping Hall Street a four lane street, the speeding will only get worse, and he is concerned about the safety of pedestrians in the area. Mr. Girvan asked if the pedestrian traffic signal light that is presently being used on West 13th near St. Joseph Parochial School can be relocated at 28th and Hall Street when the school moves to its new location. Mr. Girvan also requested the Commission rescind its vote to stripe Hall Street as a four lane.

Mayor Clarke suggested Mr. Girvan send his suggestion for the traffic light to the Traffic Advisory Committee.

Mr. Girvan asked if the property owners along Hall Street would be required to install sidewalks. City Manager Zacharias stated the issue has not been addressed yet. Currently, sidewalks are not required in areas that are not developed, such as the area north of Dillons. Mr. Girvan asked when was it decided that Hall Street would be an arterial street. City Manager Zacharias stated when KDOT did a Functional Classification Study in the mid 80's, Hall Street was determined to be an arterial street. This was reconfirmed in 1992 when the Comprehensive Plan was completed. The street was designed to be four lane. The Traffic Advisory Committee has been recommending it be four lane for 12 to 15 years.

5. COMMISSION INFORMATIONAL MEMORANDUM: Mayor Clarke complimented Parks Director John Shaver for his efforts on Hays being named as a 1997 Tree City USA. Hays has received this designation yearly since 1979.

City Manager Zacharias reminded the Commissioners that May 7th and May 21st are being set aside as evenings to discuss Commission goals and objectives.

6. CONSENT ITEMS: There were no items for approval.

7. SCHOLARSHIP REPORT: This item was postponed due to Dr. Edward Hammond being out of town.

8. POOL TASK FORCE: Mark Hantla, Chairman, and Kathy Spicer, Vice Chairman of the Pool Task Force, gave a report on the Pool

Task Force's recommendation for replacement of the Municipal Pool.

Mr. Hantla said the Pool Task Force was appointed in 1997 to study options for replacement of the Municipal Pool. He said due to the poor condition of the municipal pool, the pool will close permanently at the end of the 1998 season.

The following options were evaluated:

- Renovation of the existing pool
- Replace the pool with an outdoor facility
- Replace the pool with an indoor facility
- Replace the pool with an indoor/outdoor combination

The goal of the Hays City Pool Task Force is to address the present and future swimming pool needs for all the members of the community by providing swimming pool facilities which incorporate features that emphasize and support recreation, education and instruction, exercise, competition and aqua therapy. The Hays City Pool Task Force aims to support and enhance the local and regional quality of life by making thoughtful decisions based on extensive research of pool needs including an awareness of responsible financial considerations.

Mr. Hantla said the Task Force went through a needs assessment process to evaluate the need for various features and to assist in forming design questions for the Pool Consultant.

The Task Force ruled out renovation of the present pool based on the condition of the pool and the limitations of the current design.

The indoor/outdoor combination was ruled out because the Task Force could not find an example of this type of facility that would be fiscally feasible for the City to run.

An indoor facility was not recommended at this time due to the cost. The Task Force pursued partnerships with the School District and the Hays Medical Center; both entities have expressed interest. It is recommended that these partnerships continue to be pursued as well as other possible partnerships.

The Pool Task Force unanimously recommended that the current Municipal Pool be replaced with the recommended outdoor

design at the same south Main location as presented by the consultant. The facility should be financed by implementing an additional 1/2 cent sales tax.

The Task Force felt the outdoor facility was a priority for now, but would like to see a partnership continue to be pursued for an indoor pool, as they feel this would be more of a community effort.

The following options of how to address the needs for the indoor facility were suggested:

- a 4 year 1/2 cent sales tax, funding the outdoor pool with 3 years of collections, with a conditional 4th year tax, eliminating collection after the 3rd year if partnerships and details are not worked out for the indoor facility by the 3rd year.
- a 4 year 1/2 cent sales tax
- a 3 year 1/2 cent sales tax to fund the outdoor pool as presented while keeping the Pool Task Force in place to continue efforts on an indoor facility and bringing forward a recommended separate action when the indoor partnerships and details are finalized.

The architects design of the outdoor facility includes, the use of the present bath house, a sand area for children with a shade/sun option, a zero depth entry wading/swimming pool with a maximum depth of four to five feet and added attractions such as water fountains, etc., a multipurpose pool with a diving area, and a lazy river with water slides. Mr. Hantla pointed out that surrounding cities have swimming pools, but the added features of this pool will be a draw to Hays. Admission fees are expected to remain same. Other cities with similar facilities have indicated that the large attendance off sets the operating costs.

Commissioner Hickman said he was not comfortable asking the voters to approve a four year half cent sales tax because of timing. The indoor facility needs to be explored further, and partners need to be pursued to help finance and maintain an indoor facility.

Ms. Spicer asked the Commission to consider the four year sales tax option. She feel there are many people who would like to have an indoor pool, and those people would be more willing to support the outdoor facility, if they knew the fourth year of sales tax would be dedicated to pursuing an indoor facility.

The Commission indicated they wished to study an indoor facility, but felt there are too many unanswered questions at this time to include that option on a ballot.

Troy Hickman moved, Wayne Billinger seconded, that the report from the Pool Task Force, be accepted.

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

9. SWIMMING POOL FINANCING OPTION: Commissioner Billinger displayed a visual overhead, which addressed the various aspects of either replacing the existing pool or repairing the pool.

Commissioner Hickman restated what a citizen said last week at the Town Hall Meeting. Sixty years ago when the present pool was in the planning stages, it must have seemed like a huge pool, but it was built to sustain the City of Hays for many years. Once again we are making the same decision, and must plan for the needs of the future.

City Manager Zacharias stated the resolution to finance the pool would authorize the City of Hays to impose a one-half percent retailers' sales tax. These monies would be used for the construction and equipping of a swimming pool and related improvements only. The sales tax would expire three years after the commencement of the collection of the tax. These funds could not be used for any other purpose.

General obligation sales tax bonds would be issued, and backed with collateral from the property tax base. Property tax will not be used to finance this pool. Prior to the issuance of the bonds, a comprehensive feasibility study would be done to guarantee that revenues from the sales tax will be sufficient to

retire such bonds without the necessity of levying ad valorem taxes. This is a requirement of the bond holders.

The vote on this issue will be May 19, 1998, as a regular election (not mail-in). If approved, the pool could be designed this summer, bid in early fall and the bids could be accepted in the late fall. Hopefully, the pool could open sometime during the 1999 summer season. The tax would commence October 1, 1998 and would last for three years from that date.

Mayor Clarke commended the Pool Task Force Committee for their work. Mayor Clarke asked Mark Hantla to submit names of interested people who would be willing to work on a task force committee to resolve the indoor pool issue. Those committee members would be approved at the next City Commission meeting.

Howard Rome moved, Troy Hickman seconded, that Resolution No. 275, being a resolution authorizing and providing for the calling of a special election in the City of Hays, Kansas, for the purpose of submitting to the electors of the City the question of imposing a one-half percent (1/2%) city retailers' sales tax for the purpose of financing a swimming pool and related improvements and authorizing the issuance of General Obligation Sales Tax Bonds to finance such facility.

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

10. PARKING ORDINANCE: City Attorney John Bird stated the Police Chief actually authorizes the placement of parking and no parking signs and the striping of streets. Thus, an ordinance eliminating parking along Hall Street from 27th Street to 41st Street is not necessary. No action was taken.

11. CENTENNIAL ADDITION REPLAT: Kent Laas, Community Development Coordinator, addressed the Commission regarding the replat of a portion of Lot 3, Block 2, Centennial Estates 2nd Addition and a portion of Lot 1, Block 4, Centennial Estates Addition. The Planning Commission has reviewed and approved the

replat.

The new owners of the property want to create individual lots which can be sold. Adequate off street parking exists within the complex. A blanket easement has been incorporated into the Plat & Dedication document which addresses the installation, replacement, and extension of all utilities within and adjacent to these properties. The Fire/Inspection Department has and will continue to work closely with the architects and owners of the property to insure that the appropriate fire rating is achieved prior to the occupancy of these buildings.

Howard Rome moved, Sharon Leikam seconded, that the Replat of Lot 3, Block 2, Centennial Estates 2nd Addition and a portion of Lot 1, Block 4, Centennial Estates Addition, be approved.

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

12. GOLF COURSE MOWER BIDS: Bids were received for a used mower for the Golf Course from the following:

Outdoor Equipment Wichita, KS	\$11,000
Smoky Hill Country Club Hays, KS	\$11,000

Both bids met the bid specifications that they have no more than 2400 hours of actual operation and the maintenance records of the mower be available for review upon request. Park Director John Shaver recommends the bid from Smoky Hill Country Club be accepted.

Sharon Leikam moved, Howard Rome seconded, that the bid from Smoky Hill Country Club, Hays, KS, in the amount of \$11,000 be accepted.

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

13. PARK MOWER BIDS: Bids were received for a new mower for the Park Department. Bids were received from the following:

Excel Sales	\$24,500
Hesston, KS (Hustler Mower)	
Modern Distributing Co.	26,295
Wichita, KS (Toro Mower)	
Outdoor Equipment	30,000
Wichita, KS (Ransome Mower)	
Outdoor Equipment	34,000
Wichita, KS (Jacobsen Mower)	

The low bidder, Excel Sales, did not meet the specifications of the bid. Park Director John Shaver recommends the bid from Modern Distributing, Wichita, KS, in the amount of \$26,295, be accepted.

City Manager Zacharias stated notices were sent to the local vendors prior to setting the specification asking them what sort of specifications they had on units they sell for a 10.5 foot cut rotary mower. One vendor responded stating the unit that he would bid will not be in production until July or August. Every effort was made to work with local vendors.

Commissioner Rome asked whether there were any problems with service work from an out of town vendor. Mr. Shaver responded he has not experienced any problem. Parts are shipped within 24 hours from either Wichita or Kansas City.

Howard Rome moved, Troy Hickman seconded, that the bid from Modern Distributing, Wichita, KS, in the amount of \$26,295, be

accepted.

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

14. CITIZEN SURVEY CONTRACT: City Manager Zacharias stated a Request for Proposals will probably need to be submitted for this activity. The Docking Institute contract is for \$6,000. Previously the Docking Institute gave the City a reduced rate, however, in this case, they are charging the market rate. To be fair to other competitors, it would be best to send out a Request for Proposals. Also, the survey should be reevaluated to see if the right questions are being asked so that we can get a good assessment of customer service.

Commissioner Hickman asked if it would be possible to have the Leadership Studies Program at Fort Hays State University assist with the survey. City Manager Zacharias stated that would depend on the timing of the survey; we could pursue that.

Commissioner Billinger stated it would be helpful to have citizen input prior to the meetings in May when the Commission goals and objectives are discussed. Commissioner Leikam suggested an in-house survey be done, targeting citizens who have water and sewer services. Perhaps this would cost less than the amount charged by the Docking Institute, and could be done on an annual basis.

City Manager Zacharias stated staff has discussed the possibility of sending out a monthly newsletter. A survey could be done along with the newsletter. Start up costs initially would probably be more than the \$6,000 due to the need to purchase special mailing equipment. Funding for the equipment necessary to start a newsletter could be included in the 1999 Budget.

Commissioner Rome stated with a phone survey you have the answers right away. Many people fail to send back responses with a mass mailing. Commissioner Leikam stated many people

hang up the phone when they hear what you want or don't answer the phone if they have Caller ID. Commissioner Hickman suggested that at the time City Hall gets voice mail, it would be possible to propose a question to the public and have citizens call in and voice their opinion. Commissioner Billinger stated he felt there would be more anonymity with a phone survey done by an outside vendor. People are more prone to respond to a third party.

City Manager Zacharias stated he will contact the Leadership Studies class to talk about the issue and bring the information back to the Commission.

15. ADD-ON ITEMS: Commissioner Leikam stated she is receiving calls about the loud boom boxes in cars driving around town and wondered what she could tell the people calling. City Manager Zacharias stated Police Judge Gene Anderson has proposed a ordinance that will address boom boxes and is constitutional. Our current ordinance regarding boom boxes is not constitutional. City Attorney John Bird will review the ordinance in the near future.

A concerned citizen also informed Commissioner Leikam about trees along Sherman Avenue by Aibel-Bickle Park which are leaning over. Commissioner Leikam requested this be looked into.

Commissioner Rome wondered whether there was something that could be done at Frontier Park to prevent burning of large items, such as picnic tables, in the fireplaces. Perhaps, a smaller opening would help. City Manager Zacharias stated a smaller opening may help, however, if the opening is too small, fires would probably be built outside the shelter house. Vandalism is hard to control in that area because it is somewhat secluded.

Commissioner Rome also requested Hall Street be patrolled more frequently for speeders.

Commissioner Billinger mentioned that below the dam area of Big Creek, there is quite a bit of trash and debris that needs to be cleaned up this spring.

Thereupon the Governing Body adjourned.

Submitted by: _____

Clerk of the Board