

**MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON APRIL 8, 1999**

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session, Thursday, April 8, 1999, 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: Jayne Clarke moved, Troy Hickman seconded, that the minutes of the regular session held on March 25, 1999, be approved.

Vote: Ayes: Wayne Billinger

Troy Hickman

Howard Rome

Jayne Clarke

3. CITIZEN COMMENTS: Luella Barber, Hays High School instructor, introduced two Hays High School students. These students helped coordinate the annual Earth Days to be held at Hays High School on April 15th and 16th, 1999. The Rainbow of Environmental Hope celebration sponsored by the English IV Community Involvement classes will consist of six educational, hands-on learning centers provided by the following: English IV, Community Involvement classes, Helping Hands, Midwest Energy, Inc., Ellis County Extension Service, Recycling Committee for Ellis County Environmental Awareness, Hays Area Wellhead Protection, Ellis County Conservation District, McDonalds, Inc., English IV Dramatic Literature classes, and the Acting/Drama

class. Area third graders have been invited to participate in the activities. The public is also invited.

Mayor Billinger gave an overhead presentation to clear up some misinformation that was circulated during the recent City Commission campaign.

4. COMMISSIONAL INFORMATIONAL MEMORANDUM: There were no comments.

5. CONSENT ITEMS: Howard Rome moved, Troy Hickman seconded, that Mona Severson be appointed to a two year term, expiring March 1, 2001, on the Care Council, and Tom Jackson be appointed to a four year term, expiring April 30, 2003, on the Hays Library Board.

Vote: Ayes: Wayne Billinger

Troy Hickman

Howard Rome

Jayne Clarke

6. COMPREHENSIVE PLAN UPDATE: Community Development Coordinator Kent Laas said the Hays-Ellis County Planning Commission conducted a public hearing for the purpose of reviewing/updating the current Comprehensive Plan for the City of Hays and the surrounding three-mile area. The annual review/update of this document is necessary to insure that it continues to reflect the development goals and objectives originally established in 1994. Additionally, state statute requires an annual review of the Plan. This requirement has to do with the validation of the plan as it relates to the adoption and enforcement of zoning and subdivision regulations within the area identified by the Comprehensive Plan itself. The Planning Commission must review changes to the Comprehensive Plan. The Planning Commission 's recommendations are then submitted to both the City Commission and the County Commission for approval and inclusion into the Plan.

The Planning Commission identified four items to be considered in the 1999 review/update, one item dealing with future land use and three dealing with traffic circulation. The land use issue stems in part from the fact that a plat of the area near/adjacent to Commerce Parkway and I-70 has been submitted which, if

approved, will lend itself to more commercial uses than the “Business Park” zoning suggested by the current Comprehensive Plan. With the completion of Commerce Parkway, it is speculated that 22nd Street will provide good access between Canterbury Drive and Commerce Parkway, thus certain service oriented business uses would be appropriate for the area. Additionally, those same service oriented businesses within the area proposed will compliment the remaining area, which would remain identified as “Business Park”

The Planning Commission considered three collector street classification issues. The recommendation was made to eliminate 25th Street east of Canterbury as a potential collector street. This street was originally identified because it was uncertain whether 22nd Street could reasonably be connected to the Commerce Parkway interchange and roadway. Two potential collector streets were recommended for inclusion within the Comprehensive Plan. Forty eighth Street between Hall and Highway 183 (North Vine) and Willow Street from I-70 to 55th Street. These two potential future streets intersect one another and both lie on the half-mile line.

The Planning Commission also recommended that the extraterritorial (three-mile) area be redefined more accurately. It has been several years since the three-mile limit surrounding the City has been updated. Since that time, the City has annexed numerous properties and therefore the potential area for Zoning & Subdivision regulation control has expanded in a like amount. Mr. Laas noted that redefining the three-mile area would require another public hearing.

Phil Meyer, of Baughman & Company, and Roger Wiess, of Lusk Communities were present, and asked for the Commission's support on the amendment to the Comprehensive Plan in regard to land use issues. Mr. Wiess presented a preliminary plat of a residential development, and said he would like to have the area rezoned. He pointed out that once a neighborhood is established, changes to zoning are not readily accepted. If the zoning changes could be made prior to development, there would be no surprises for potential homebuyers.

The consensus of the Commission was to take action on the Comprehensive Plan after a public hearing has been held in regard to redefining the three-mile area.

7. 27th STREET BIDS: Allied, Inc. was the lone bidder for the 27th Street Reconstruction Project, and the replacement of the water lines and relocation of sewer manholes. The total construction bid is \$1,424,634.60. Additional project costs include \$409,554.00 for engineering and land acquisition bringing the total project costs to \$1,834,188.60. The City will receive KDOT Corridor Management funds up to \$300,000 to offset the project costs. The exact dollar amount of KDOT funds will not be known until exact quantities are calculated for the intersection work at 27th & Vine.

It was noted that the street portion of the project will be funded through General Obligation bonds, and the water lines and sewer manholes will be funded with water capital.

Howard Rome moved, Jayne Clarke seconded, that the bid from Allied, Inc. totaling \$1,424,634.60 to reconstruct 27th Street, replace water lines, and relocate sewer manholes, be accepted.

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

8. CONVENTION AND VISITORS BUREAU TROLLEY PURCHASE: CVB

Director Jana Jordan made a request to purchase a 1985 trolley through a lease purchase agreement totaling \$57,500 for a period of three years.

Ms. Jordan said the CVB has been searching for a used ADA accessible trolley for several years. She felt this was a good opportunity since a new trolley can cost approximately \$225,000. The trolley will be used for the summer Twilight Tours and to transport convention delegates within the City.

The trolley has been refurbished, and was inspected by the City's mechanic who reported that the trolley is in very good condition.

Bids for a lease purchase agreement were received from the following:

Commerce Bank	7.75%
Hays, Kansas	
Golden Belt Bank	7.85%
Hays, Kansas	
Sunflower Bank	6.05%
Hays, Kansas	

Troy Hickman moved, Jayne Clarke seconded, that a trolley be purchased from the Winfield Trolley Company for \$57,500, and the bid from Sunflower Bank at an interest rate of 6.05 percent be accepted to finance the trolley purchase, and that Ordinance No. 3463, being an ordinance authorizing the City of Hays, Kansas to enter into an equipment Lease Purchase Agreement, as lessee with Sunflower Bank N.A., as lessor, with respect to a tourism trolley for use by the City, be approved.

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

9. GOLF CART PATH BIDS: Bids were received for the asphalt paving of the cart paths at the Fort Hays Municipal Golf Course. The result of the bid opening is as follows:

Allied, Inc.	\$100,500
Hays, KS	
J Corp.	\$92,850
Hays, Kansas	

Doug Houston, Chairman of the Golf Course Advisory Board, and Park Director John Shaver, were present to address questions.

Howard Rome moved, Jayne Clarke seconded, that the bid from J Corp. totaling \$92,850, to pave golf cart paths at the Fort Hays Municipal Golf Course, be accepted.

Vote: Ayes: Wayne Billinger
Troy Hickman

Howard Rome

Jayne Clarke

10. MOWER BIDS: Bids were received for the purchase of a greens mower for the Municipal Golf Course. The results are as follows:

Outdoor Equipment	\$15,995.00
Wichita, KS	
Big Bear	\$23,926.10
Omaha, NB	
Modern Distributing Company	\$13,479.00
Wichita, KS	

Park Director John Shaver said the low bid did not meet specification, therefore, he is recommending the bid from Outdoor Equipment.

Jayne Clarke moved, Troy Hickman seconded, that the bid from Outdoor Equipment totaling \$15,995.00 for the purchase of a greens mower to be used by the Hays Municipal Golf Course, be accepted.

Vote: Ayes: Wayne Billinger

Troy Hickman

Howard Rome

Jayne Clarke

11. 1992 CHEVROLET PICKUP: Park Director Shaver said this 1992 $\frac{3}{4}$ ton pickup is available through Surplus Properties for a total price of \$10,700. The truck has been examined by the City's mechanic, and is in excellent condition.

Park Director Shaver said the pickup would be used partly to haul water to various locations. Presently, the City's horticulturist is using a $\frac{1}{2}$ ton pickup to transport water and is unable to carry a full load due to the weight.

Howard Rome moved, Jayne Clarke seconded, that the purchase of a $\frac{3}{4}$ ton pickup from Surplus Properties for a total price of \$10,700, be approved.

Vote: Ayes: Wayne Billinger

Troy Hickman

Howard Rome

Jayne Clarke

12. MOBILE DATA TERMINAL PURCHASES: Lieutenant James Purdy of the Hays Police Department said Fort Hays State University approached the Hays Police Department about applying for a grant to purchase mobile data terminals. The grant has been awarded. The total cost of the terminals is \$101,100. The federal portion of the grant is 75 percent, with local entities (Ft. Hays State University, City of Ellis, and City of Hays) providing 25 percent of the cost. The City's share of the cost would be \$15,165.00.

Lieutenant Purdy said the mobile data units will greatly increase the efficiency of the Police Department and will be an excellent addition to the Police Department. These mobile data units will decrease the workload of the communications officers who are currently averaging 1.64 work items per minute on a 24 hour a day basis.

Jayne Clarke moved, Howard Rome seconded, that a payment of \$15,165 to Fort Hays State University to match grant funds for the purchase of six mobile data terminals for the Hays Police Department, be approved.

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

13. PROPERTY MAINTENANCE VIOLATIONS: Assistant City Manager Penny Postoak presented a Resolution to abate a property maintenance nuisance at 2003 Elm Ms. Postoak said the property owner will have 10 additional days to clean up the nuisance; otherwise the City will remove the debris and put the charges on the tax roll.

Troy Hickman moved, Howard Rome seconded, that Resolution No. 308, being a Resolution authorizing the City of Hays or its designated agent to abate nuisances located on the property at 2003 Elm, be approved.

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

14. ADD-ON ITEMS: City Attorney John Bird said a settlement has been reached with two property owners (Cerv's Conoco and Emprise Bank) along Vine Street in regard to acquiring property for the 27th Street Widening Project. He noted that the owner of Cerv's has consented to donate the difference between the appraised amount of his property, and the amount the City has available to pay.

Troy Hickman moved, Howard Rome seconded, that the Mayor be authorized to sign the necessary documents to acquire property owned by Cerv's Conoco and Emprise Bank for the 27th Street Improvement Project.

Commissioner Clarke said she would abstain from voting since her husband is affiliated with Emprise Bank.

Vote: Ayes: Wayne Billinger

Troy Hickman

Howard Rome

Commissioner Clarke said this would be her last meeting, and she wanted to extended appreciation and thanks to those who helped her to become elected, all City personnel, her employer, Sunflower Electric, who wholeheartedly supported her effort, and for all the community support she received. Also, she wanted to thank her husband, John and daughter, Paige for their patience and support the past four years. She truly enjoyed being on the Commission; she has grown as a person and has learned a tremendous amount.

Thereupon the Governing Body adjourned.

Submitted by: _____

Clerk of the Board