

MINUTES OF A MEETING OF  
THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON FEBRUARY 11, 1999

**1. CALL TO ORDER:** The Governing Body of the City of Hays, Kansas, met in regular session, Thursday, February 11, 1999, at 7:30 p.m.

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

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

**2. MINUTES:** Sharon Leikam moved, Howard Rome seconded, that the minutes of the January 28, 1999, regular session, be approved.

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

**3. CITIZEN COMMENTS:** Errol Wuertz expressed his concern about the safety of loading and unloading hazardous materials at a hangar occupied by Werth Aerial Spraying Service. He urged the Commission to direct the Advisory Committee to study this matter.

**4. COMMISSIONAL INFORMATIONAL MEMORANDUM:** There were no comments.

**5. CONSENT ITEMS:** Sharon Leikam moved, Troy Hickman seconded, that Jayne Clarke and Troy Hickman be appointed to the Public Wholesale Water Supply District No.15 Board of Directors.

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

**6. BOND REFINANCING AND POOL BONDS:** Roger Edgar, Executive Vice-President of George K. Baum and Company, addressed the Commission regarding a proposal to refinance the City's general obligation debt. This proposal will be combined with the General Obligation Sales Tax Bond Issue for the new Municipal Swimming Pool. By delaying the issuance of bonds for the swimming pool, the City has been able to reduce the bond issue by approximately \$500,000. Refinancing six of the City's outstanding general obligation bond issues at current low interest rates will save the City approximately \$113,000 over the life of the current debt.

Jayne Clarke moved, Troy Hickman seconded, that George K. Baum and Company be authorized to proceed with the refinancing of six of the City's outstanding general obligation bond issues and start the process of issuing the sales tax bonds for the swimming pool.

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

**7. STORMWATER MANAGEMENT REGULATIONS ORDINANCE:** City Manager Hannes Zacharias reviewed the proposed ordinance imposing Stormwater Management Regulations. The proposed ordinance will apply to areas of new development and also to existing improvements within the City of Hays. The intent is to reduce property damage and to minimize the hazards of personal injury and loss of life due to flooding. The ordinance would also establish major and minor stormwater management systems and establish stormwater management controls and practices.

Stormwater management plans and/or all construction drawings and specifications shall be prepared, signed, and sealed by a professional engineer and

submitted to and approved by the City Stormwater Administrator prior to issuance of a building or construction permit.

Mayor Billinger stated he felt the final Stormwater Plan Management Plan should address vegetation and/or plantings to mitigate run-off. Community Development Director Kent Laas stated there are specifications and standards for drainage canals to reduce erosion. City Manager Zacharias stated they would confer with Carl Johnson of Bucher, Willis and Ratliff Engineers to address this concern in the final plan.

Mayor Billinger also stated he felt parking lot detention areas should have more than a minimum of two signs posted identifying the detention pond area. Lot size and number of inlets should be considered so that all who enter that lot would be aware that the lot also is being used as a detention area in case of a storm. City Manager Zacharias stated that could be discussed with Mr. Johnson prior to the final draft.

City Manager Zacharias stated the regulations as stated in the ordinance are substantial and necessary. To mitigate stormwater run-off due to new development, this is a regulation we need to adopt. The Hays-Ellis County Planning Commission has reviewed this document and recommends the Commission's approval.

Commissioner Hickman asked what would happen if the County did not accept the same ordinance, and development occurred outside of the three-mile radius and one day that development became part of the city limits? Would that development be expected to fulfill these obligations? Mr. Laas stated he felt if the City accepted the development into the city limits, and approved the development otherwise without it being a condition, he didn't feel it could be imposed at a later date.

Final action will be taken at the February 25<sup>th</sup> Commission meeting.

**8. 27<sup>TH</sup> AND FORT STREET TRAFFIC STUDY:** Brenda Cary, Assistant Director of Public Works, reviewed a draft report from the Kansas Department of Transportation regarding traffic signals at 27<sup>th</sup> and Fort Streets. Currently, 27<sup>th</sup> Street is in the design phase to be widened to four lanes east of the 27<sup>th</sup> and Fort Streets intersection, along with the realignment of Main Street to intersect with Woodrow Court at 27<sup>th</sup> Street. The study is to determine whether the traffic signal is still warranted and, if necessary, incorporate any changes to the intersection along with the widening of 27<sup>th</sup> Street.

After studying traffic and pedestrian volumes, it was determined that some type of pedestrian crossing device is needed. Two options are available. The first option would be to upgrade the existing traffic signal to fully actuated control, by installing an actuated controller and the placement of vehicle detectors on each approach. The second option would be to remove the existing traffic signal and install a mid-block school crossing signal to the east of the intersection between Fort Street and Woodrow Court. This option would only stop the traffic flow when children activate the crossing, and would not respond to vehicles southbound on Fort Street. If this option were selected, a stop sign would need to be installed on Fort Street as traffic control. This mid-block school crossing signal would be less effective for children since the signal is not on a direct route to the school. The Traffic Advisory Committee recommends the first option.

Mayor Billinger asked what it would cost to upgrade the existing traffic signal? Ms. Cary stated the approximate cost would be \$7,000.

Jayne Clarke moved, Sharon Leikam seconded, that the existing traffic signal be upgraded to an actuated control and the placement of vehicle detectors be installed, at an approximate cost of \$7,000.

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

**9. PARK LOADER BIDS:** John Shaver, Director of Parks, stated bids for a front-end loader were sent to six different vendors, however, only one bid was received from Gary Wegele, for a total cost of \$26,000. The used loader has been inspected and appears to be in excellent overall condition. This item was budgeted in the 1999 Equipment Replacement Budget in the amount of \$30,000.

Howard Rome moved, Troy Hickman seconded, that the bid from Gary Wegele for a front-end loader for a total cost of \$26,000, be accepted.

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

**10. LEGISLATIVE ISSUES:** City Manager Zacharias reviewed a transportation plan proposed by Economic Lifelines, the state's grassroots transportation coalition.

**11. PROPERTY MAINTENANCE VIOLATIONS:** Assistant City Manager Penny Postoak presented information regarding Resolution No. 301, which is a resolution to abate property maintenance nuisances in the 600 and 700 block of East 7<sup>th</sup> Street. All of the necessary procedures have been followed to try to resolve this problem.

Troy Hickman moved, Howard Rome seconded, that Resolution No. 301, being a resolution to abate certain property maintenance nuisances in the 600 and 700 block of East 7<sup>th</sup> Street, be approved.

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

**12. EXECUTIVE SESSION:** Jayne Clarke moved, Howard Rome seconded, that the City Commission, City Attorney, City Manger, and Assistant City Manager recess to executive session for 15 minutes to discuss litigation and the purchase of real estate. Mayor Billinger called the meeting back to order at 9:14 p.m. and stated litigation and the purchase of real estate were discussed and no action was taken.

**13. ADD-ON ITEMS:** City Manager Zacharias stated it is necessary to pass a resolution to re-define the city limits each year if any land is annexed into the City.

Troy Hickman moved, Howard Rome seconded, that Resolution No. 302, being a resolution re-defining the boundaries or corporate limits of the City of Hays, Kansas, as required by Section 12-517 of Kansas Statutes Annotated, be approved.

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

City Manager Zacharias commented on the statements made by Error Wuertz earlier in the meeting. The hangar he is referring to is very attractive. The hangar location is allowed in the Airport Layout Master Plan. Mr. Wuertz was actually a member of the committee who developed the Airport Master Plan. Additionally, the Commission in April of 1998 approved the lease of the hangar to John Werth. The safety issue is being addressed. The City is in the process of obtaining bids for relocation of the fence to assure that no unauthorized traffic can go near the area.

Commissioner Rome asked that the no-parking issue along 27<sup>th</sup> Street from Fort to Hall be studied and discussed once the widening is completed.

Thereupon the Governing Body adjourned.

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

Clerk of the Board