

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON JANUARY 28, 1999

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas, met in regular session, Thursday, January 28, 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 14, 1999, regular session, be approved.

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

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

City Manager Zacharias reviewed the Financial Statement. He noted that cash carry-over in the General Fund is approximately \$100,000 more than predicted in the 1999 Budget. Sales tax revenue collected in 1998 is 2.4 percent more than 1997, but the rate of increase per month has leveled off. Liquor tax collected is significantly more than anticipated. There was a slight increase in water and sewer revenue compared to 1997.

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

4. CITIZEN COMMENTS: There were no comments.

5. COMMISSION INFORMATIONAL MEMORANDUM: There were no comments.

6. CONSENT ITEMS: Jayne Clarke moved, Howard Rome seconded, that certain police court fines and court cost, as attached hereto, be declared as non-collectible; and certain water and sewer accounts, as attached hereto, be declared as non-collectible.

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

Commissioner Leikam noted that declaring the fees as non-collectible is an accounting entry only. The fees are still owed, and City staff will continue to try to collect them.

7. AMHERST DRIVE VACATION HEARING: Mayor Billinger opened a public hearing regarding the vacation of a portion of Amherst Drive located east of Canterbury between 13th and 12th Street.

Community Development Coordinator Laas said Tim Jacobs, part owner of Coach's Bar & Grill has requested the vacation. The property will probably be plated and possibly sold. Tom Wasinger, representing Mr. Jacobs was present to answer questions regarding the vacation. The reason for the vacation is there is a set back requirement when building adjacent to a right-of-way. The street is not necessary and any improvements to the property would have to comply with the set back requirement. Should the vacation be approved, one-half of the

vacated property would go to the applicant, and one-half would go to the adjacent property owner, USD 489.

Jayne Clarke moved, Troy Hickman seconded that the public hearing be closed.

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

Jayne Clarke moved, Sharon Leikam seconded, that Amherst Drive located east of Canterbury between 13th and 12th Street, be vacated subject to the City retaining an easement.

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

8. SOUTH VINE WATER MAIN REPLACEMENT/EXTENSION: Community Development Coordinator Laas presented documents representing the contracts/agreements necessary to initiate the Community Development Block Grant (CDBG) for the extension of public water mains to serve Countryside Estates Mobile Park and other properties along Highway 183. Doug Bruggeman, of Northwest Kansas Community Development Corporation, and preparer of the grant application was present to answer questions regarding the grant.

Mr. Laas stated this grant will serve a dual purpose of providing an adequate water supply to the area around Countryside Estates and provide water services to businesses who currently rely on their own wells. Those wells are in danger of contamination from the plume of contamination that is migrating south. Countryside has agreed to modify their system to accommodate fire hydrants within the park and will remain responsible for two wells on their property that supply water to the residences.

Commissioner Rome asked if the City signs this grant, will more affordable housing follow? Mr. Laas stated the grant hinges on the amount of low to moderate income people this water supply will serve, not a projected number of people. City Manager Zacharias stated Countryside is pretty well maxed out now, but expansion would be a decision Countryside would have to make.

Commissioner Hickman asked what impact this improvement will have on development to the east. Mr. Laas stated he feels this improvement will help existing businesses that are having water pressure problems plus aid in attracting new businesses.

Commissioner Rome moved, Troy Hickman seconded, that the City Manager and/or Mayor be authorized to sign the following agreements, subject to Affordable Residential Communities (Countryside Estates) signing their agreement between the City of Hays and ARC with accompanying corporate resolution attached.

1. Agreement between City of Hays and Affordable Residential Communities, LLC to improve the internal water distribution system at Countryside Estates Mobile Home Park to accommodate adequate fire flows.
2. Agreement between the City of Hays and the Kansas Department of Commerce and Housing obligating the City to match a CDBG Grant totaling \$185,225.
3. Agreement between the City of Hays and Northwest Kansas Planning and Development Commission to administer CDBG Block Grant Funds.
4. Agreement between the City of Hays and Bucher, Willis & Ratliff for engineering services associated with this water line replacement and expansion.

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

9. GUSTAD BRIDGE GRANT: Elden Hammerschmidt, Public Works Director, addressed the Commission regarding a grant from KDOT to build a new bridge over the low-water crossing near Gross Memorial Coliseum. KDOT's portion of this grant is \$920,000 (80% of construction costs plus construction engineering). Fort Hays State University will manage and pay the remaining 20%. The City of Hays served as a vehicle by which to apply for the grant.

Jayne Clarke moved, Sharon Leikam seconded, that the Mayor be authorized to sign a request for construction application with the Kansas Department of Transportation to install a bridge across Big Creek on the campus of Fort Hays State University, more commonly known as "Gustad Bridge".

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

10. PURCHASE OF EMERGENCY GENERATORS: Elden Hammerschmidt, Public Work Director, addressed the Commission regarding Y2K readiness within the Water Treatment Plant and the Pollution Control Facility. After studying the situation, staff has determined that in the event of a power emergency due to the Y2K issue, the City of Hays would not be able to supply water and wastewater services to our customers for an extended period of time with the generators now in place. After evaluating our present electrical generation capabilities, staff identified several areas of need. One stationary 500 KW unit at the Water Plant, at an estimated cost of \$150,000, and three 60 KW generators, which can be purchased from Federal Surplus Property at \$6,000 each (\$18,000 total), would be required, and approximately \$9,000 for connection costs for the 60 KW units

at the various locations. The total estimated cost for additional recommended emergency power generation is \$177,000.

Mr. Hammerschmidt requested at this time the Commission authorize the purchase of three Federal Surplus Property portable generators in the amount of \$18,000 and proceed with having them wired for use. Secondly, Mr. Hammerschmidt would like to proceed with determining a more accurate estimate of the cost of a stationary unit for the Water Plant.

Sharon Leikam moved, Jayne Clarke seconded, that the Public Works Division be authorized to purchase three Federal Surplus Property portable generators at a cost of \$18,000 and approved approximately \$9,000 for connection costs.

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

11. SNOW AND ICE EQUIPMENT PURCHASES: Don Larson, Service Division Superintendent, addressed the Commission regarding the purchase of snow and ice equipment. The 1999 Snow Removal Budget contains \$12,000 for new equipment. To best fit the City's needs, staff is proposing the purchase of two snow plows, a 7 ½ ft. unit and an 8 ft. unit, along with three liquid spray systems for installation on the two spreaders and one sprayer for the new 5 CY spreader which was recently purchased. These purchases can be made for a total cost of \$11,591. Bids were taken locally for two snowplows. Hays Truck Equipment submitted the lowest bids, \$3300 for the 8-ft. snowplow, and \$2950 for the 7-½ ft. plow. Murphy Tractor and Equipment was the only bidder on the spray system, bidding \$3,406 for two sprayers and \$1,935 for the sprayer on the 5CY model.

Mr. Larson discussed the process by which the application of salt brine as a wetting agent on sand and salt mixtures is used. Commissioner Leikam asked how corrosive the brine was compared to the salt and sand. Mr. Larson stated

they were the same – salt brine is salt that is already mixed with the water; salt brine will keep water from freezing. It takes approximately four to five times as much salt to melt ice as it does to keep ice from forming. If we can keep ice from forming on the streets, consumption of salt could possibly be reduced by 75%.

Commissioner Leikam asked how it would be determined when and where this brine would be put on the streets. Mr. Larson said the brine would not be applied in pre-storm situations, crews will wait for the storm to hit. Elden Hammerschmidt, Public Works Director stated salt and sand will still be used, the brine mixture will be placed on the streets prior to the application of sand and salt.

Commissioner Rome asked if this process is only for collector and arterial streets. Mr. Larson stated that this would be applied on those streets and streets leading onto collector and arterial streets.

Howard Rome moved, Troy Hickman seconded that the bid from Hays Truck Equipment for two snow plows totaling \$6,250, and the bid from Murphy Tractor and Equipment for three spray units totaling \$5,341, for a total cost of \$11,591, be approved.

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

12. LEGISLATIVE ISSUES: City Manager Zacharias reviewed legislative items with the Commission including the Comprehensive Transportation Program, demand transfers, the motor vehicle tax, home rule and the tax lid.

13. EXECUTIVE SESSION: City Manager Zacharias said it was not necessary to adjourn into executive session.

14. ADD-ON ITEMS: City Manager Zacharias reported the City of Hays won the first phase of the LINK lawsuit. He mentioned that the City of Columbus, Kansas has donated \$500 to the legal defense fund in support of the City's effort.

Commissioner Leikam urged the City to enter a water tower contest sponsored by the Kansas League of Municipalities. The I-70 water tower next to the Sternberg Museum is very unique and eye catching.

Thereupon the Governing Body adjourned.

Submitted by: _____

Clerk of the Board