

MINUTES OF A MEETING OF  
THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON NOVEMBER 23, 1999

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas, met in regular session, Tuesday, November 23, 1999, at 7:30 p.m.

Roll Call: Present: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

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

**2. MINUTES:** Howard Rome moved, Troy Hickman seconded, that the minutes of the November 9, 1999, regular session, be approved.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

**3. FINANCIAL STATEMENT:** Troy Hickman moved, Howard Rome seconded, that the Financial Statement for October 1999, be approved.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

**4. CITIZEN COMMENTS:** There were no comments.

**5. COMMISSION INFORMATIONAL MEMORANDUM:** Commissioner Schwaller asked for a report from the Traffic Advisory Committee regarding the

number of accidents at the 22<sup>nd</sup> & Vine Street intersection, and also the possibility of putting signalization near the school area. The issues were discussed during the Traffic Advisory Committee meeting but the discussion got off course and then the subject was changed. There was no consensus or resolution of the facts, and it appears the issues have been dropped. He asked that the issues be placed on the next agenda.

**6. CONSENT ITEMS:** There were no consent items for consideration.

**7. INSPECTION REPORT REVIEW: Item A:** Wayne Schwartz, Director of Fire & Inspection Services said the City Attorney has drafted the following language to be added to the permit requirements which addresses concerns raised about the word “repaired”:

Henry Schwaller IV moved, Larry Schmidt seconded, that the language in the City Code regarding building permits be change as follows:

“Permits required shall be as stated in the Uniform Building Code, Section 106 Permits, which states, Except as specified in Section 106.2, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Building Official.”

“For the purpose of this section, no permit shall be required for any activity unless the activity involves or directly affects the safety of the public, and cosmetic and aesthetic changes, alone, shall not give rise to the need for a permit.”

In addition, Section 106.2 Work Exempt from Permit shall be amended to include the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.
2. Fences not over 6 feet.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet, 9 inches high.

5. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footings to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
7. Platforms, walks and driveways not more than 30 inches (762mm) above grade and not over any basement or story below.
8. Painting, papering and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3 Group U Occupancy when projected not more than 54 inches (1372 mm).
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
13. Siding

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

**Item B:** Commissioner Schwaller said the current language in Section 6-20 regarding what types of drawings should require an architectural seal as part of an application for a building permit is vague, but absolute. It allows for no flexibility in determining when blue prints are necessary and not necessary. If you were to buy a commercial building and you were to add a bathroom with a nonstructural wall, you may or may not be required to get an architect to draw up a set of prints. He did not feel there was any reason for this and the cost to a small business is quite substantial and causes a delay in the project.

Chief Schwartz the reason an architectural seal was required, particularly for the conversion or the addition of a bathroom in a business was to insure the bathroom was in compliance with ADA regulations. This is a direct result of a recent lawsuit filed by LINK, Inc. against the City.

Commissioner Schwaller said in reference to the ADA regulations, is it true that blue prints are not required for ramps or doorways or any other modifications other than bathrooms. Chief Schwartz said ADA compliant bathrooms was a major point of LINK's lawsuit against the City both in existing buildings and new construction, the other issues such as doors and ramps were not a concern of LINK, therefore the City did not focus on them. The bathroom issue was an emotional issue with LINK. A blueprint gave the inspector a plan to work off of to insure the bathroom was built in accordance with ADA standards. Commissioner Schmidt felt the inspector could have used the ADA standards as a guideline for inspection. Chief Schwartz said the City's action was twofold, to make sure projects are planned for the ADA prior to construction thus reducing the chance for relocation of facilities at a greater cost and a reaction to the LINK lawsuit. It appeared to be the safest course of action at the time; where we go in the future is why we are here tonight.

Henry Schwaller IV moved, Larry Schmidt seconded, that Section 6-20 dealing with architectural seals, be stricken from the Code of Ordinances and the Uniform Building Code be relied upon for regulations.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

**8. HALL STREET DESIGNS:** Bucher, Willis & Ratliff engineer Harvey Ruder reviewed the various options for improvement of Hall Street from 12<sup>th</sup> Street to 27<sup>th</sup> Street. Cost estimates for the various improvement options are as follows:  
**1.** Remove and replace the existing pavement with concrete pavement. The existing curb and gutter and sidewalk would remain in place. Waterline

replacement and traffic signals at 13<sup>th</sup> and 27<sup>th</sup> are included. Since no increase in width is anticipated with the Project as proposed by Commissioner Schmidt (three lanes), the cost for Commissioner Schmidt's proposal would be very close to those listed below.

13 <sup>th</sup> to 27 <sup>th</sup>	-	\$1, 377,100
12 <sup>th</sup> to 27 <sup>th</sup>	-	\$1,497,600
8 <sup>th</sup> to 27 <sup>th</sup>	-	\$1,763,000

**2.** Reconstruct Hall Street to 4-lane width, with 13<sup>th</sup> Street intersecting Hall Street as it now exists. Waterline replacement and traffic signals at 13<sup>th</sup> and 27<sup>th</sup> are included.

13 <sup>th</sup> to 27 <sup>th</sup>	-	\$2,539,900
12 <sup>th</sup> to 27 <sup>th</sup>	-	\$3,123,900
8 <sup>th</sup> to 27 <sup>th</sup>	-	\$3,733,400

**3.** Reconstruct Hall Street to a 4-lane width with 13<sup>th</sup> Street realigned to intersect Hall at a right angle on the east side. 13<sup>th</sup> street west of Hall would no longer intersect Hall Street and a connecting road between 12<sup>th</sup> Street and 13<sup>th</sup> Street would be constructed. Waterline replacement and traffic signals at 13<sup>th</sup> and 27<sup>th</sup> are included.

12 <sup>th</sup> to 27 <sup>th</sup>	-	\$3,375,100
8 <sup>th</sup> to 27 <sup>th</sup>	-	\$3,984,700

All of the above estimates include allowances for utility relocation, right-of-way purchase and engineering.

Public Works Director Elden Hammerschmidt said he visited with Kansas Department of Transportation officials about the possibility of delaying this project for a year or two. Their feeling was the project could be dropped, allowing the City to apply for funding in the future when it is ready and federal funds are available.

Mr. Hammerschmidt pointed out a decision on the project needs to be made very soon to allow the engineers time to submit field check plans, which are due by April 1, 2000. KDOT has made it very clear that cities that do not advance projects on schedule are subject to losing federal funding.

Mr. Hammerschmidt said the total amount of federal dollars available for this project is \$2,208,000. The City match would be 20 percent of construction and construction engineering. Preliminary engineering and purchase of right-of-way would be the City's responsibility; KDOT will not share these costs. Once the plans are complete and approved by KDOT, it becomes KDOT's project; they bid it and administer the project from that point on.

Ellis County Planning Commission Chairman Larry Gould read the following statement regarding the Planning Commission's view regarding the Hall Street improvements:

The Hays City Commission will very likely recommend some type of improvements to Elm/Hall Street between 8<sup>th</sup> Street and 27<sup>th</sup> Street at the November 23, 1999, regular City Commission meeting. The project could range from replacing the existing pavement to widening some or all of the existing roadways to accommodate 4-lane traffic between 8<sup>th</sup> Street and 27<sup>th</sup> Street. As the Planning Commission has previously discussed, the best approach to the project would be to make the improvements necessary to accommodate 4-lane traffic along the entire route. Anything less than that not only diminishes the ability of the roadway to carry current traffic, it greatly diminishes the ability of the roadway to carry the very likely increased volumes of traffic as development takes place to the north. From a planning perspective, we feel very strongly that the project should be as comprehensive as possible and therefore should include provisions for 4-lane traffic from 8<sup>th</sup> Street to 27<sup>th</sup> Street. Arterial streets should not receive any less in the way of design or consideration.

As you know, State/Federal dollars are projected to fund the majority of the improvements regardless of the chosen scope of the project. Although the City Commission could have chosen a project of lesser scope regardless of other factors, competition for match funds north of I-70 on Vine Street have become a primary focus in making a determination on the scope of the Hall Street project. By scaling back the Hall Street project, it is speculated that more match funds could be made available for the north of I-70 project without raising the mill levy in the years to come. Although none of us have a perfect "crystal ball", we can

only hope that the planning efforts of today create the growth opportunities for tomorrow. Addressing traffic circulation is at the heart of creating growth opportunities within our community. The Planning Commission believes strongly that the City Commission should improve Hall Street to 4 lane capacity to include the 12<sup>th</sup>-Elm-Hall intersection. Anything less is demonstrative of poor planning and lack of foresight.

Mr. Gould cautioned against making a mistake in the beginning much like the mistake that was made in 1979/1980 regarding 32<sup>nd</sup>/33<sup>rd</sup>. If that project had been done right the first time, we would not be addressing it today.

Mr. Gould said an important issue that needs to be considered regarding diverting funds available for Hall Street to Vine Street is storm water management. The Docking Institute in their Economic Impact Study did not address storm water management. The City can provide positioning to attract development north of I-70, but this Commission has not addressed stormwater management considerations. The Planning Commission has spent the last seven years emphasizing at every opportunity the need for a stormwater management ordinance. Mr. Gould did not want it said five or ten years from now that the Planning Commission did not think about the water coming down from north of I-70 to this very location.

Commissioner Schwaller stated it is his understanding the Commission can't do anything about stormwater management until the Stormwater Advisory Committee proposes it's utility next year. Secondly, he does not think that anything less than what the Planning Commission recommends demonstrates poor planning and lack of foresight. People who live along Hall Street think it is poor planning to take part of their front yard. Commissioner Schwaller stated he would not be able to vote on this issue because he owns property and manages other property along Hall Street.

Mr. Gould stated there is a misunderstanding that the Commission could not proceed with a stormwater management ordinance. This is an issue that needs to be addressed. Mr. Gould further stated that Hall Street is an arterial street, which is designed for mobility. The Commission should represent all the

citizens of Hays, not just those living along Hall Street. Those people need to be heard, however, it is important to remember that citizens using that street every day should also be represented.

Commissioner Schwaller restated that poor planning is designing a four-lane road that takes up people's front yards. If this were good planning, the City would accommodate the owners of property along Hall Street by buying out their property.

Commissioner Schmidt stated most of the people he has spoken to are against making Hall Street a four-lane. The low traffic count does not justify making it a four-lane. Funds could be better used to remove and replace Hall Street and stripe it for a 3-lane and use the savings to improve 8<sup>th</sup> Street from Elm to Milner Streets.

Mr. Gould stated that from the Planning Commission's perspective, that is not the smart thing to do. The Commission's recommendation is based on 60 years of planning experience.

Mayor Billinger stated that he would like to address the stormwater issue. At this point in time, the City does not yet have hard core recommendations, but the issue is still in the planning process. Several scenarios are being looked at for diverting storm water run-off. This information has not yet been given to the Planning Commission.

Mr. Gould stated that if any funds from the Hall Street project are diverted to encourage development north of I-70, the Planning Commission would like to caution that stormwater management has not been addressed. Continued growth north of I-70 without proper stormwater management would be bound to cause the loss of property and the potential loss of life.

Terrance Kohl, owner of property located at 526 West 27<sup>th</sup> Street, stated if the street is widened, he would lose a portion of his property along Hall Street. Mr. Kohl feels funds could be better spent on other projects that are more in need of improvement. Mr. Kohl asked how he would be compensated for his loss of property.

City Attorney John Bird stated there would be an independent appraisal of the property. A land acquisition agent would then negotiate the parameters of the appraisal. If the property owner does not accept that, the City has the right of eminent domain. That procedure gives the property owner the right to have the appraisal done by a three-member court appointed board, followed by a jury trial to establish the fair value of the property.

Commissioner Rome stated he advocated widening Hall Street from 12<sup>th</sup> to 27<sup>th</sup> Street to a four-lane, with signals at 13<sup>th</sup> and 27<sup>th</sup> Street and the elimination of the Hall-Elm-12<sup>th</sup> Street intersection. He does not have a problem with Commissioner Schmidt's proposal, however, the people he has talked to want Hall Street to be a four-lane street.

Commissioner Hickman stated there are other projects and priorities going on and the City should not do the Hall Street project at all at this time. There are other projects coming up that have a greater financial impact to our community and a greater benefit to a larger segment of our population.

Commissioner Schmidt stated we could repair and replace Hall Street, improve 8<sup>th</sup> Street and do both of them for a lot less than what the Planning Commission recommends.

Mayor Billinger stated he is in favor of widening Hall Street to a four-lane street. Housing developments in the northwest part of the City and development north of I-70 warrant access to and from those areas to the college and the downtown area. We should do the improvement correctly now and not be sorry later on that we didn't make Hall a four-lane street.

Commissioner Schwaller agreed with Commissioner Hickman; this is not a priority today, we should do this on a reduced scale or not do it at all. The City does not have the money to do all the projects; we should build roads as the need arises when we can afford them. The Commission needs to set priorities and decide which projects need to be done first.

Commissioner Schmidt stated his proposal would cost the City approximately \$590,000 and improve two main streets. The proposal put forth by

the engineers would cost the City approximately \$1,784,000 and improve only Hall Street.

Howard Rome moved, Wayne Billinger seconded, that Hall Street be widened to four lanes from 12<sup>th</sup> Street to 27<sup>th</sup> Street with signalized intersections at 13<sup>th</sup> Street and 27<sup>th</sup> Street.

Vote: Ayes: Wayne Billinger  
Howard Rome

No: Troy Hickman  
Larry Schmidt

Abstain: Henry Schwaller IV

Larry Schmidt moved, Henry Schwaller IV seconded, that Hall Street be improved to a three-lane from 8<sup>th</sup> Street to 27<sup>th</sup> Street, signalized at 13<sup>th</sup> Street and 27<sup>th</sup> Street, and repair and replace 8<sup>th</sup> Street from Elm Street to Milner Street.

Vote: Ayes: Larry Schmidt

No: Wayne Billinger  
Troy Hickman  
Howard Rome

Abstain: Henry Schwaller IV

Mayor Billinger stated he would like to table this matter for further discussion until the next meeting. Maybe a compromise could be reached in two weeks. All efforts should be made before the money is turned back to the state.

Wayne Billinger moved, Howard Rome seconded, that the Hall Street improvement be tabled until the December 9<sup>th</sup> meeting. City staff is directed to gather input and explore other options.

Vote: Ayes: Wayne Billinger

Henry Schwaller IV  
Larry Schmidt  
Howard Rome

No: Troy Hickman

Henry Schwaller IV moved, Larry Schmidt seconded, that **Agenda Item #10** be discussed next.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

**10. HEALTH INSURANCE:** Since the early 1970's, the City has provided health insurance benefits without any contribution from employees for individual or family coverage. For the last three years the City has set aside \$4,100 per employee for health insurance. This amount has been negotiated with all three unions and is the same amount proposed and accepted by all three unions for 2000. The Health Insurance Employee Committee annually reviews health insurance activities. There has been a dramatic increase in the use of health insurance benefits, resulting in higher premiums being charged for next year and money set aside for that benefit is not buying as much as in previous years.

The current administrator of our health insurance program is Tucker & Clark. Based on the poor service City employees have received from Tucker & Clark during the past nine month, the Health Insurance Employee Committee has voted to recommend that the City go from a partially self-insured program with Tucker and Clark to Plan B with Blue Cross & Blue Shield of Kansas for the year 2000. Due to the higher premiums, the Committee recommended that employees pay approximately \$138 per month for family coverage. The \$138 per month is needed to make up the \$212,000 shortfall between budgeted revenues and anticipated expenses for health insurance premiums for 2000.

City Manager Zacharias stated that this is a dramatic increase for City employees to absorb. It will create a tremendous burden on employees that have families. To ease that burden, the City Manager recommended that the City contribute an additional \$106,000 toward health insurance for 2000. These funds could come from the health insurance reserve fund, if it is not exhausted by the conversion from a self-insured program to a regular insurance program.

Should reserve funds not be available, funds would be transferred from the Water Fund, Solid Waste Fund, CVB Fund, and the General Fund on a proportional basis. Sharing this burden equally with City employees will reduce their monthly payment to \$70 per month, making this benefit more affordable.

Commissioner Hickman agreed the additional cost should be split between the City and the employees. He urged the Employee Health Committee to meet one more time and review the fully insured versus self-insured plans. There might be other areas for possible premium reduction by going with a self-insured plan. In his opinion, partially self-insured plans are better business plans and offer more flexibility.

Mayor Billinger stated he is in favor of helping offset the premium costs this year.

Human Resource Director Susie Billinger stated she would be willing to meet with the Committee again. The Committee could look closer at Blue Cross/Blue Shield's self-insured program.

Charlie Krull, Blue Cross representative, stated that as long as the City agreed to go with Blue Cross, the type of plan chosen could be determined within the next few weeks.

Sherry Dryden, spouse of a City employee, stated that employees who are looking forward to a cost of living raise would see this additional cost cutting into their raise.

Kurt Arnhold, Service Department employee and Committee member, stated he would appreciate any help the Commission could give to ease the burden on City employees this year and then discuss this further in union negotiations.

Commissioner Schmidt stated this wipes out the raises for front line employees in 2000. Higher paid personnel receiving 2 ½% raises will still get a raise, but the front line people will lose money. We need to look at a self-insured plan; hopefully we can come up with a better solution. We need to look at cutting back spending in other areas. Additional employees will be added to the payroll in 2000; they will require health insurance too. City government keeps getting

more expensive and we keep adding to the top. Front line employees haven't changed in 10 years. Some of that top end money should be filtered down to the front line employees.

Commissioner Schwaller stated he felt the City should make up the entire shortfall through cutting expenditures. It is not fair to give with one hand and take with the other. No one has had a chance to budget for next year. The City should bear the brunt this year and work on this issue with employees in the upcoming years.

Troy Hickman moved, Larry Schmidt seconded, that the recommendation from the Health Insurance Committee to drop our self-insured program with Tucker & Clark and purchase health insurance from Blue Cross and Blue Shield, with the type of plan to be identified at a later date. Additionally, the City will contribute the full \$212,000 shortfall between budgeted revenues and anticipated expenses for health insurance for 2000. These funds could come from the health insurance reserve fund, if it is not exhausted by the conversion from a self-insured program to a regular insurance program. Should reserve funds not be available, funds would be transferred from the Water Fund, Solid Waste, CVB Fund, and the General Fund on a proportional basis.

Vote: Ayes: Wayne Billinger

Troy Hickman

Henry Schwaller IV

Larry Schmidt

Howard Rome

**9. LARKS PARK LIGHTING:** Tom Spicer, Director of Athletics at Fort Hays State University, addressed the Commission regarding the installation of a new lighting system at Larks Park. Since 1990 the City and FHSU have worked together to improve Larks Park. In general, the City has paid for capital improvements, utilities, and equipment with FHSU picking up approximately \$12,000 in annual labor and general maintenance. The lighting at Larks Park is inadequate to attract major tournaments. In order to attract tournaments for the 2000 season, efforts must be made to secure increased lighting.

FHSU is proposing the City commit to financing an additional \$110,500 to purchase ball field lighting for installation at Larks Park. This additional amount would be added to a loan balance of \$45,000 from Sunflower Bank that FHSU now has for previous improvements. This debt is being paid by the City in the amount of \$16,200 per year and would be retired in September 2002. This commitment would require the City to assure FHSU an annual debt payment of approximately \$19,500 through the year 2015. This \$19,500 is \$3,300 more than the \$16,200 currently set aside on an annual basis to retire the debt. In order to reduce the City's annual contribution, FHSU is willing to commit to an additional \$2,000 for summer labor and park maintenance. This would make the annual commitment closer to \$17,500 per year for an additional 13 years.

Commissioner Rome asked how this additional lighting would affect the neighborhood. Mr. Spicer stated the homes directly north of the ball field would be affected the most. This additional lighting could be perceived as a better opportunity to provide a safer environment. The safety nets to keep foul balls from going into the swimming pool area will be placed approximately 15-20 feet higher on the new poles, which will help.

Commissioner Schwaller stated that this facility is used basically by the local high schools and the University and maybe they should be asked to contribute to this lighting. Where does the Hays Recreation Commission stand in this matter?

Mr. Spicer stated the HRC is not part of Larks Park. The HRC does not have the resources to take care of Larks Park. The resources that are now in place are the same as would be used to maintain Larks Park prior to FHSU taking over. FHSU invests \$12,000 per year to help maintain the park. The teams who use the facility the most are not institutions of this community; the busiest times are June and July.

Commissioner Schwaller stated this item was presented during budget considerations in July and was rejected. Mr. Spicer stated the proposal presented in July was over \$200,000.

Mayor Billinger advocated the funds be spent for the improvement. This is a city park that needs to be maintained and the City should acquire the proper lighting necessary. This is not that much more of an annual burden and will generate additional revenue throughout the City.

Commissioner Schmidt stated he was in favor of the proposal. Larks Park is an institution in Hays and we need to take care of it. Would additional tournament use generate additional revenue to retire this note earlier?

Mr. Spicer stated that presently fees aren't charged for tournaments that take place in the regular season schedule. We haven't had the opportunity to charge for major tournaments because we didn't have the proper lighting standard necessary to attract those kind of tournaments. This could be discussed and some kind of agreement decided upon. Additional revenue from sign sales could also raise funds that could be used to retire this debt.

Commissioner Schwaller asked if FHSU would be willing to commit funds to this project. Mr. Spicer stated FHSU was not in a position to be able to do that, but could commit \$2,000 for summer labor and park maintenance, which would be part of the additional \$3,300. This project will be put out for bid and there is the potential that the bid could be lower.

Commissioner Schwaller suggested that funds allocated to FHSU scholarships could possibly be applied to this project in the year 2001.

Larry Schmidt moved, Wayne Billinger seconded, that the City of Hays commit to financing an additional \$110,500 to purchase ball field equipment for installation at Larks Park. This \$110,500 will be added to the existing balance of \$45,000 for a total note of \$155,500 to be paid out over a 15-year period.

Vote: Ayes: Wayne Billinger

Troy Hickman

Henry Schwaller IV

Larry Schmidt

Howard Rome

**11. EQUIPMENT PURCHASE BIDS:** Commissioner Schwaller stepped out of the Commission chambers at this point. **A.** Funds in the amount of \$15,000 for

the purchase of a service crane for the Public Works Department were budgeted in 1999. The following bids were received:

Hays Mack Sales & Service	\$13,597.14
Hays Truck Equipment	12,168.40
S & W Supply	14,842.80

Troy Hickman moved, Howard Rome seconded, that the bid from Hays Truck Equipment in the amount of \$12,168.40 be accepted.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Larry Schmidt  
Howard Rome

Absent: Henry Schwaller IV

**B.** Funds in the amount of \$40,000 were budgeted for the purchase of combination compactor in 1999. The following bids were received:

Berry Tractor	\$35,000.00
Foley Tractor	36,250.00
Foley Tractor	46,300.00
Murphy Tractor	29,037.00
Victor L. Phillips	28,353.00
Victor L. Phillips	30,957.00

Troy Hickman moved, Wayne Billinger seconded, that the bid from Victor L. Phillips, in the amount of \$28,353.00, be accepted.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller  
Larry Schmidt  
Howard Rome

Commissioner Schmidt urged the old compactor be sold to reduce inventory. Don Larson, Service Department Superintendent, stated it would probably be sold in the City auction.

C. Funds in the amount of \$25,000 were budgeted in 1999 for the purchase of a vehicle to replace a 1989 Chevrolet S-10 Blazer currently being used by the Deputy Fire Chief. Bids were requested for a new, used, or program vehicle of the 1999 model year. The Fire and Inspection Department wants to replace the small, sport utility vehicle with the mid-size sport utility vehicle. The following bids were received:

	<u>BID PRICE MINUS TRADE-IN</u>
<u>James Motor Co.</u>	
1999 Chevy Tahoe	\$26,000.00
1998 GMC Yukon	24,000.00
<u>RAG Motors</u>	
1999 Chevy Tahoe	\$26,500.00
<u>Lewis Chrysler</u>	
2000 Dodge Durango	23,523.00

Henry Schwaller IV moved, Howard Rome seconded, that the bid from Lewis Chrysler for a 2000 Dodge Durango in the amount of \$23,523.00 be accepted.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

**12. AIRPORT NAME RESOLUTION:** Commissioner Schmidt stated he didn't think there would be any benefit to renaming the Hays Municipal Airport to the Hays Regional Airport. It is going to cost to change the signage.

Commissioner Rome stated he felt it would enhance our regional image as a retail trade area and regional medical facility. Mayor Billinger agreed with Commissioner Rome.

Terry Urban, Airport Manager, stated a new, more attractive sign is needed anyway.

Troy Hickman moved, Howard Rome seconded, that Resolution No. 319, being a resolution changing the name of the Hays Municipal Airport to the Hays Regional Airport, be approved.

Vote: Ayes: Wayne Billinger

Troy Hickman

Henry Schwaller IV

Howard Rome

No: Larry Schmidt

**13. SYSTEM ENHANCEMENT SUPPORT LETTERS:** **A.** The City of Great Bend is seeking support for their application for KDOT funding of corridor improvements from Hutchinson to Great Bend.

Commissioner Schmidt stated he felt we should endorse this application because it could affect the future of Hays.

Larry Schmidt moved, Howard Rome seconded, that Resolution No. 320, being a resolution supporting the application, in cooperation with other cities and counties, for a four-lane highway project west of Hutchinson and on to Great Bend through the Corridor Improvements Section of the System Enhancement Program of the Comprehensive Transportation Program of the State of Kansas, be approved.

Vote: Ayes: Wayne Billinger

Troy Hickman

Larry Schmidt

Howard Rome

No: Henry Schwaller IV

**B.** The City of Columbus is seeking support for the completion of the Wichita/Joplin Southeast Kansas Corridor as part of the System Enhancement Program for the State of Kansas by constructing a diagonal roadway to Riverton.

Commissioner Schmidt stated he did not see any direct benefit to be gained from endorsing this application. This application would be in direct opposition for dollars that the City of Hays is competing for.

City Manager Zacharias stated that communication he has received from the Columbus City Manager indicates they are hoping to make a connection from Joplin to Denver. From their perspective, they think it will benefit Hays in the long run.

Howard Rome moved, Troy Hickman seconded, that Resolution No. 321, being a resolution supporting the completion of the Wichita/Joplin Corridor, be approved.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Howard Rome

No: Henry Schwaller IV  
Larry Schmidt

**14. LEGISLATIVE SERVICES CONTRACT:** Troy Hickman moved, Wayne Billinger seconded, that the City of Hays enter into a contract with Logan, Riley, Carson, and Kaup, attorneys for legislative services for 2000.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

**15. EXECUTIVE SESSION:** Henry Schwaller IV moved, Howard Rome seconded, that the Governing Body adjourn to executive session at 11:00 p.m. for 15 minutes to discuss personnel. The executive session will include the Commissioners and the City Manager.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

Mayor Billinger called the meeting back to order at 11:15 p.m. and stated no action was taken during executive session.

**16. ADD-ON ITEMS:** City Manager Zacharias stated two ordinances regarding the property tax abatement and payment in lieu of taxes for A-1 Plank and Scaffold, as discussed at the November 9<sup>th</sup> Commission meeting, needed to be voted upon.

Henry Schwaller IV moved, Howard Rome seconded, that Ordinance No. 3487, being an ordinance exempting certain property from ad valorem taxation for economic development purposes, be approved.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

Henry Schwaller IV moved, Troy Hickman seconded, that Ordinance No. 3488, being an ordinance authorizing the mayor to execute an agreement with A-1 Plank and Scaffold Manufacturing, Inc., be approved.

Vote: Ayes: Wayne Billinger  
Troy Hickman  
Henry Schwaller IV  
Larry Schmidt  
Howard Rome

City Manager Zacharias stated he would have information regarding the noise ordinance available at the next Commission meeting.

Commissioner Rome asked why the narrow area between the curb along 27<sup>th</sup> Street and the cemetery fence was not put in concrete. City Manager Zacharias stated the City does not want to encourage individuals to walk along that side of the street. It is about a one-foot strip and there is a high volume of traffic along 27<sup>th</sup> Street. Commissioner Rome asked that this issue become an agenda item for discussion at the next meeting.

Commissioner Schmidt stated he would like to review some of the budget proposals made for the year 2000, especially the Solid Waste Supervisor and detective position. There are some things that could be done to help get the

2000 Budget back in line to help with some of the unforeseen expenses the City is incurring. He also stated he would like to make it policy that when new equipment is purchased, the old equipment is sold.

Commissioner Schmidt suggested the Commissioners submit names of individuals willing to serve on the steering committee for the Park Master Plan. The Commission will submit two names to serve on this committee.

Commissioner Schwaller stated he would like to initiate discussion at the next Commission meeting to change the way the Commission meeting agenda is developed. In his opinion, many issues don't need to be looked at and larger issues tend to be at the end of the agenda when fewer people are viewing or in attendance at the meeting.

Commissioner Schwaller stated he would like have the Commission discuss at the next meeting the possibility of working with the Convention and Visitors Bureau to develop a new marketing plan for the retail sector of the City of Hays. Residents of neighboring communities often shop in Hays and they should be rewarded with some kind of incentive.

Commissioner Rome asked that a listing of all city owned property be prepared and be made available at the next Commission meeting.

Thereupon the Governing Body adjourned.

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

Clerk of the Board