

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON FEBRUARY 12, 2004

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, February 12, 2004, at 7:30 p.m.

Roll Call: Present: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

Chairperson Hickman stated that a quorum was present and called the meeting to order.

2. MINUTES There were revisions to the minutes, they stand approved as revised.

3. CITIZEN COMMENTS: Charlie Krull, Blue Cross/Blue Shield representative, presented the Commission with a report of the full accounting of income and claims processed for 2003. After reviewing those figures, he presented the City with a refund check of \$176,347.33.

Eddie Blackwell, employee of Sykes Enterprises, shared his views regarding the impending vacancy of the Sykes building. In his opinion, he feels Hays has one of the most powerful resources of individuals with knowledge, skills and abilities for a city its size. He feels that with support of local businesses such as ETEK, there is a better chance of having a productive industry causing the community to grow without the worry of it pulling out at some point in time. Blackwell cited two examples of local businesses that could be housed inside the building. He feels ETEK is a good example because this is an individual who wants to expand his business. Blackwell also suggested opening a day care center. He explained there are 4 quadrants inside the building so there is the ability to route calls to 4 different companies within the one building. One division could provide a computer support company. Another quadrant could serve as a daycare. His overall suggestion was that funding be made available to local businesses. He feels Hays

has a vast area of local resources within its population. Mayor Hickman encouraged Mr. Blackwell to share his thoughts with the Ellis County Coalition for Economic Development as well.

Sam Zwenger questioned how the students of Fort Hays State University and the high schools can become involved in local politics. Commissioner Schwaller explained that the Youth Advisory Council, made up of 29 representatives from the middle schools and high schools, was conceived about a year ago with the intention to tie into the Student Government Association at the University. He explained that due to commitments of the Association and the age gap, bringing the two organizations together was not pursued. However, the Commission and community would welcome the input and thoughts of Fort Hays State University students. He said that Fort Hays State University students have served on at least 2 advisory boards for City. Mayor Hickman suggested that there are various openings on committees and the City website has applications for consideration of appointments to those committees. Zwenger asked if Commissioners in the past have been asked to participate in class discussions. Mayor Hickman said that whenever a Commissioner is asked to speak in a class, they are receptive. Commissioner Steward added that there is a project at the University started by the New York Times and the American Association of State Colleges and Universities. It is called the American Democracy Project. A steering committee meets a couple of times per month, and he welcomed participation in that project.

4. CONSENT ITEMS:

A. Mayoral Appointments:

Airport Advisory Committee

Jenny Allenbaugh – 3-year term expiring April 30, 2007

Lyle Noordhoek – 3-year term expiring April 30, 2007

Dan Stecklein – unexpired term expiring April 30, 2006

Hays Housing Authority Board

Marla McDonough – 4-year term expiring February 14, 2008

Neighborhood Revitalization Downtown Development Review Board

Kim Billinger – 2-year term expiring January 1, 2006

Hays Ellis County Planning Commission

Lou Caplan – 3-year term expiring April 30, 2007

Public Wholesale Water Supply District No. 15 Board

Curt Longpine – 3-Year term expiring March 1, 2007

B. Consider signing resolutions expressing appreciation to new business owners in the City of Hays:

Gutch’s Bar and Grill

Ken Gottschalk

Hays City Mercantile

Ken Fitch and Sunell Koerner

Henry Schwaller moved, Wayne Billinger seconded that both items on the consent agenda be approved.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

Chairman Hickman presented Certificates of Appreciation to Sunell Koerner on behalf of Hays City Mercantile and Diane Gottschalk on behalf of Gutch’s.

NEW BUSINESS

5. HAYS AREA CHILDREN’S CENTER PRESENTATION: Doug Greer, Executive Director, gave a presentation entitled “Kansas Association of Child Care Resource and Referral Agencies (KACCRRRA) Infant-Toddler Project Evaluation Distribution.” He gave a brief overview of the Children’s Center and its history of providing services to children in Ellis County. He explained that they provide special education services for infants and toddlers. They also have a program called Healthy Start, which caters to new parents offering advice and linking them to existing programs in the community. KACCRRRA is an agency through SRS that keeps track of childcare listings for 8 counties. Anyone looking

for childcare has access to an 800 number wherein they may obtain information about regulated care in their area. He said the Hays Area Children's Center is one of the largest childcare providers in western Kansas providing care for infants, toddlers, preschoolers, and school age children.

Greer emphasized the importance of early childhood development and the profound effect of early experiences on a child's life. He brought up the importance of relationships, trust, security, brain stimulation and enrichment. He explained funding programs from the state and federal levels, and quoted statistics regarding the number of children in childcare in Kansas and the financial impact. He said that parents that have confidence in their childcare provider are able to do a better job and be more productive to their employer. Greer provided documentation and again emphasized the importance of quality childcare.

6. SALE OF HANGAR C-12 BY OWNER AT THE HAYS REGIONAL AIRPORT: Gary Shorman wishes to purchase a hangar owned by Barry Witten at the Hays Regional Airport. The City Manager noted that the City has first option to purchase the hangar; however, the City Manager recommended that the City not purchase the hangar.

Wayne Billinger moved, Sunell Koerner seconded, that the sale of hangar C-12 from Barry Witten to Gary Shorman for the amount of \$11,400, be approved.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

7. ENGINEERING CONTRACT FOR HALL STREET RECONSTRUCTION PROJECT.

Sunell Koerner moved, Wayne Billinger seconded, that the Chairman be authorized to sign a contract submitted by the Kansas Department of Transportation with Cook, Flatt, and Strobel Engineers of Topeka for construction engineering services for the Hall Street Reconstruction Project, with the City's share of the project costing \$67,029.

Commissioner Schwaller stated that he would abstain from the vote as he has a substantial material conflict of interest.

Vote: Ayes: Troy Hickman

Sunell Koerner

Kent Steward

Wayne Billinger

Abstain: Henry Schwaller IV

8. HALL STREET CONTRACT APPROVAL: Sunell Koerner moved, Wayne Billinger seconded, that a Resolution authorizing KDOT to award a Hall Street construction contract to Paver's, Inc., in the amount of \$2,564,730, and authorized payment of \$790,840.07 to the Kansas Department of Transportation for the City's share of construction and engineering.

Vote: Ayes: Troy Hickman

Sunell Koerner

Kent Steward

Wayne Billinger

Abstain: Henry Schwaller IV

9. TREE REBATE PROGRAM: The Hays Beautification Committee requested an increase of the payout for tree plantings through the Tree Rebate program from \$30.00 to \$50.00 in hopes of increasing the amount of trees planted within the City. All other program specifications will remain the same and the amount budgeted for this program will not increase.

Wayne Billinger moved, Henry Schwaller seconded, that the amount available for tree plantings be increased from \$30.00 to \$50.00 per tree. Commissioner Schwaller stated that this is probably one of the best programs that the City has to offer and it is also one of the least expensive at a cost of under \$10,000 per year. The City subsidizes and pays for the removal of dead trees facing streets and also pays for the replacement of anything from small to large trees as long as they are on the specified list.

Vote: Ayes: Troy Hickman

Sunell Koerner

Kent Steward

Wayne Billinger

Henry Schwaller IV

10. SEWER RATE ORDINANCE: City Manager Gustafson presented and recommended an amendment to the sewer rate ordinance so that the rate for a 5/8-inch meter outside the City limits would be \$7.80 rather than \$8.41. He mentioned that this was a technical error in the ordinance.

Kent Steward moved, Wayne Billinger seconded, that Ordinance No.3637, being an ordinance amending Title 13, Chapter 13.24 of the City of Hays, Kansas, Municipal Code, by modifying Section 13.24.030, subsection A. regarding sewer rates and charges.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

11. REPORT OF THE CITY MANAGER : The City Manager commended the Public Works Department and Parks Department on the recent snow removal. He mentioned that there is still the issue of snow on the sidewalks and streets, which will be addressed through a campaign before next winter.

12. COMMISSION INQUIRIES AND COMMENTS: Commissioner Schwaller presented an advertisement placed in the Financial Times of London by the Amarillo Economic Development Corporation. The ad basically stated that if any company wished to relocate in Amarillo that corporation would pay them \$10 million in cash. These are not tax incentives or training grants, it is actual cash paid to any firm willing to relocate in Amarillo. He quoted the article as saying that the City of Amarillo has invested and committed over a \$120 million over the past 13 years in land, buildings and equipment purchases. They have also offered low interest loans, tax abatements and other vital incentives. The point Commissioner Schwaller wanted to make was that, as Eddie Blackwell said, we should take stock of our strengths and weaknesses and capitalize on them. The City does not have millions of dollars to offer businesses to relocate to the City of Hays. He stated that he hopes that both the City and County Commissions can meet and talk about future economic development and work with the coalition. He feels the City should be more aggressive, not only with the Sykes building, but other buildings like it, because even if a new firm moves into the Sykes building there is no guarantee that it will be here in 5-10

years. So he suggested creating a more diversified economy that builds on the strengths that we already have.

Commissioner Steward commended Jeremy Shapiro on what he thought was an excellent column. He stated that there are a great many things that the City and County can work on together, as well as the Coalition. He hopes that the City Commission will make it a high priority to arrange a meeting with the County Commissioners as soon as possible. He asked for suggestions on how that might be effectively done. He would like to sit down and discuss ways in which the Commissions might mutually serve City and County residents. Commissioner Schwaller suggested an open meeting luncheon. Commissioner Billinger suggested the lunch meeting be held following a County Commission meeting. Mayor Hickman requested that the City Manager contact the County Clerk and make arrangements to schedule a luncheon meeting with the county commission.

Mayor Hickman stated that the City had passed a resolution reconfirming support for the regional strategic plan that was put together by the Coalition. The State looked it over and wanted it to be more specific in its language. Commissioner Hickman asked if the Commission would consider passing the revised resolution so that the Coalition could submit it to the State for approval. Commissioner Schwaller noted that Mayor Hickman was referring to the citywide incentive language that includes sales tax exemptions, job creation tax credit, and investment tax credit, in addition to the specific county incentives.

Henry Schwaller moved, Wayne Billinger seconded, that Resolution No. 459, being a Resolution reconfirming support for qualifying regional strategic plan incentives.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

Mayor Hickman commented on the possible problems that may occur with the changes in the water/sewer billing cycles. He voiced a concern about the timing of the billing cycles and due dates. He suggested extending the due date before a bill be considered past due for the first month to try to help people get used to the new billing cycles. Commissioner

Schwaller is leery of allowing the extension because customers actually have 48 days to pay their bills. City Manager Gustafson recommended exploring the size of the issue then extending the due date based on the information gathered.

Commissioner Steward commented that those individuals on a fixed income might find the late fee to be substantial. Therefore, he would be in favor of waiving the late fees for one month. Gustafson said he would direct staff to do so if the commission so desires. However, late fees are part of the ordinance and the commission would have to take formal action. It was decided that formal action on this issue would be taken at the next meeting after staff has researched the problem.

13. EXECUTIVE SESSION : Sunell Koerner moved, Wayne Billinger seconded, that the Commission recess to executive session for the purpose of attorney-client privilege for 20 minutes. The City Commission, the City Manager, the City Attorney, and the Assistant City Manager shall be included in the executive session.

It was noted that the Hays Daily News objects to the executive session.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

Chairperson Hickman called the meeting back to order within the allotted time. Thereupon the Governing Body adjourned.

Submitted by: _____
Clerk of the Board

