

# Memo

To: City Commission  
From: Toby Dougherty, City Manager  
Date: 10-11-13  
Re: October 17, 2013 Work Session

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Please find the attached agenda and supporting documentation for the October 17, 2013 Work Session.

## Item 2 – Hays Dog Park – Phase I Funding

Please refer to the attached memorandum from Parks Director Jeff Boyle regarding the Hays Dog Park. The City Commission gave the Friends of the Hays Dog Park the go-ahead to raise money with the intent of completing Phase I. The Friends of the Hays Dog Park did raise enough money to feel comfortable going out for bids. Bids were solicited, and they are now requesting permission to move ahead with Phase I.

## Item 3 – Resolution to Repeal Resolution No. 2013-017 which Established a Benefit District for Lots 1-24 within the Replat of Lot 2, Block 9, Golden Belt 8<sup>th</sup> Addition

Please refer to the attached memorandum from Jesse Rohr, Planning, Inspection and Enforcement Superintendent. Laverne Schumacher had petitioned the City to establish a Benefit District for a small development on the east side of town. He has now decided to forego the Benefit District process and pay for the improvements himself. City staff is supportive of this decision.

## Item 4 – Golden Belt Estates 5<sup>th</sup> Addition Phase II Resolution to Establish Benefit District (Jagger Court)

This item is self-explanatory.

## Item 5 – Water and Sewer Line Improvements: Fort Street, 26<sup>th</sup> Street and US-183 Bypass – Award of Bid

Please refer to the attached memorandum from Bernie Kitten, Director of Utilities, regarding the water and sewer line improvements. City staff is proposing to replace an older section of water line along Fort Street and 26<sup>th</sup> Street, as well as to replace a section of sewer force main along the US-183 Bypass. In conjunction with the water line improvements to Fort Street, there will be a significant portion of the concrete replaced to provide a better driving surface.

Item 6 – Purchase of 1-Time Utility Truck for Utilities Department

This item is self-explanatory. The Utilities Department is asking to purchase a one-ton utility truck that is used in their maintenance operation. This is a planned purchase, and City staff is comfortable with the bid.

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**CITY OF HAYS  
CITY COMMISSION WORK SESSION  
THURSDAY, OCTOBER 17, 2013 – 6:30 P.M.  
AGENDA**

1. **ITEM FOR REVIEW: September 19, 2013 Work Session Notes (PAGE 1)**  
DEPARTMENT HEAD RESPONSIBLE: Kim Rupp, Director of Finance
2. **ITEM FOR REVIEW: Hays Dog Park – Phase I Funding (PAGE 5)**  
DEPARTMENT HEAD RESPONSIBLE: Jeff Boyle, Director of Parks
3. **ITEM FOR REVIEW: Resolution to Repeal Resolution No. 2013-017 which Established a Benefit District for Lots 1-24 within the Replat of Lot 2, Block 9, Golden Belt 8<sup>th</sup> Addition (PAGE 11)**  
DEPARTMENT HEAD RESPONSIBLE: I.D. Creech, Director of Public Works
4. **ITEM FOR REVIEW: Golden Belt Estates 5<sup>th</sup> Addition Phase II Resolution to Establish Benefit District (Jagger Court) (PAGE 19)**  
DEPARTMENT HEAD RESPONSIBLE: I.D. Creech, Director of Public Works
5. **ITEM FOR REVIEW: Water and Sewer Line Improvements: Fort Street, 26<sup>th</sup> Street and US-183 Bypass – Award of Bid (PAGE 25)**  
DEPARTMENT HEAD RESPONSIBLE: Bernie Kitten, Director of Utilities
6. **ITEM FOR REVIEW: Purchase of 1-Ton Utility Truck for Utilities Department (PAGE 31)**  
DEPARTMENT HEAD RESPONSIBLE: Bernie Kitten, Director of Utilities
7. **OTHER ITEMS FOR DISCUSSION**
8. **EXECUTIVE SESSION (IF REQUIRED)**
9. **ADJOURNMENT**

**ANY PERSON WITH A DISABILITY NEEDING SPECIAL ACCOMMODATIONS TO ATTEND THIS MEETING SHOULD CONTACT THE CITY MANAGER'S OFFICE 48 HOURS PRIOR TO THE SCHEDULED MEETING TIME. EVERY ATTEMPT WILL BE MADE TO ACCOMMODATE ANY REQUESTS FOR ASSISTANCE.**



City of Hays  
City Commission  
Work Session Notes  
September 19, 2013

Present: Kent Steward, Henry Schwaller IV, Eber Phelps, Shaun Musil, Ron Mellick, John Bird, Toby Dougherty

**September 5, 2013 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on September 5, 2013; the minutes stand approved as presented.

**Motor Vehicles and Mobile Equipment at the Hays Regional Airport – Proposed Ordinance**

The Airport Advisory Board has recommended amending Section 8-30 of the Hays City Code with regard to motor vehicles and mobile equipment operations at the Hays Regional Airport. The dominant change would be to allow the construction and use of concrete parking pads adjacent to hangars. Currently, vehicle parking rules only allow parking within hangars inside the security fence.

Commissioners will be requested to approve the changes to the airport parking regulations at the September 26, 2013 Commission meeting.

**Proposed Hays Regional Airport Rules and Regulations**

Currently the City has several rules and regulations regarding the Hays Regional Airport; however, these are not readily accessible in one document. Based on the recommendation of the Airport Advisory Board, City staff is recommending codifying these rules and regulations to provide a single reference document for tenants, staff and other users of the Airport.

The Commissioners will be requested to approve the City Manager's proposed Rules and Regulations for the Hays Regional Airport at the September 26, 2013 Commission meeting.

### **13<sup>th</sup> Street Improvements from Main to Milner**

The 2014 Budget included funding from City Commission Financial Policy Projects Fund to make improvements to 13<sup>th</sup> Street from Main Street to Milner Street. This would be the next large reconstruction project following the reconstruction of 41<sup>st</sup> Street from US-183 Bypass to Hall Street, in 2014.

At the September 26, 2013 Commission meeting the Commissioners will be requested to authorize staff to solicit proposals for engineering services related to the development of concept plans and cost estimates for the reconstruction of 13<sup>th</sup> Street from Main Street to Milner Street.

### **Transfer of \$1.5 Million from Financial Policy Projects to Capital Projects to Fund 13<sup>th</sup> Street Reconstruction**

Over the past five years the City Commission has implemented necessary strategies to minimize municipal costs to property taxes. In 2011 the Commission went to a pay as you go system to keep the mill levy at 25 for the foreseeable future. The next prioritized project is 13<sup>th</sup> Street reconstruction from Main to Milner with a tentative cost of \$1,500,000.

At the September 26, 2013 Commission meeting the Commissioners will be requested to approve the transfer of \$1,500,000 from City Commission Financial Policy Projects to Capital Projects Fund for the reconstruction of 13<sup>th</sup> Street from Main to Milner.

### **Policy for the Placement of Plaques on City Facilities**

The need to have a policy for the placement of plaques on City facilities was previously discussed by the City Commission. Fort Hays State University installed a plaque on the grandstands at Larks Park identifying a donor for a smaller project completed at the facility.

Commissioner Mellick was concerned with the historical integrity of Larks Park with holes being drilled in the structure, and plaques being hung.

In an effort to ensure consistent placement of recognition plaques, as well as to protect the historical integrity of City property a policy was created.

At the September 26, 2013 Commission meeting the Commissioners will be requested to approve a policy for the placement of plaques on City facilities.

### **Add On – Marvin F Braun Annexation**

The owners of Lot 3 and the West 71 feet of Lot 2 of the Marvin F. Braun Addition have requested annexation of the property into the city limits of Hays to facilitate the development of the lots for commercial purposes. The area proposed to be annexed is located at the northeast corner of the intersection of General Hays Rd and East 43<sup>rd</sup> St. The property is contiguous (bounded on two sides) with the present city limits.

At the October 10, 2013 Commission meeting the Commissioners will be asked to approve an ordinance annexing Lot 3 and the West 71 feet of Lot 2, all within Block 2 of Marvin F. Braun Addition to the City of Hays.

### **Other Items for Discussion**

Commissioner Musil complimented the Utilities Department employees who responded to a water leak at his neighbor's home. Commissioner Musil also mentioned he was asked to sit on the Downtown Hays Development Committee, but is not able to at this time, and asked if any other Commissioners were interested.

Commissioner Schwaller asked for an update on the fence Mr. Luecke mentioned at a previous meeting.

City Attorney John Bird stated there is a fence there and City staff will be inspecting the fence to check its condition.

### **Executive Session**

Henry Schwaller IV moved, Eber Phelps seconded, that the Governing Body recess to executive session at 7:30 p.m. for 25 minutes to discuss property acquisition. The executive session included the City Commissioners, City Manager, Assistant City Manager and the City Attorney. K.S.A. 75-4319 authorizes the use of executive session to discuss property acquisition.

Vote: Ayes: Kent Steward  
Henry Schwaller IV  
Eber Phelps  
Shaun Musil  
Ron Mellick

Chairperson Steward called the meeting back to order at 7:55 p.m. No action was taken during executive session.

The work session was adjourned at 7:55 p.m.

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

Brenda Kitchen – City Clerk

# Commission Work Session Agenda

## Memo

**From:** Jeff Boyle, Director of Parks

**Work Session:** October 17, 2013

**Subject:** Hays Dog Park – Phase 1

**Person(s) Responsible:** Jeff Boyle, Director of Parks

### Summary

On May 9, 2013 the City Commission adopted Resolution No. 2013-012; A RESOLUTION AUTHORIZING FRIENDS OF THE HAYS DOG PARK TO DEVELOP A DOG PARK IN PHASES. The Friends of the Hays Dog Park (FHDP) proposed three phases, beginning with Phase 1, for completion of the park. Original estimates for Phase 1 were \$32,845.17. After receiving formal bids/quotes on the items for Phase 1 the actual costs will be \$23,859.13 or \$8,986.04 less than the original estimates. The Friends of the Hays Dog Park and City Staff recommend approval to proceed with construction activities/amenities listed for Phase 1 of the Hays Dog Park with funds transferred from the Friends of the Hays Dog Park into the Special Park Budget (12055-57450) for a total amount of \$23,859.13. All construction oversight will be completed by City Staff for this project.

### Background

Earlier this year the Hays City Commission approved the FHDP request to build the dog park in three phases beginning with Phase 1. The first Phase was estimated to cost \$32,845.17 and the City Commission directed the group to obtain all funds for Phase 1 and report back to the City Commission for formal approval of bids/quotes for Phase 1 before starting construction. The following is a portion of the resolution that was passed in May, 2013 regarding this park:

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, that Friends of the Hays Dog Park be authorized to develop a Dog Park in phases. The first phase will be for a 1.5 acre park at a cost of approximately \$33,000.00, with all funding for that phase to be achieved by Friends of the Hays Dog Park. When funding for the first phase is achieved, Friends of the Hays Dog Park may receive bids and present them to the Governing Body for approval. Friends of the Hays Dog Park may initiate no construction or work of any kind until

funding is in place and the Governing Body has given approval for all phases. If Friends of the Hays Dog Park cannot comply with these requirements, it will forfeit its right to complete the project. The City of Hays will make no monetary contribution toward construction of the project, except those involved in providing the site and staff involvement.

### **Discussion**

The City of Hays sent out Request for Bids, with input from the Friends of the Hays Dog Park, for the fencing and obtained quotes for the remaining amenities necessary to complete Phase 1 of the Hays Dog Park. Attached is a spreadsheet showing the original estimated costs for Phase 1 as well as the actual costs from bids/quotes received. The actual expected costs are \$23,859.13 or \$8,986.04 below the estimated amount for Phase 1 of the Hays Dog Park. All construction oversight will be completed by City Staff for this project.

### **Legal Consideration**

There are no known legal obstacles to proceeding as recommended by staff.

### **Financial Consideration**

The FHDP have a current balance of \$47,500.00 to be used towards Phase 1 of the Hays Dog Park.

### **Options**

This agenda item will be presented at the October 17, 2013 City Commission meeting for action. The City Commission has the following options:

**Option 1:** Approve construction of Phase 1 of the Hays Dog Park with funding provided by the Friends of the Hays Dog Park for an amount of \$23,859.13.

**Option 2:** Direct City Staff to explore other options for the Dog Park.

**Option 3 :** Do nothing at this time.

### **Recommendation**

City Staff recommends approval to proceed with construction activities/amenities listed for Phase 1 of the Hays Dog Park with funds transferred from the Friends of the Hays Dog Park into the Special Park Budget (12055-57450) for a total amount of \$23,859.13.

### **Action Requested**

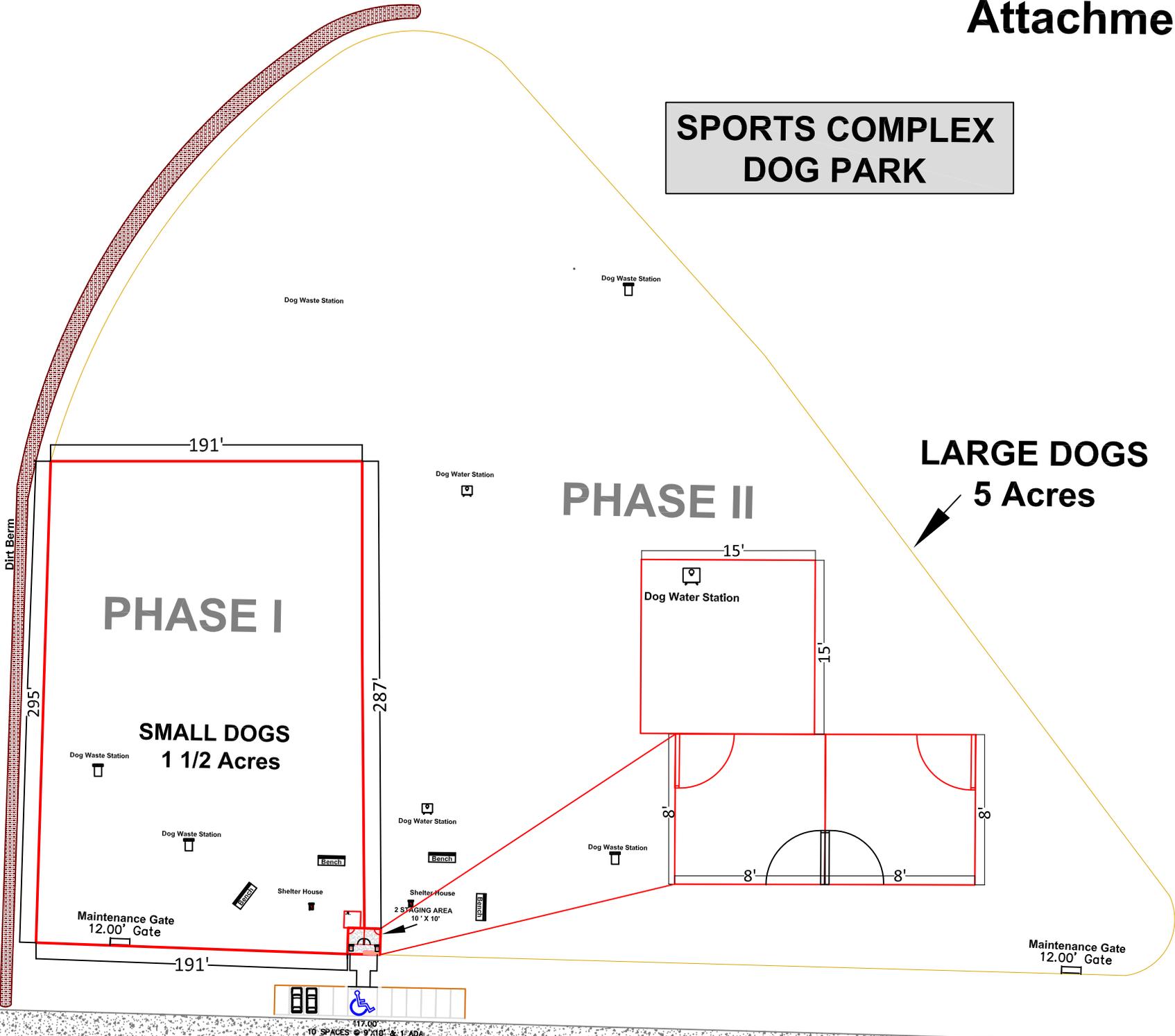
Approval to proceed with construction activities/amenities listed for Phase 1 of the Hays Dog Park with funds transferred from the Friends of the Hays Dog Park into the Special Park Budget (12055-57450) for a total amount of \$23,859.13.

### **Supporting Documentation**

- (Attachment A) Visual of the Hays Dog Park

- Attachment showing the original estimated costs and the actual costs after obtaining bids/quotes for phase 1 of the Hays Dog Park

## SPORTS COMPLEX DOG PARK



## DOG PARK PROJECTIONS

## PHASE 1

<u>DESCRIPTION</u>	<u>PROJECTED COST</u>	<u>LABOR BY</u>	<u>ACTUAL COST</u>
One (1) acre fence	\$ 19,386.00	contractor	*\$18,290.00
Parking lot material & ADA concrete	\$ 3,432.00	city to install	\$528.00
Staging area fence	\$ 1,750.00	contractor	*included above
Staging area concrete	\$ 789.00	city	*included above
Message center (one sided)	\$ 1,003.17	city	\$887.17
Picnic table	\$ 680.00	city put it together	\$774.61
Bench (1)	\$ 280.00	city to put in	\$248.82
Pet waste station	\$ 355.00	city to install	\$389.00
Dog/people water station	\$ 1,820.00	city to install	\$1,224.73
Water station concrete/sidewalks	\$ 150.00	city to install	\$316.80
Water lines for dog stations	\$ 2,800.00	city to install	\$800.00
Signs	\$ 400.00	city to install	\$400.00
<b>Total</b>	<b>\$ 32,845.17</b>		<b>\$23,859.13</b>

## PHASE 2

<u>DESCRIPTION</u>	<u>PROJECTED COST</u>	<u>LABOR BY</u>
Five (5) acre fence	\$ 38,304.00	contractor only
Picnic table	\$ 680.00	city to put together
Benches (2)	\$ 560.00	city to put in
Pet waste station	\$ 355.00	city to install
Dog/people water station	\$ 1,820.00	city to install
Concrete around water station	\$ 150.00	city to install
Signs	\$ 400.00	city to install
<b>Total</b>	<b>\$ 42,269.00</b>	

## PHASE 3

<u>DESCRIPTION</u>	<u>PROJECTED COST</u>	<u>LABOR BY</u>
Benches (5)	\$ 1,400.00	city
Pet waste stations (3)	\$ 1,065.00	city
Shelter (large dog) [30 x 15]	\$ 20,000.00	contractor
Shelter (small dog)	\$ 4,500.00	city
Shelter (large dog small shelter)	\$ 4,500.00	city
Concrete for 30 x 15 shelter	\$ 550.00	city
Concrete for two small shelters (108)	\$ 216.00	city
Trash cans (3)	\$ 1,455.00	city
<b>Total</b>	<b>\$ 33,686.00</b>	



# Commission Work Session Agenda

## Memo

**From:** Jesse Rohr, PIE Superintendent

**Work Session:** October 17, 2013

**Subject:** Resolution to Repeal Resolution 2013-017 which Established a Benefit District for Lots 1-24 within the Replat of Lot 2, Block 9, Golden Belt 8<sup>th</sup> Addition

**Person(s) Responsible:** Toby Dougherty, City Manager  
I.D. Creech, Director of Public Works

### Summary

In May of 2013, Laverne W. Schumacher petitioned the City for Alley Paving, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 24 lots within the Replat of Lot 2 Block 9, Golden Belt 8<sup>th</sup> Addition. However, Mr. Schumacher (developer) has decided to pay for the improvements in full and will not be assessing the improvement costs to the individual lots. The developer is intending to finance the development in full with private funds with no costs being assessed to the property and no City expenditures. Staff recommends approving a Resolution repealing Resolution 2013-017 which allowed the creation of a benefit district for the construction of improvements to lots 1-24 within the Replat of Lot 7, Block 9 of the Golden Belt 8<sup>th</sup> Addition.

### Background

The developer of the 24 lots within the Replat of Lot 2 Block 9, Golden Belt 8<sup>th</sup> Addition has requested that the City repeal Resolution 2013-017. The former Resolution was approved by the Commission on June 13, 2013.

### Discussion

In May of 2013, Laverne W. Schumacher petitioned the City for Alley Paving, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 24 lots within the Replat of Lot 2 Block 9, Golden Belt 8<sup>th</sup> Addition. However, Mr. Schumacher (developer) has decided to pay for the improvements in full and will not be assessing the improvement costs to the individual lots. Instead, staff has drafted a standard Letter Agreement between the City and the Developer which details the process for construction and payment of the infrastructure.

There are no over-sizing costs to the City in this project and therefore no City expenditures.

## **Legal Consideration**

Bond Counsel has approved all of the forms and Resolution for this item and there are no other legal concerns.

## **Financial Consideration**

The developer is intending to finance the development in full with private funds with no costs being assessed to the property and no City expenditures

## **Options**

Options include the following:

- Approve a Resolution repealing Resolution 2103-017 which allowed the creation of a benefit district for the improvements related to the Replat of Lot 7, Block 9 of the Golden Belt 8<sup>th</sup> Addition.
- Do not approve the Resolution
- Provide other options to staff and the developer.

## **Recommendation**

Staff recommends repealing Resolution 2013-017 at the Developer's request.

## **Action Requested**

Approve a Resolution repealing Resolution 2013-017 which allowed the creation of a benefit district for the construction of improvements to lots 1-24 within the Replat of Lot 7, Block 9 of the Golden Belt 8<sup>th</sup> Addition.

## **Supporting Documentation**

Request from Developer  
Map of Area  
Resolution 2013-017  
Resolution

Laverne Schumacher  
2706 Thunderbird Drive  
Hays, KS 67601

October 1, 2013

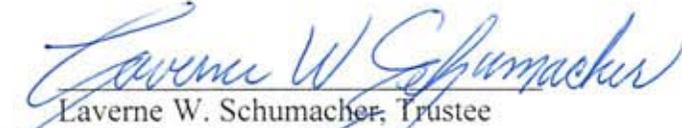
City of Hays  
Planning, Inspection, Enforcement Division  
1002 Vine Street  
Hays, KS 67601

To Whom It May Concern:

Please accept this letter as a formal notice that I no longer want to proceed with the creation of a benefit district covering the Replat of Lot 2, Block 9, GOLDEN BELT 8<sup>TH</sup> ADDITION . As a result, I also request that the City of Hays repeal the existing resolution creating the benefit district for said Replat.

Thank you for your cooperation in the matter. If you have any questions, please feel free to contact me.

Laverne W. Schumacher Revocable  
Trust dated May 1, 2008

  
Laverne W. Schumacher, Trustee  
2706 Thunderbird Drive  
Hays, KS 67601

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION REPEALING RESOLUTION NO. 2013-017 OF THE CITY OF HAYS, KANSAS AND TERMINATING THE IMPROVEMENT DISTRICT PREVIOUSLY CREATED PURSUANT TO K.S.A. 12-6a01 et seq.**

**WHEREAS**, a petition was filed with the City Clerk for the City of Hays, Kansas (the “City”) on May 22, 2013, proposing certain improvements pursuant to K.S.A. 12-6a01 et seq. (the “Petition”); and

**WHEREAS**, on June 13, 2013, the City adopted Resolution 2013-017 providing for the creation of an improvement district as set forth in the Petition and authorizing and ordering the improvements set forth therein; and

**WHEREAS**, on June 21, 2013, Resolution 2013-017 was recorded in the real estate records of the Ellis County Register of Deeds at Book 828, Page 477, and impacting the following real estate:

Lots One (1) thru Lot Twenty-Four (24), Replat of Lot 2, Block 9, Golden Belt Eighth Addition, Subdivision to the City of Hays, Ellis County, Kansas

(the “Improvement District”); and

**WHEREAS**, none of the Improvements described in Resolution 2013-017 have been undertaken by the City; and

**WHEREAS**, on October 1, 2013, the City received a letter signed by the owner of 100% of the property within the Improvement District requesting that Resolution 2013-017 be repealed.

**NOW THEREFORE, BE IS RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, AS FOLLOWS:**

**Section 1.** The Governing Body hereby repeals Resolution 2013-017.

**Section 2.** The City Clerk shall file a certified copy of this Resolution with the Register of Deeds of Ellis County, Kansas.

**Section 3.** This Resolution shall take effect immediately after its passage.

**ADOPTED AND PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

(SEAL)

\_\_\_\_\_  
City Clerk

# Replat of Lot 2, Block 9, Golden Belt 8th Addition



Scale 1"=200'

2012-30  
file



JUN 21 2013  
STATE OF KANSAS  
ELLIS COUNTY  
this instrument was filed for record  
8:00 o'clock AM recorded in  
828 of Records Page 477  
Rebecca Surapp  
12  
Registrar of Deeds

(Published in the Hays Daily News on \_\_\_\_\_, 2013)



**RESOLUTION NO. 2013-017**

**A RESOLUTION SETTING FORTH FINDINGS AND DETERMINATIONS OF THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS ON THE ADVISABILITY OF AND AUTHORIZING THE CONSTRUCTION OF CERTAIN IMPROVEMENTS PURSUANT TO K.S.A. 12-6a01 et seq.**

**WHEREAS**, a petition was filed with the City Clerk for the City of Hays, Kansas (the "City") on May 22, 2013, proposing certain improvements pursuant to K.S.A. 12-6a01 et seq. (the "Petition"); and

**WHEREAS**, the Petition sets forth: (a) the general nature of the proposed improvements; (b) the estimated or probable cost of the proposed improvements; (c) the extent of the proposed improvement district to be assessed for the cost of the proposed improvements; (d) the proposed method of assessment; (e) the proposed apportionment of the cost between the improvement district and the City at large; and (f) a request that such improvements be made without notice and hearing as required by K.S.A. 12-6a04(a); and

**WHEREAS**, all the owners of record of property located within the proposed improvement district have signed the Petition; and

**WHEREAS**, no signatures have been withdrawn from the petition before the Governing Body began consideration of the Petition; and

**WHEREAS**, K.S.A. 12-6a04 provides that the Governing Body may authorize and order public improvements without notice and hearing after a sufficient petition has been filed.

**NOW THEREFORE, BE IS RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, AS FOLLOWS:**

**Section 1.** The Governing Body hereby finds that the Petition is sufficient, and further finds and determines that it is necessary and advisable to make the following improvements:

(a) The nature of the improvements are as follows:

U  
PS  
PS  
RH  
RH

The installation of water lines, sanitary sewer lines, and storm sewers along, and the grading and paving of the alley between Anthony Drive and Harvest Road (as shown on the Replat of Lot 2, Block 9 of Golden Belt 8<sup>th</sup> Addition)



(the "Improvements").

(b) The estimated cost of the Improvements is:

\$356,876.00, to be increased at the pro-rata rate of one percent per month from and after the adoption date of the resolution authorizing the Improvements, plus costs of issuance, and plus costs of interest on any temporary financing.

(c) The boundaries of the improvement district to be assessed are:

Handwritten signature

Lots One (1) thru Lot Twenty-Four (24), Replat of Lot 2, Block 9, Golden Belt Eighth Addition, Subdivision to the City of Hays, Ellis County, Kansas ✓

(d) The method of assessment shall be:

Equally per lot against all lots within the improvement district.

(e) The apportionment of cost between the improvement district and the city at large is:

Seventy percent (70%) of the costs of the Improvements shall be paid by the improvement district and thirty percent (30%) of the cost of the Improvements shall be paid by the city at large.

**Section 2.** The Governing Body hereby declares that the Improvements described in this Resolution are necessary, and authorizes them to be made in accordance with the findings set forth in this Resolution, and further authorizes the levying of assessments and the issuance of bonds therefore, all in accordance with K.S.A. 12-6a01 *et seq.*

**Section 3.** The City expects to make capital expenditures from and after the date of this Resolution in connection with the Improvements described herein, and intends to reimburse itself for such expenditures with the proceeds of one or more series of general obligation bonds and temporary notes of the City in the maximum principal amount of \$356,876.00, to be increased at the pro-rata rate of one percent per month from and after the adoption date of the resolution authorizing the Improvements, plus costs of issuance, and plus costs of interest on any temporary financing.

**Section 4.** The City Clerk shall file a certified copy of this Resolution with the Register of Deeds of Ellis County, Kansas.

**Section 5.** This Resolution shall take effect after its passage and publication once in the official city newspaper.

ADOPTED AND PASSED this 13th day of June, 2013.



KENT L. STEWARD  
Mayor

(SEAL)

DORIS WING  
City Clerk

**AFFIDAVIT OF PUBLICATION**

State of Kansas, Ellis County, ss:

Mary Karst

being first duly sworn, deposes and says:

That he/she is Advertising Manager of THE HAYS DAILY NEWS, a daily newspaper printed in the State of Kansas, and published in and of general circulation in Ellis County, Kansas, with a general paid circulation on a yearly basis in Ellis County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published daily, except Saturday, is published at least weekly 50 times a year; has been so published continuously and uninterrupted in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Hays in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive day, the first publication thereof being made as aforesaid on the 19th day of June, 2013, with subsequent publications being made on the following dates:

_____	20	_____	20
_____	20	_____	20
_____	20	_____	20

Mary Karst

Subscribed and sworn to before me this 19th day of June, 2013.

[Signature]  
Notary Public

My Appointment expires 5-28-17  
 Printer's Fee..... \$186.15  
 Additional copies..... \$            
 Total Fee..... \$186.15

(Published in The Hays Daily News June 19, 2013)  
RESOLUTION NO. 2013-017  
A RESOLUTION SETTING FORTH FINDINGS AND DETERMINATIONS OF THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS ON THE ADVISABILITY OF AND AUTHORIZING THE CONSTRUCTION OF CERTAIN IMPROVEMENTS PURSUANT TO K.S.A. 12-6a01 et seq.

WHEREAS, a petition was filed with the City Clerk for the City of Hays, Kansas (the "City") on May 22, 2013, proposing certain improvements pursuant to K.S.A. 12-6a01 et seq. (the "Petition"); and

WHEREAS, the Petition sets forth: (a) the general nature of the proposed improvements; (b) the estimated or probable cost of the proposed improvements; district and the city at large is: Seventy percent (70%) of the costs of the improvements shall be paid by the improvement district and thirty percent (30%) of the cost of the improvements shall be paid by the city at large.

Section 2. The Governing Body hereby declares that the Improvements described in this Resolution are necessary, and authorizes them to be made in accordance with the findings set forth in this Resolution, and further authorizes the levying of assessments and the issuance of bonds therefore, all in accordance with K.S.A. 12-6a01 et seq.

Section 3. The City expects to make capital expenditures from and after the date of this Resolution in connection with the Improvements described herein, and intends to reimburse itself for such expenditures with the proceeds of one or more series of general obligation bonds and temporary notes of the City in the maximum principal amount of \$356,876.00, to be increased at the pro-rata rate of one percent per month from and after the adoption date of the resolution authorizing the Improvements, plus costs of issuance, and plus costs of interest on any temporary financing.

Section 4. The City Clerk shall file a certified copy of this Resolution with the Register of Deeds of Ellis County, Kansas.

Section 5. This Resolution shall take effect after its passage and publication once in the official city newspaper; **ADOPTED AND PASSED** this 13th day of June, 2013.

KENT L. STEWARD  
Mayor  
(SEAL)

DORIS WING  
City Clerk



# Commission Work Session Agenda

## Memo

**From:** Jesse Rohr, PIE Superintendent

**Work Session:** October 17, 2013

**Subject:** Golden Belt Estates 5<sup>th</sup> Addition Phase II Resolution to Establish Benefit District (Jagger Court)

**Person(s)** Toby Dougherty, City Manager  
**Responsible:** I.D. Creech, Director of Public Works

### Summary

Western Plains Service Corp. has petitioned the City for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 16 lots adjacent to West 45<sup>th</sup> St. within the Golden Belt Estates 5<sup>th</sup> Addition on the street known as Jagger Court. The engineers estimate for total construction costs are \$473,093.40. This project is consistent with past residential developments within the City of Hays. Staff recommends adopting the attached resolution authorizing the improvements in the estimated amount of \$473,093.40.

### Background

This is a continuation of an existing development that has been developing in phases over the last several years. This project follows the plan that has been set forth and approved through the platting process which was recently completed in May of 2013.

### Discussion

Western Plains Service Corp. has petitioned the City for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 16 lots adjacent to West 45<sup>th</sup> St. within the Golden Belt Estates 5<sup>th</sup> Addition on a newly platted street named Jagger Court. The engineers estimate for total construction costs is \$473,093.40. There are no over-sizing costs to the City in this project. One street will be constructed along with the associated utilities (water, sanitary sewer, and storm sewer) as specified by the City of Hays Development Policy Infrastructure Guidelines for New Development. This project is consistent with past residential developments within the City of Hays.

### Legal Consideration

Bond Counsel has approved all of the forms and Resolution for this item and there are no other legal concerns.

## **Financial Consideration**

The developer is intending to finance the development project through the creation of a special benefit district. 100% of the costs for this project will be allowed to be special assessed per the agreement dated January 27, 2005 between the City of Hays and Western Plains Service Corp. Per the agreement, the Developer would be allowed to assess 100% of the future costs within the development since they paid 100% of the costs to construct 45<sup>th</sup> St. and associated utilities in 2005. There are no over-sizing costs to the City in this project.

## **Options**

Options include the following:

- Approve the Resolution authorizing the creation of the special benefit district for the Golden Belt Estates 5<sup>th</sup> Addition.
- Do not approve the Resolution.

## **Recommendation**

Staff recommends adopting the attached resolution authorizing the creation of a special benefit district for improvements in the estimated amount of \$473,093.40.

## **Action Requested**

Approve the Resolution authorizing the creation of a special benefit district for infrastructure improvements in the estimated amount of \$473,093.40 for the development of 16 lots adjacent to Jagger Court within the Golden Belt Estates 5<sup>th</sup> Addition.

## **Supporting Documentation**

Signed Petition  
Map of Benefit District  
Resolution

**PETITION FOR PUBLIC IMPROVEMENTS**

We the undersigned owner(s) of record of property liable for assessment for the following proposed improvements hereby propose that such improvements be made in the manner provided by K.S.A. 12-6a01 *et seq.*, as amended (the "Act").

(a) The proposed improvements are as follows:

The installation of water lines, sanitary sewer lines, and storm sewers along, and the grading, paving, curbing and guttering of Jagger Court

(the "Improvements"), all in the Golden Belt Estates 5<sup>th</sup> Addition to the City of Hays, Kansas.

(b) The estimated or probable cost of the Improvements is \$473,093.40 to be increased at the pro-rata rate of ½ percent per month from and after the date of adoption of the resolution determining the advisability of the Improvements, plus cost of issuance and plus costs of interest on any temporary financing (the "Improvement Costs").

(c) The extent of the proposed Improvement District to be assessed is as indicated on the attached drawing and is described as follows:

**Lot One (1) thru Lot Sixteen (16), Block One (1);  
All in Golden Belt Estates 5<sup>th</sup> Addition to the City of Hays  
(the "Improvement District")**

(d) The proposed method of assessment to the Improvement District is as follows:

Equally on an individual per lot basis being computed without regard to lot size, each lot being assessed 1/16<sup>th</sup> of the total project costs.

(e) The apportionment of the total actual Improvement Costs shall be as follows:

One hundred percent (100%) to the Improvement District; except, provided that the cost of any additional required pavement width, additional required pavement thickness, intersections, required oversized water, sewer, and storm sewer lines, in connection with any of Improvement are to be apportioned one hundred percent (100%) to the city-at-large, as provided within "Infrastructure Guidelines for New Development" adopted by the Governing Body of the City of Hays, Kansas, October 22, 2009.

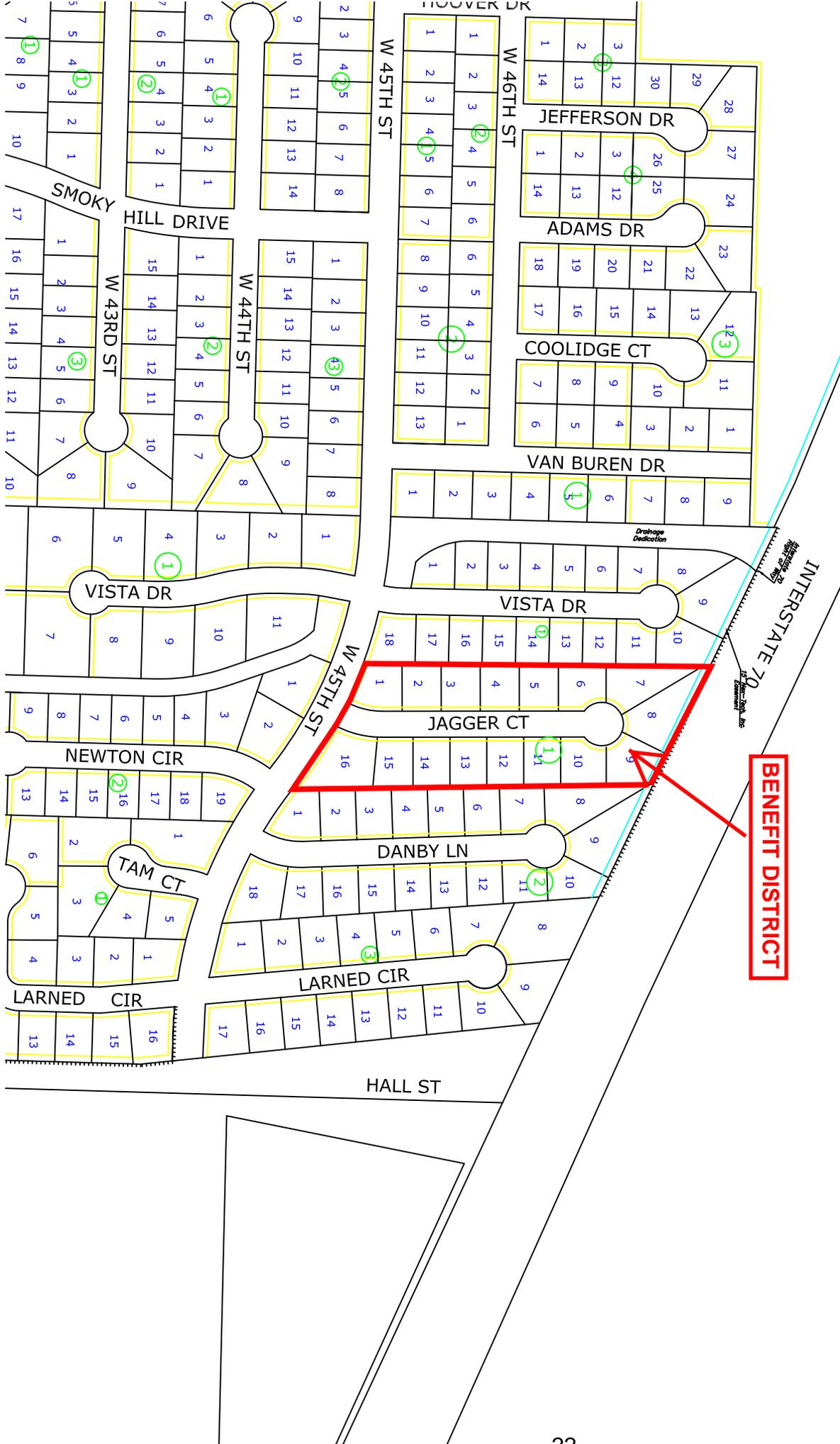
(f) We further propose that the Improvements be made without notice and hearing as required by the Act.

**NOTICE TO PETITION SIGNERS**

No name may be withdrawn from this petition after the Governing Body commences consideration of the petition or later than seven (7) days after this petition has been filed with the City Clerk, whichever occurs first.

Respectfully submitted,

SIGNATURE	ADDRESS	DATE/TIME OF SIGNING	PROPERTY OWNED WITHIN PROPOSED IMPROVEMENT DISTRICT
	1101 E. 27th Street Hays, KS 67601	10/1/2013 4:15 pm	Yes



**BENEFIT DISTRICT**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF HAYS, KANSAS, MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER, SANITARY SEWER, STORM SEWER AND STREET IMPROVEMENTS TO JAGGER COURT/GOLDEN BELT ESTATES 5<sup>TH</sup> ADDITION).**

**WHEREAS**, a petition (the "Petition") was filed on October 1, 2013 with the City Clerk of the City of Hays, Kansas, (the "City"), proposing certain internal improvements described herein; and said petition sets forth: (a) the general nature of the proposed improvements, (b) the estimated or probable cost of the proposed improvements; (c) the extent of the proposed improvement; (d) the proposed method of assessment; (e) the proposed apportionment of the cost between the improvement district and the City-at-large; and (f) a request that such improvements be made without notice and hearing as required by K.S.A. 12-6a04 (the "Act"); and

**WHEREAS**, the Governing Body of the City hereby finds and determines that said petition is sufficient.

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS:**

**SECTION 1. Findings of Advisability.** The Governing Body hereby finds and determines that it is advisable to make the following improvements:

- (a) General nature of the improvements: the installation of water lines, sewer lines, storm sewer and grading, paving, curbing and guttering of Jagger Court (the "Improvements"). All construction shall be done in accordance with the City of Hays Standards.
- (b) The estimated or probable cost of the Improvements is: \$473,093.40 to be increased at the pro-rata rate of ½ percent per month from and after the date of adoption of this Resolution, plus costs of issuance and plus costs of interest on any temporary financing (the "Improvement Cost").
- (c) The extent of the improvement district (the "Improvement District") to be assessed for the cost of the improvements is:
  - Lot One (1) thru Lot Sixteen (16), Block One (1); all in Golden Belt Estates 5<sup>th</sup> Addition to the City of Hays, Ellis County, Kansas.
- (d) The method of assessment is: equally per lot without regard to lot size, each lot being assessed 1/16<sup>th</sup> of the total project costs.
- (e) The apportionment of the cost of the improvements between the Improvement District and the City-at-large shall be as follows:

One hundred percent (100%) of the total actual cost of the improvements shall be apportioned to the Improvement District, except that the City-at-large shall pay 100% of the additional costs of any required pavement width, additional required pavement thickness and intersections, and required oversized water, sewer and storm sewer lines as provided with "Infrastructure Guidelines for New Development" adopted by the Governing Body of the City of Hays, Kansas, October 22, 2009. The cost of such additional street improvements or oversized water, sewer or storm sewer lines shall not exceed 95% of the total Improvement Costs.

**SECTION 2. Authorization of Improvements.** The above said improvements are hereby authorized and ordered to be made in accordance with the findings of the Governing Body of the City as set forth in Section 1 of this Resolution.

**SECTION 3. Intent to Reimburse.** The City expects to make capital expenditures on and after the date of this Resolution in connection with the above described improvements, and intends to reimburse itself for such expenditures with the proceeds of one or more series of general obligation bonds and temporary notes of the City in the maximum principal amount of \$473,093.40 increased by ½% per month from and after the date of adoption of this resolution, plus cost of issuance and plus costs of interest on any temporary financing.

**SECTION 4. Effective Date.** The Resolution shall be effective upon adoption. This Resolution shall be published one time in the *Hays Daily News*, the official City newspaper, and shall also be filed of record in the Office of the Register of Deeds of Ellis County, Kansas.

**ADOPTED AND APPROVED** by the Governing Body of the City of Hays, on October \_\_\_\_\_, 2013.

(Seal)

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

# Commission Work Session Agenda

## Memo

**From:** John Braun, Assistant Director of Public Works

**Work Session:** October 17, 2013

**Subject:** Water and Sewer Improvements - Award of Bid

**Person(s)** Toby Dougherty, City Manager

**Responsible:** Bernie Kitten, Director of Utilities

### Summary

Bids have been received for the replacement of city water main on Fort Street from 20<sup>th</sup> to 27<sup>th</sup> Street and on 26<sup>th</sup> Street from Fort to Ash, and the replacement of a section of 10” sanitary sewer force main along the US-183 By-pass. The low bid is from APAC-Kansas, Inc. of Hays in the amount of \$614,795.84. Staff recommends authorizing the City Manager to enter a contract with APAC in the amount of \$614,795.84 for these water and sewer improvements to be funded from Water and Sewer Capital Reserve.

### Background

In January, staff received authorization to hire Kaw Valley Engineering to design water and sewer improvements at various locations around the City. The first of those projects to be bid were the upgrade of the existing 4” water main along Fort Street from 20<sup>th</sup> to 27<sup>th</sup> Street to 8” PVC, the replacement of the existing 4” line on 26<sup>th</sup> Street from Fort to Ash, and the replacement of approximately 1700’ of the 10” sanitary sewer force main along the US-183 By-pass in the area east of 240<sup>th</sup> Ave (Main Street). Other locations, designed by Kaw Valley Engineering, to be bid in 2014 include Hickory and Ash from 27<sup>th</sup> to 29<sup>th</sup> Street and Elm Street adjacent to Lewis Field Stadium and the new FHSU indoor practice facility.

### Discussion

City Staff opened bids for the Fort Street, 26<sup>th</sup> Street and US-183 By-pass projects on October 2. Bids were received from two contractors, APAC and JCORP, both of Hays. APAC presented the lowest bid in the amount of \$614,795.84, which was less than staff’s estimate of cost. The tabulation of bids is attached, which details the bids received. The bid solicitation was structured to allow for a cost reduction (discount) for awarding both bids to the same contractor, and the low bidder APAC, listed a \$17,060 savings for the City by awarding both contracts to APAC. While providing a savings to the City, this did not affect the award, since APAC was low bidder on both the water and sewer projects.

APAC indicated in their proposal a December 2, 2013 start date. The projects are structured to allow 30 working days for the sanitary sewer force main along the by-pass, and 90 working days for the water line work on Fort and 26<sup>th</sup> Street. The “working day” contract allows for weather and does not charge the contractor working days for the time when unfavorable weather prevents work. It also allows for a winter shut-down. However, once work begins the contractor will be charged a working day for each day (minus weekends and holidays) that the weather allows for work to be accomplished. With that being said, work on the by-pass should start in early December, and work on Fort and 26<sup>th</sup> Street is likely to start after the Holidays.

### **Legal Consideration**

There are no known legal obstacles to proceeding as recommended by City Staff.

### **Financial Consideration**

The CIP included \$800,000 for Fort and 26<sup>th</sup> Street and \$101,000 for the Sanitary Sewer Force Main. The low bid of \$614,795.84 from APAC-Kansas, Inc. is less than the budgeted amount of \$901,000 for these projects.

At the December 27, 2012 City Commission Meeting, 250,000 from Financial Policy Projects was allocated to do additional pavement repairs on Fort Street along with the waterline replacement project.

### **Options**

The Commission has the following options:

- Option 1: Accept the bid from APAC in the amount of \$614,795.84.
- Option 2: Provide alternate direction to staff.

### **Recommendation**

City staff recommends proceeding with Option 1.

### **Action Requested**

1. Consider transferring \$250,000 from City Commission Financial Policy Projects to the Water and Sewer Capital Reserve Fund to cover the cost of additional pavement repairs on Fort Street.
2. Consider authorizing the City Manager to enter a Contract with APAC-Kansas, Inc. in the amount of \$614,795.84 for the waterline upgrades on Fort and 26<sup>th</sup> Street, and for replacement of sanitary sewer force main along the US-183 By-pass. Funding would be from Water and Sewer Capital Reserve Fund.

### **Supporting Documentation**

Location Maps  
Bid Tabulation

# Waterline Projects B & C

Fort Street from 20th to 27th & 26th from Ash to Fort



# Sewer Force Main Project J

1740' along US-183 By-pass



**COH Project 2012-22**  
**Waterline Improvements - Fort Street and 26th Street**  
**Bid Tabulation: October 2, 2013**

Item No.	Item	Quantity	Unit	Staff Estimate of Cost		APAC		JCORP	
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	8" Concrete Paving (AE)	4,990	S.Y.	\$ 50.00	\$ 249,500.00	\$ 48.00	\$ 239,520.00	\$ 49.00	\$ 244,510.00
2	6" Driveway Entrance (AE)	162	S.Y.	\$ 50.00	\$ 8,100.00	\$ 51.30	\$ 8,310.60	\$ 45.00	\$ 7,290.00
3	8" Alley Entrance (AE)	178	S.Y.	\$ 55.00	\$ 9,790.00	\$ 54.65	\$ 9,727.70	\$ 49.00	\$ 8,722.00
4	Concrete 4" Sidewalk (AE)	386	S.Y.	\$ 36.00	\$ 13,896.00	\$ 32.35	\$ 12,487.10	\$ 36.00	\$ 13,896.00
5	Combined Curb & Gutter (AE)	605	L.F.	\$ 35.00	\$ 21,175.00	\$ 35.70	\$ 21,598.50	\$ 22.00	\$ 13,310.00
6	Concrete Sidewalk Ramp (AE)	177	S.Y.	\$ 200.00	\$ 35,400.00	\$ 43.00	\$ 7,611.00	\$ 40.00	\$ 7,080.00
7	Brick Detectable Warning	14	S.Y.	\$ 350.00	\$ 4,900.00	\$ 123.00	\$ 1,722.00	\$ 80.00	\$ 1,120.00
8	Removal of Concrete Pavement	4,990	S.Y.	\$ 18.00	\$ 89,820.00	\$ 6.70	\$ 33,433.00	\$ 15.00	\$ 74,850.00
9	Removal of Concrete Sidewalk	386	S.Y.	\$ 10.00	\$ 3,860.00	\$ 5.75	\$ 2,219.50	\$ 15.00	\$ 5,790.00
10	Removal of Curb & Gutter	605	L.F.	\$ 10.00	\$ 6,050.00	\$ 3.00	\$ 1,815.00	\$ 9.00	\$ 5,445.00
11	Removal of Entrance Pavement	162	S.Y.	\$ 18.00	\$ 2,916.00	\$ 7.85	\$ 1,271.70	\$ 16.00	\$ 2,592.00
12	Removal of Alley Pavement	178	S.Y.	\$ 18.00	\$ 3,204.00	\$ 8.00	\$ 1,424.00	\$ 16.00	\$ 2,848.00
13	Connecting to Existing Water Main	14	Ea.	\$ 1,200.00	\$ 16,800.00	\$ 1,275.00	\$ 17,850.00	\$ 650.00	\$ 9,100.00
14	10" Water Main (C900 PVC)	32	L.F.	\$ 37.00	\$ 1,184.00	\$ 48.50	\$ 1,552.00	\$ 50.00	\$ 1,600.00
15	8" Water Main (C900 PVC)	2,571	L.F.	\$ 35.00	\$ 89,985.00	\$ 20.65	\$ 53,091.15	\$ 36.00	\$ 92,556.00
16	4" Water Main (C900 PVC)	509	L.F.	\$ 50.00	\$ 25,450.00	\$ 19.85	\$ 10,103.65	\$ 37.00	\$ 18,833.00
17	1" Water Service Line	786	L.F.	\$ 20.00	\$ 15,720.00	\$ 5.00	\$ 3,930.00	\$ 8.00	\$ 6,288.00
18	8" Directional Boring	38	L.F.	\$ 60.00	\$ 2,280.00	\$ 46.00	\$ 1,748.00	\$ 65.00	\$ 2,470.00
19	1" Directional Boring	494	L.F.	\$ 25.00	\$ 12,350.00	\$ 12.00	\$ 5,928.00	\$ 12.00	\$ 5,928.00
20	6" Fire Line (DIP)	68	L.F.	\$ 30.00	\$ 2,040.00	\$ 54.00	\$ 3,672.00	\$ 60.00	\$ 4,080.00
21	New Fire Hydrant	5	Ea.	\$ 2,500.00	\$ 12,500.00	\$ 3,160.00	\$ 15,800.00	\$ 3,300.00	\$ 16,500.00
22	6" Gate Valve & Box	5	Ea.	\$ 1,050.00	\$ 5,250.00	\$ 1,030.00	\$ 5,150.00	\$ 1,100.00	\$ 5,500.00
23	Meter Set	28	Ea.	\$ 1,500.00	\$ 42,000.00	\$ 1,228.00	\$ 34,384.00	\$ 770.00	\$ 21,560.00
24	Service Connection	28	Ea.	\$ 450.00	\$ 12,600.00	\$ 87.00	\$ 2,436.00	\$ 75.00	\$ 2,100.00
25	Service Saddle	28	Ea.	\$ 300.00	\$ 8,400.00	\$ 188.00	\$ 5,264.00	\$ 195.00	\$ 5,460.00
26	4" Gate Valve and Box	1	Ea.	\$ 1,000.00	\$ 1,000.00	\$ 885.00	\$ 885.00	\$ 850.00	\$ 850.00
27	8" Gate Valve & Box	18	Ea.	\$ 1,300.00	\$ 23,400.00	\$ 1,402.00	\$ 25,236.00	\$ 1,250.00	\$ 22,500.00
28	10" Gate Valve & Box	2	Ea.	\$ 1,500.00	\$ 3,000.00	\$ 1,985.00	\$ 3,970.00	\$ 1,450.00	\$ 2,900.00
29	8" x 22.5 deg Bend	3	Ea.	\$ 270.00	\$ 810.00	\$ 340.00	\$ 1,020.00	\$ 300.00	\$ 900.00
30	8" x 45 deg Bend	9	Ea.	\$ 290.00	\$ 2,610.00	\$ 340.00	\$ 3,060.00	\$ 350.00	\$ 3,150.00
31	4" x 45 deg Bend	9	Ea.	\$ 200.00	\$ 1,800.00	\$ 280.00	\$ 2,520.00	\$ 325.00	\$ 2,925.00
32	8" x 8" x 4" Tee	1	Ea.	\$ 350.00	\$ 350.00	\$ 445.00	\$ 445.00	\$ 400.00	\$ 400.00

33 8" x 8" x 6" Tee	5	Ea.	\$ 350.00	\$ 1,750.00	\$ 465.00	\$ 2,325.00	\$ 400.00	\$ 2,000.00
34 8" x 8" x 8" Tee	7	Ea.	\$ 350.00	\$ 2,450.00	\$ 495.00	\$ 3,465.00	\$ 450.00	\$ 3,150.00
35 10" x 10" x 8" Tee	2	Ea.	\$ 400.00	\$ 800.00	\$ 555.00	\$ 1,110.00	\$ 475.00	\$ 950.00
36 8" x 8" x 8" x 8" Cross	1	Ea.	\$ 450.00	\$ 450.00	\$ 500.00	\$ 500.00	\$ 425.00	\$ 425.00
37 8" x 4" Reducer	9	Ea.	\$ 375.00	\$ 3,375.00	\$ 235.00	\$ 2,115.00	\$ 250.00	\$ 2,250.00
38 Concrete Encasement (Sewer Line)	20	L.F.	\$ 100.00	\$ 2,000.00	\$ 37.00	\$ 740.00	\$ 100.00	\$ 2,000.00
39 Mobilization	1	L.S.	\$ 75,000.00	\$ 75,000.00	\$ 9,300.00	\$ 9,300.00	\$ 32,000.00	\$ 32,000.00
40 Traffic Control	1	L.S.	\$ 25,000.00	\$ 25,000.00	\$ 8,700.00	\$ 8,700.00	\$ 5,500.00	\$ 5,500.00
41 Removal of Trees	4	Ea.	\$ 1,500.00	\$ 6,000.00	\$ 1,575.00	\$ 6,300.00	\$ 1,000.00	\$ 4,000.00
42 Replace Steps	1	L.S.	\$ 2,000.00	\$ 2,000.00	\$ 630.00	\$ 630.00	\$ 850.00	\$ 850.00
<b>Total Cost Waterline Improvements</b>			\$ 846,965.00		\$ 574,369.90		\$ 666,178.00	

### Sanitary Sewer Improvements - US-183 Bypass

Bid Tabulation: October 2, 2013				Staff Estimate of Cost		APAC		JCORP	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Connect to Existing Force Main	2	Ea.	\$ 1,200.00	\$ 2,400.00	\$ 2,260.00	\$ 4,520.00	\$ 1,100.00	\$ 2,200.00
2	10" Sanitary Sewer Force Main (C900 PVC)	1,743	L.F.	\$ 65.00	\$ 113,295.00	\$ 20.35	\$ 35,470.05	\$ 43.00	\$ 74,949.00
3	10" Sanitary Sewer Force Main (Certa-Lok)	77	L.F.	\$ 45.00	\$ 3,465.00	\$ 47.00	\$ 3,619.00	\$ 97.00	\$ 7,469.00
4	10" Directional Boring	77	L.F.	\$ 65.00	\$ 5,005.00	\$ 51.00	\$ 3,927.00	\$ 85.00	\$ 6,545.00
5	10" x 45 deg Bend	4	Ea.	\$ 250.00	\$ 1,000.00	\$ 480.00	\$ 1,920.00	\$ 425.00	\$ 1,700.00
6	Air Release Valve	1	Ea.	\$ 2,500.00	\$ 2,500.00	\$ 1,700.00	\$ 1,700.00	\$ 1,550.00	\$ 1,550.00
7	Mobilization	1	L.S.	\$ 25,000.00	\$ 25,000.00	\$ 4,180.00	\$ 4,180.00	\$ 9,000.00	\$ 9,000.00
8	Traffic Control	1	L.S.	\$ 5,000.00	\$ 5,000.00	\$ 2,150.00	\$ 2,150.00	\$ 1,250.00	\$ 1,250.00
<b>Total Cost Sanitary Sewer Improvements</b>				\$ 157,665.00		\$ 57,486.05		\$ 104,663.00	
<b>Cost Reduction if Awarded Both Projects</b>				0		\$ (17,060.11)		0	
<b>Total Cost if Awarded Both</b>				\$ 1,004,630.00		<b>\$ 614,795.84</b>		\$ 770,841.00	

# Commission Work Session Agenda

## Memo

**From:** Kyle Sulzman, Assistant Director of Utilities

**Work Session:** October 17, 2013

**Subject:** 1 Ton Utility Truck

**Person(s)** Toby Dougherty, City Manager

**Responsible:** Bernie Kitten, Director of Utilities

### Summary

The 2013 Fleet Replacement Schedule authorized the purchase of a new 1 Ton Utility Truck to replace a 1998 Chevrolet 1 Ton – City vehicle #851. Funding allotted for the replacement of the current unit was budgeted at \$41,500.00. Bob Moore Ford LLC., Oklahoma City, OK., had the low bid for the truck in the amount of \$40,493.00.

### Background

Invitation to Bid were published on August 28th, 2013 with the request that sealed bids be received in the City Clerk's Office at City Hall by 3:00 pm on September 18th, 2013. On September 18th, 2013 bids were opened for the new 1 Ton Utility Truck. The new truck is being purchased for use by the Utility Department for use during emergency repairs and maintenance activities related to the City's utility infrastructure throughout the year. The truck is considered the Primary Repair Vehicle in the Utility Maintenance Division. It carries tools and fittings needed to repair main breaks, install new meters, and install or repair fire hydrants. The service body with all the tool and parts compartments, the hydraulic power, possibly 8 to 12 inch steel valves, valve keys, and the capacity to pull the pump trailer at the same time result in the need of the payload capacity of a One Ton Diesel Dually vehicle. The diesel is needed for the required towing capacity.

### Discussion

Six competitive bids were received on September 18th, 2013 for a 1 Ton Utility Truck. The bid required that the unit was complete with chassis and utility box when delivered. The results from the bid request are as follows:

Bob Moore Ford LLC	\$ 40,493.00
Lewis Ford Lincoln of Hays	\$ 40,897.00
Andy Mohr Truck Center, Inc	\$ 42,999.00
Shawnee Mission Ford	\$ 46,189.00
Marshall Motors	\$ 47,478.00
Lang Diesel Inc.	\$ 59,101.00

### **Legal Consideration**

There are no known legal obstacles to proceeding as recommended by City Staff.

### **Financial Consideration**

A budget of \$ 41,500.00 was approved to purchase the new 1 Ton Utility Truck. When bids were received, low bid was \$40,493.00 from Bob Moore Ford LLC from Oklahoma City.

The new 1 Ton Utility Truck is under the budgeted amount of \$ 41,500.00 in the amount of \$ 1,007.00.

### **Options**

The Commission has the following options:

Option 1: Authorize the City Manager to approve the bid from Bob Moore Ford LLC for \$ 40,493.00 for the purchase of the 1 Ton Utility Truck.

Option 2: Reject all bids.

Option 3: Provide alternate direction to staff.

Option 4: Do nothing.

### **Recommendation**

Staff recommends acceptance of the bid from Bob Moore Ford LLC for purchase of the 1 Ton Utility Truck in the amount of \$ 40,493.00 to be funded from the new equipment reserve.

### **Action Requested**

Authorize the City Manager to approve the bid from Bob Moore Ford LLC for \$ 40,493.00 for the purchase of the 1 Ton Utility Truck

### **Supporting Documentation**

Bid Tabulations

**Utilities Dept.  
1-ton Cab & Chasis w/SVC box  
Bid tab results/ Bid opening 9/18/13**

Bob Moore Ford	\$40,493.00
Lewis Ford	\$40,897.00
Andy Mohr Truck	\$42,999.00
Shawnee Mission Ford	\$46,189.00
Marshall Motor	\$47,478.00
Lang Diesel	\$59,101.00

