

**CITY OF HAYS COMMISSION MEETING
THURSDAY, FEBRUARY 12, 2015 – 6:30 P.M.
AGENDA**

1. Call to order by Chairperson.
 2. **MINUTES:** Consider approval of the minutes from the regular meeting held on January 8, 2015. (PAGE 1)
 3. **FINANCIAL STATEMENT:** Consider accepting the Financial Statement for the month of December, 2014. (PAGE 7)
 4. **CITIZEN COMMENTS:** (non-agenda items).
 5. **CONSENT AGENDA:** (Items to be approved by the Commission in one motion, unless objections are raised).
- Mayoral Appointment Recommendations:** Hays Area Planning Commission (PAGE 71)

UNFINISHED BUSINESS

(No business to review)

NEW BUSINESS

6. **Z M M DEVELOPMENT ADDITION – REZONING OF LOTS 7-20 (R-1 TO R-3):** Consider approving Ordinance No. 3895 rezoning Lots 7-20, Z M M Development Addition, from Single-family Dwelling District (R-1) to Two-family Dwelling District (R-3). (PAGE 79)
7. **Z M M DEVELOPMENT ADDITION – FINAL PLAT:** Consider approving Resolution No. 2015-002 accepting the final plat known as Z M M Development Addition. (PAGE 91)
8. **TALLGRASS ADDITION PHASE 5 – RESOLUTION TO ESTABLISH BENEFIT DISTRICT (17TH STREET, TALLGRASS DRIVE AND PRAIRIE RUN COURT):** Consider approving Resolution No 2015-003 authorizing the creation of a special benefit district for infrastructure improvements for the development of 33 lots along East 17th Street, Tallgrass Drive, and Prairie Run Court within the Tallgrass Addition. (PAGE 105)
9. **TALLGRASS ADDITION PHASE 5 – ENGINEERING SERVICES AGREEMENT (17TH STREET, TALLGRASS DRIVE AND PRAIRIE RUN COURT):** Consider approving the Engineering Services Agreement with Baughman Company, P.A. for the design of Phase 5 of the Tallgrass Addition. (PAGE 119)

10. **FORT HAYS MUNICIPAL GOLF COURSE RENTAL GOLF CART SHED – AWARD OF BID:** Consider approving the bid from Quality Structures Incorporated for the replacement of the golf cart shed at the Fort Hays Municipal Golf Course to be funded from the Park Improvement and Special Parks and Recreation funds. (PAGE 127)
11. **UTILITIES MAINTENANCE FACILITY – AWARD OF BID:** Consider approving the low bid from Haselhorst Construction of Hays for the construction of the Utilities maintenance facility to be funded from the Water/Sewer Capital Fund. (PAGE 135)
12. **REPORT OF THE CITY MANAGER** (PAGE 165)
13. **COMMISSION INQUIRIES AND COMMENTS**
14. **EXECUTIVE SESSION (IF REQUIRED)**
15. **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.

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON JANUARY 8, 2015

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, January 8, 2015 at 6:30 p.m.

Roll Call: Present: Henry Schwaller IV
Eber Phelps
Shaun Musil
Ron Mellick
Kent Steward

Chairperson Schwaller declared that a quorum was present and called the meeting to order.

2. MINUTES: There were no corrections or additions to the minutes of the regular session held on December 23, 2014; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: Eber Phelps moved, Kent Steward seconded, that the following mayoral appointment be approved:

Sister Cities Advisory Board

Ang Robson – three-year term to expire January 1, 2018

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

NEW BUSINESS

5. AIR COMPRESSOR – AWARD OF BID: John Braun, Assistant Director of Public Works, informed the Commissioners that the portable air compressor used by the Service Division has reached the end of its service life and needs to be replaced. This compressor is an integral part of our operations and is used by several departments. City staff solicited bids from various equipment vendors, and the lowest responsible bid was from Logan Contractors, Overland Park, Kansas for a 185 CFM air compressor in the amount of \$22,000. This amount exceeds the \$15,000 listed on the 2015 Fleet Replacement Schedule for this piece of equipment. Price increases due to new emission requirements for the type of engine used in the air compressor, is the reason bids were higher than the amount budgeted.

While over the budgeted amount, sufficient funds are available in the New Equipment Reserve Fund; therefore, City staff recommends accepting the \$22,000 bid from Logan Contractors.

Ron Mellick moved, Shaun Musil seconded, to accept the bid from Logan Contractors for the Airman air compressor at a cost of \$22,000 to be funded out of the New Equipment Reserve Fund.

Chairperson Schwaller asked if used or refurbished compressors with warranties are available.

John Braun stated he researched several used units and the 2012 and 2013 models with several hundred hours on them were in the \$18,000 to \$19,000 range.

Vote: Ayes: Eber Phelps

Shaun Musil

Ron Mellick

Kent Steward

No: Henry Schwaller IV

6. PUBLIC HEARING FOR THE VACATE OF UTILITY EASEMENT IN RAG

ADDITION: The RAG Addition was platted in 2013. Within this plat, there was a utility easement identified for potential use at some point in the future. This particular utility easement was platted at the request of Midwest Energy for the possible placement of gas and/or electric utilities between lots 2 and 4. A request has been made by lot owner David Randa to vacate the platted 15 foot utility easement in the RAG Addition, specifically located between lots 2 and 4. The proposed layout of the site will not require any Midwest Energy utilities to occupy this space between the two lots and representatives of Midwest Energy support the vacation of the easement. Notice of Public Hearing as required by State Statute was published December 18, 2014. This request has been reviewed by City staff and has gone before the Utility Advisory Committee for review. All those involved have determined that the easement is not necessary for the proposed development and do agree with the vacate request.

No comments were made at the public hearing for the vacation of the utility easement in RAG Addition.

Eber Phelps moved, Ron Mellick seconded, to close the public hearing.

Vote: Ayes: Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

Kent Steward

7. VACATE OF UTILITY EASEMENT IN RAG ADDITION: Kent Steward moved, Eber Phelps seconded, to approve Ordinance No. 3894 authorizing the vacate of the 15' wide utility easement between lots 2 and 4 of the RAG Addition.

Chair-person Schwaller asked what will be done with the property.

ID Creech, Director of Public Works, responded that the space will be used to accommodate the new stormwater requirements for new construction.

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

8. 46TH STREET 2ND ADDITION PHASE II RESOLUTION TO ESTABLISH BENEFIT DISTRICT (COOLIDGE CT. AND ADAMS DR.):

Western Plains Service Corp. has petitioned the City for street, storm sewer, water, and sanitary sewer improvements to an area containing 18 lots adjacent to West 46th Street within the 46th Street 2nd Addition for the lots along Coolidge Ct. and Adams Dr. The engineer's estimate for total construction costs is \$550,000. This project is consistent with past residential developments within the City of Hays.

The developer is intending to finance the development project through the creation of a special benefit district. 70% of the costs for this project will be allowed to be special assessed with the remaining 30% being paid in full by the developer prior to award of the construction contract. There are no over-sizing costs to the City in this project; therefore, no City capital will be expended for the construction of this project.

Shaun Musil moved, Ron Mellick seconded, to approve Resolution No. 2015-001 authorizing the creation of a special benefit district for infrastructure improvements in the estimated amount of \$500,000 for the development of 18 lots along Coolidge Ct. and Adams Dr. within the 46th St. 2nd Addition.

Shaun Musil moved, Ron Mellick seconded, to amend the original motion; correcting the estimated amount from \$500,000 to \$550,000.

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

9. 46TH STREET 2ND ADDITION PHASE II ENGINEERING SERVICES AGREEMENT (COOLIDGE CT. AND ADAMS DR.): Western Plains Service

Corp. has petitioned the City for street, storm sewer, water, and sanitary sewer improvements to an area containing 18 lots adjacent to West 46th Street within the 46th Street 2nd Addition. Ruder Engineering and Surveying, LLC has prepared a contract for engineering services to include engineering design, contractor solicitation, construction engineering, and warranty inspection. The contract is for a not-to-exceed amount of \$26,000.

Eber Phelps moved, Henry Schwaller IV seconded, to approve the Engineering Services Agreement with Ruder Engineering & Surveying, LLC for an amount not to exceed \$26,000 for the development of Phase II of the 46th St. 2nd Addition.

Vote: Ayes: Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

Kent Steward

10. REPORT OF THE CITY MANAGER: City Manager Toby Dougherty stated there may be some confusion regarding the flight schedule changes with SkyWest Airlines. He stated in February, we are losing a morning flight, which has been convenient for people flying east. It is being replaced with an early afternoon flight. The plane will come in at about 2:00 p.m. and another about 6:30 p.m. This is a February schedule only, it is not advantageous to us and we have made our displeasure known. In March, we will get a mid-morning flight and then a later afternoon turnaround. United Airlines and SkyWest have not developed the schedule past April. He stated we are working with SkyWest to get as early a morning flight out as possible.

Chairperson Schwaller stated this is unacceptable after the millions of dollars we and the federal government have paid to get this airline here. He stated he would do what he could to help rectify the situation.

11. COMMISSION INQUIRIES AND COMMENTS: Commissioner Phelps asked about the East 8th Street stormwater drainage work.

City Manager Toby Dougherty explained that it has been delayed by weather, and the pipe will be buried when the work is completed.

Chairperson Schwaller requested an update on the 13th Street reconstruction project.

ID Creech, Director of Public Works, stated this will be going out for bids in February.

The meeting was adjourned at 7:01 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk

Memo

DATE: February 5, 2015
TO: Toby Dougherty, City Manager
CC: Paul Briseno, Asst City Manager
FROM: Kim Rupp, Finance Director
RE: December 2014 Monthly Financial

The attached report contains the financial summaries of the revenue and expenditure activities of the City of Hays for the month ended December 31, 2014.

Period to Date Financial Performance

Revenues in December totaled \$1,880,985 an increase of \$59,282 compared to the same period as last year.

- Notable areas of increased revenue compared to December 2013
 - Parks improvement miscellaneous revenue increased \$10,000 as a result of the transfer from city manager contingency in anticipation of commission approval to rebuild a storm damaged cart shed just south of the club house
- Notable areas of revenue decrease compared to December 2013
 - There were no significant decreases in revenue as compared to last year

Expenditures in December totaled \$3,990,629 which is a decrease of \$386,021 as compared to 2013.

- Notable areas of increased expenditures compared to December 2013
 - Commission Financial Policy projects was up \$1.1M due to the \$1.75M transfer establishing the Commission Capital Reserve Fund
 - City manager contingency saw an increase of \$12,400 in large part due to the \$10k transfer mentioned above for the cart shed

- Fleet maintenance rose \$19,000 over a year ago due to major repairs to the 2002 John Deere Grader including transmission and hydraulics
- Notable areas of decreased expenditures compared to December 2013
 - There was a significant decrease in excess of \$95k for health insurance in employee benefits due to the timing of the billing from Coventry Health
 - Service division equipment expense and general supplies were off a combined \$18,700 as compared to last year
 - Electricity, equipment expense and other contractals were down a total of \$64,000 for the water and sewer funds when comparing to this time last year

MTD general fund sales tax collections were at \$615,074 which is another nice increase a total of \$21,013 as compared to last year. Therefore the YTD general fund sales tax collections end the year up \$90,425 or 1.24%. This is great news given the 2014 budgeted general fund tax collections were anticipated to be flat off of a 1% decline of the 2013 projection.

The report of quarter to date (QTD) sales tax collections by industry classification was up \$112,764 or 6.43% with sporting goods, hobby and general merchandise stores leading the way when comparing the top ten sales tax collecting industries for the City of Hays. These top ten now represent 68.45% of the total QTD sales tax distribution.

The Finance/City Clerks office invested \$2,800,000 of maturing or renewing certificates with a weighted average interest rate of .24%. The portfolio of certificates of deposit on December 31, 2014 totaled \$53,000,000 with a weighted average interest rate of .25%. The total balance of the Money Market account on December 31, 2014 was \$600,000 with a current yield of .20%. Total investments are up \$850,000 when compared to this time last year.

FINANCIAL STATEMENT CITY OF HAYS, KANSAS

This Document is for Internal Use and Represents Un-audited Figures

As of December 31, 2014

CASH BALANCE

Total Cash in All Funds	\$54,534,340.10
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STATEMENT OF CREDITS

Checking Accounts with Banks	\$932,840.10
Money Market Accounts	\$600,000.00
Investments	\$53,000,000.00
Cash in Office	<u>\$1,500.00</u>
TOTAL	\$54,534,340.10

STATEMENT OF CURRENT OBLIGATIONS

General Obligation Bonds	\$12,500,000.00
Temporary Notes	\$0.00
State Revolving Loan Fund	\$0.00
Revenue Bonds	\$3,390,000.00
Lease Purchase Agreements	<u>\$0.00</u>
	\$15,890,000.00

**CITY OF HAYS
INVESTMENTS AS OF
12/31/2014**

<u>Commerce Bank</u> <u>CD #</u>	<u>Certificates of Deposit</u>	<u>Date Issued</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Interest at Maturity</u>
675*	1,750,000.00	10/18/2013	1/9/2015	0.16%	3,436.71
901*	1,000,000.00	8/23/2013	2/20/2015	0.21%	3,147.37
746*	1,000,000.00	2/14/2014	5/29/2015	0.19%	2,441.37
28	2,000,000.00	6/6/2013	6/6/2015	0.21%	8,400.00
956*	1,200,000.00	4/7/2014	7/24/2015	0.21%	3,265.64
902*	1,000,000.00	8/23/2013	8/23/2015	0.27%	5,400.00
460	2,000,000.00	6/10/2014	9/4/2015	0.24%	5,930.96
422	750,000.00	9/9/2014	9/9/2015	0.25%	1,875.00
465	2,500,000.00	6/12/2014	9/18/2015	0.20%	6,342.47
304	1,000,000.00	9/14/2014	12/14/2015	0.25%	3,123.29
676	1,000,000.00	10/19/2014	1/19/2016	0.25%	3,130.14
803	1,000,000.00	11/20/2014	1/20/2016	0.25%	2,917.81
455	1,500,000.00	12/30/2014	2/5/2016	0.19%	3,056.33

Sunflower Bank
CD #

Certificates of Deposit

Equity Bank
CD #

Certificates of Deposit

296	1,450,000.00	10/23/2013	1/23/2015	0.20%	3,630.96
323	1,000,000.00	10/31/2013	2/6/2015	0.19%	2,410.14
341	1,300,000.00	11/8/2013	3/6/2015	0.25%	4,300.68
386	1,000,000.00	11/14/2013	3/19/2015	0.22%	2,953.42
828	1,650,000.00	3/28/2013	3/28/2015	0.32%	10,560.00
440	3,300,000.00	1/22/2014	4/17/2015	0.49%	19,935.62
503	1,500,000.00	1/31/2014	5/14/2015	0.37%	7,116.16
620	1,000,000.00	3/21/2014	7/10/2015	0.22%	2,869.04
638	3,000,000.00	4/22/2014	8/11/2015	0.22%	8,607.12
647	1,500,000.00	5/2/2014	8/28/2015	0.21%	4,168.36
692	2,500,000.00	6/13/2014	10/2/2015	0.23%	7,498.63
719	1,400,000.00	7/25/2014	10/16/2015	0.23%	3,699.40
737	2,000,000.00	8/8/2014	10/30/2015	0.22%	5,425.10
908	1,000,000.00	11/10/2014	11/6/2015	0.25%	2,452.82
746	1,500,000.00	8/29/2014	11/13/2015	0.23%	4,168.36
935	750,000.00	11/14/2014	11/20/2015	0.20%	1,517.03
764	2,000,000.00	9/5/2014	11/27/2015	0.24%	5,866.96
809	1,000,000.00	9/30/2014	12/11/2015	0.22%	2,645.95
818	1,000,000.00	10/3/2014	12/23/2015	0.22%	2,700.44
863	1,200,000.00	10/31/2014	1/8/2016	0.23%	3,267.48
989	1,300,000.00	12/12/2014	1/22/2016	0.30%	4,338.08

Astra Bank
CD #

Certificates of Deposit

37952	1,200,000.00	12/13/2013	4/3/2015	0.20%	3,129.86
38009	750,000.00	2/21/2014	6/12/2015	0.20%	1,956.16
38015	1,000,000.00	3/7/2014	6/26/2015	0.19%	2,477.81

Emprise Bank
CD#

Certificates of Deposit

Bank of Hays
CD#

Certificates of Deposit

53,000,000.00

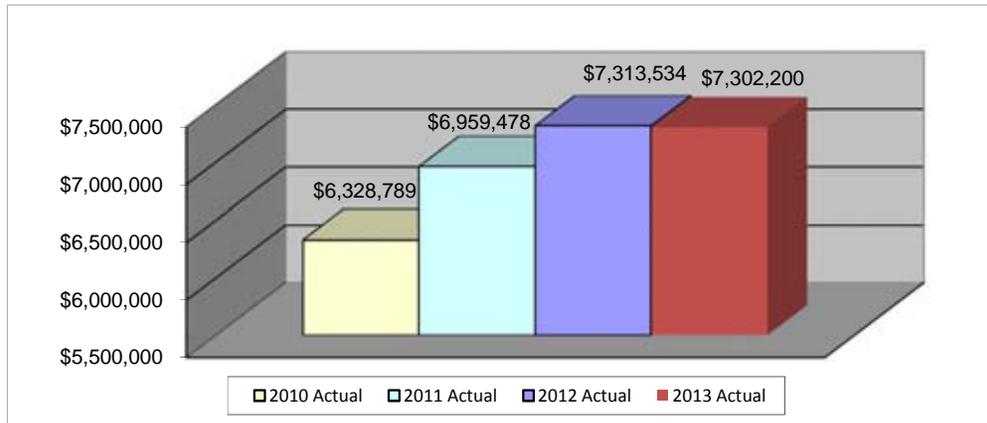
170,162.67

<u>Astra Bank</u> <u>MMA</u>		0.03%
<u>Commerce Bank</u> <u>MMA</u>	600,000.00	0.20%

SALES TAX RECEIPTS
City of Hays
General Fund 1.25%

	2010 actual	2011 actual	2012 actual	2013 actual	2014 actual	Change from 2013	YTD % Change from 2013
January	\$539,129	\$543,135	\$611,353	\$630,469	\$ 591,886	(\$38,583)	-6.12%
February	\$496,164	\$686,869	\$702,298	\$687,316	\$ 693,745	\$6,429	-2.44%
March	\$551,958	\$576,013	\$563,583	\$561,055	\$ 555,681	(\$5,374)	-2.00%
April	\$417,362	\$460,066	\$509,945	\$523,623	\$ 519,570	(\$4,053)	-1.73%
May	\$519,366	\$569,624	\$611,234	\$591,279	\$ 597,391	\$6,112	-1.18%
June	\$522,834	\$573,474	\$608,325	\$567,547	\$ 609,416	\$41,869	0.18%
July	\$511,370	\$570,421	\$621,448	\$679,311	\$ 649,718	(\$29,593)	-0.55%
August	\$567,989	\$555,561	\$671,019	\$651,955	\$ 617,003	(\$34,952)	-1.19%
September	\$543,507	\$573,336	\$572,295	\$611,782	\$ 647,126	\$35,344	-0.41%
October	\$592,063	\$648,649	\$648,340	\$650,165	\$ 643,573	(\$6,592)	-0.48%
November	\$525,702	\$580,035	\$638,490	\$553,637	\$ 652,440	\$98,803	1.03%
December	\$541,345	\$622,295	\$555,204	\$594,061	\$ 615,074	\$21,013	1.24%

TOTALS \$6,328,789 \$6,959,478 \$7,313,534 \$7,302,200 \$7,392,623 \$90,423
-0.18% **9.97%** **5.09%** **-0.15%**
 Total Inc/dec over previous year



2012 - 2013 - 2014 6 month running avg	
January	-1.68%
February	-0.98%
March	-2.20%
April	-2.44%
May	0.10%
June	0.18%
July	0.43%
August	-0.73%
September	0.41%
October	0.32%
November	2.82%
December	2.25%

**General Fund revenues provide funding for City services including police, fire, street, parks, swimming pool and golf course. It also provides funding to outside agencies such as Economic Development, Downtown Hays Development, United Way CARE Council and Fort Hays State Scholarships.

Sales Tax Collections by Industry Classification - Top Ten
QTD 2013-2014 October, November, December

	2013	2014	\$\$ inc/dec	% inc/dec	% of 2013 Total
452 General Merchandise Stores	\$398,113	\$473,005	\$74,892	18.81%	17.34%
441 Motor Vehicle and Parts Dealers	\$399,191	\$401,681	\$2,490	0.62%	14.73%
722 Food Services and Drinking Places	\$253,510	\$267,192	\$13,682	5.40%	9.79%
444 Building Material and Garden Supply	\$197,165	\$185,395	(\$11,770)	-5.97%	6.80%
445 Food and Beverage	\$142,439	\$158,731	\$16,292	11.44%	5.82%
517 Telecommunications	\$61,564	\$60,284	(\$1,280)	-2.08%	2.21%
448 Clothing and Clothing Accessories	\$92,799	\$91,257	(\$1,542)	-1.66%	3.35%
423 Merchant Wholesalers, Durable Goods	\$94,084	\$94,017	(\$67)	-0.07%	3.45%
721 Accommodation	\$62,876	\$68,543	\$5,667	9.01%	2.51%
451 Sporting Goods, Hobby, Book & Music	\$52,613	\$67,013	\$14,400	27.37%	2.46%
	\$1,754,354	\$1,867,118	\$112,764	6.43%	68.45%

**MONTHLY STATEMENT OF CITY TREASURER
12/1/2014 THROUGH 12/31/2014**

FUND	BALANCE 12/1/2014	RECEIPTS	DISBURSEMENTS	BALANCE 12/31/2014
Cash Drawer	\$1,500.00			\$1,500.00
General	\$5,793,348.78	809,041.69	910,055.90	\$5,692,334.57
Petty Cash	\$1,000.00			\$1,000.00
Reserve Budget Stabilization	\$3,221,180.75			\$3,221,180.75
Library	\$77,007.06			\$77,007.06
Airport	\$107,821.56	12,567.07	16,808.07	\$103,580.56
Public Safety Equipment	\$452,795.46	0.00	12,048.95	\$440,746.51
Employee Benefit Contribution	\$1,209,096.45	4,547.69	182,790.63	\$1,030,853.51
Special Highway	\$241,402.12	0.00	1,537.85	\$239,864.27
Special Park & Recreation	\$196,334.15	30,457.48	570.00	\$226,221.63
Special Alcohol Program	\$145,076.39	30,457.47	0.00	\$175,533.86
Convention & Tourism	\$623,721.72	5,974.44	24,007.34	\$605,688.82
New Equipment Reserve	\$3,321,234.38	159.55	0.00	\$3,321,393.93
Grants	\$0.00			\$0.00
Library Employee Benefit	\$10,277.50			\$10,277.50
Golf Course Improvement	\$63,617.79	0.00	(113.40)	\$63,731.19
Park Development - Green Space	\$5,026.93			\$5,026.93
DOJ Program	\$1,378.94			\$1,378.94
Sports Complex	\$2,039,032.73			\$2,039,032.73
Stormwater Management	\$699,022.75	0.00	(33,192.37)	\$732,215.12
Parks Improvement Fund	\$18,839.46	0.00	(10,000.00)	\$28,839.46
Ellis Co. Sales Tax	\$0.00	152,901.41	152,901.41	\$0.00
City Capital Reserve	\$0.00			\$0.00
Capital Projects	\$2,297,685.43	0.00	66,229.72	\$2,231,455.71
Airport Improvement	\$325,124.38	0.00	187,211.16	\$137,913.22
Bond & Interest	\$223,168.49			\$223,168.49
TDD Sales Tax	\$16,559.18	21,311.02	17,259.18	\$20,611.02
Home Depot Econ Dev Bds	\$154,259.11	14,207.00	0.00	\$168,466.11

FUND	BALANCE 12/1/2014	RECEIPTS	DISBURSEMENTS	BALANCE 12/31/2014
Home Depot Econ Dev Bds (Cash Restr.)	\$24,608.90			\$24,608.90
48th/Roth Ave. - CID	\$552.27			\$552.27
The Mall CID	\$0.00	6,000.00	100.00	\$5,900.00
				\$0.00
Restricted Cash - 2009 A Bonds	\$65,352.00			\$65,352.00
Sales Tax (Cash Reserve)	\$25,937,224.26	25.00	54,991.76	\$25,882,257.50
Water & Sewer	\$4,358,996.02	1,004,776.83	445,200.76	\$4,918,572.09
Water & Sewer (Bond & Interest Reserve)	\$102,030.92			\$102,030.92
Water & Sewer (Bond Reserve Account)	\$0.00			\$0.00
Water & Sewer (Capital Reserve)	\$1,300,543.86	0.00	52,245.68	\$1,248,298.18
Water & Sewer(Reserve 2009A)	\$385,564.61	0.00	(34,922.49)	\$420,487.10
Solid Waste Fund	\$413,258.50	2,915.80	(32,194.87)	\$448,369.17
Solid Waste Reserve	\$495,104.56			\$495,104.56
Fire Insurance Trust	\$0.00			\$0.00
	\$0.00			\$0.00
Municipal Court Agency Fund	\$107,120.02	0.00	(16,665.50)	\$123,785.52
	\$54,435,867.43	\$2,095,342.45	\$1,996,869.78	\$54,534,340.10

City of Hays Revenues

Month of December 2014

	<u>Budgeted</u> 2014	<u>Collections</u> <u>Current Mo.</u>	<u>Collections</u> <u>To Date</u>	<u>Balance</u>
General				
<u>CULTURE & RECREATION REVENUES</u>				
Total Revenues	\$440,803.00	\$34,081.18	\$428,569.55	(\$12,233.45)
<u>GENERAL GOVERNMENT REVENUES</u>				
Total Revenues	\$11,179,728.00	\$773,691.39	\$11,216,456.61	\$36,728.61
<u>PUBLIC SAFETY REVENUES</u>				
Total Revenues	\$613,000.00	\$45,943.50	\$680,378.45	\$67,378.45
<u>PUBLIC WORKS REVENUES</u>				
Total Revenues	\$10,300.00	\$300.00	\$14,795.00	\$4,495.00
Library				
<u>LIBRARY FUND REVENUES</u>				
Total Revenues	\$1,216,730.00	\$0.00	\$1,264,894.15	\$48,164.15
Airport				
<u>AIRPORT FUND REVENUES</u>				
Total Revenues	\$332,620.00	\$12,567.07	\$336,859.51	\$4,239.51
Employee Benefit				
<u>EMPLOYEE BENEFIT REVENUES</u>				
Total Revenues	\$3,389,040.00	\$44.68	\$3,508,428.21	\$119,388.21
Special Highway				
<u>SPECIAL HIGHWAY REVENUES</u>				
Total Revenues	\$584,450.00	\$0.00	\$588,749.76	\$4,299.76
Special Park & Rec				
<u>SPECIAL PRK & REC REVENUES</u>				
Total Revenues	\$135,803.00	\$30,457.48	\$125,875.72	(\$9,927.28)
Special Alcohol Fund				
<u>SPECIAL ALCOHOL FUND REVENUES</u>				
Total Revenues	\$135,803.00	\$30,457.47	\$126,711.74	(\$9,091.26)
Convention & Visitors Bureau				
<u>CONVENTION & VISITOR'S REVENUE</u>				
Total Revenues	\$787,000.00	\$5,974.44	\$803,927.79	\$16,927.79
Library Employee Benefit				
<u>LIBRARY EMP. BENEFIT REVENUES</u>				
Total Revenues	\$184,568.00	\$0.00	\$191,455.43	\$6,887.43
Risk Management				
<u>RISK MANAGEMENT REVENUES</u>				
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00
Golf Course Improvement				
<u>GOLF COURSE IMPR. FUND REVENUE</u>				
Total Revenues	\$0.00	\$113.40	\$19,900.00	\$19,900.00
Park Development				
<u>PARK DEVELOPMENT FUND-REVENUE</u>				
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00
DOJ Program				
<u>DOJ PROGRAM-REVENUES</u>				
Total Revenues	\$0.00	\$0.00	\$3,100.00	\$3,100.00
Sports Complex				
<u>SPORTS COMPLEX-REVENUES</u>				
Total Revenues	\$0.00	\$0.00	\$71,000.00	\$71,000.00
<u>STORMWATER MANAGEMENT REVENUES</u>				
Total Revenues	\$772,500.00	\$58,754.56	\$789,139.95	\$16,639.95

	<u>Budgeted</u> <u>2014</u>	<u>Collections</u> <u>Current Mo.</u>	<u>Collections</u> <u>To Date</u>	<u>Balance</u>
<u>PARKS IMPROVEMENT FUND-REVENUE</u>				
Total Revenues	\$0.00	\$10,000.00	\$43,619.03	\$43,619.03
<u>ELLIS CO. SALES TAX-REVENUES</u>				
Total Revenues	\$0.00	\$152,901.41	\$1,850,500.04	\$1,850,500.04
Bond & Interest				
<u>BOND & INTEREST REVENUES</u>				
Total Revenues	\$1,334,163.00	\$0.00	\$1,395,141.80	\$60,978.80
TDD Sales Tax				
<u>TDD SLS TAX REVENUES</u>				
Total Revenues	(\$56,562.92)	\$21,311.02	\$225,349.42	\$281,912.34
Home Depot Economic Dev Bonds				
<u>H DEPOT-ECON DEV BND-REVENUES</u>				
Total Revenues	\$222,925.00	\$14,207.00	\$218,837.35	(\$4,087.65)
48th/Roth Ave. - CID				
<u>48TH/ROTH AVE CID-REVENUES</u>				
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00
Water & Sewer				
<u>WATER & SEWER FUND REVENUES</u>				
Total Revenues	\$9,030,146.00	\$734,046.70	\$8,381,000.26	(\$649,145.74)
Solid Waste				
<u>SOLID WASTE FUND REVENUES</u>				
Total Revenues	\$1,268,900.00	\$109,034.81	\$1,298,781.57	\$29,881.57
Fire Insurance Trust				
<u>FIRE INS TRUST REVENUES</u>				
Total Revenues	\$0.00	\$0.00	\$18,600.00	\$18,600.00
Grand Totals	<u>\$31,581,916.08</u>	<u>\$2,033,886.11</u>	<u>\$33,602,071.34</u>	<u>\$2,020,155.26</u>

City of Hays Expenditures

Month of December 2014

	<u>Budgeted</u> 2014	<u>Expenses</u> Current Mo.	<u>Expenses</u> To Date	<u>Balance</u>
General				
<u>BALLFIELD MAINTENANCE</u>				
Total Expenditures	\$57,100.00	\$714.71	\$35,907.60	\$21,192.40
<u>BICKLE-SCHMIDT SPORTS COMPLEX</u>				
Total Expenditures	\$240,835.00	\$9,754.84	\$177,529.35	\$63,305.65
<u>BUILDINGS & GROUNDS</u>				
Total Expenditures	\$513,660.00	\$38,020.88	\$460,244.22	\$53,415.78
<u>CEMETERIES</u>				
Total Expenditures	\$20,200.00	\$97.23	\$10,731.67	\$9,468.33
<u>CITY ATTORNEY</u>				
Total Expenditures	\$101,000.00	\$7,700.00	\$88,253.75	\$12,746.25
<u>CITY COMMISSION</u>				
Total Expenditures	\$1,947,677.00	\$42,857.42	\$161,784.26	\$1,785,892.74
<u>CITY MANAGER</u>				
Total Expenditures	\$471,987.00	\$61,520.97	\$427,458.91	\$44,528.09
<u>DISPATCH</u>				
Total Expenditures	\$558,815.00	\$51,434.47	\$486,372.01	\$72,442.99
<u>ECONOMIC DEVELOPMENT</u>				
Total Expenditures	\$256,205.00	\$571.62	\$246,878.44	\$9,326.56
<u>FINANCE/CITY CLERK</u>				
Total Expenditures	\$367,807.00	\$35,766.30	\$352,862.12	\$14,944.88
<u>FIRE DEPARTMENT</u>				
Total Expenditures	\$1,408,993.00	\$133,663.24	\$1,378,437.24	\$30,555.76
<u>FLEET MAINTENANCE</u>				
Total Expenditures	\$830,101.00	\$80,463.94	\$709,015.86	\$121,085.14
<u>GOLF COURSE</u>				
Total Expenditures	\$350,897.00	\$19,257.57	\$324,497.18	\$26,399.82
<u>HUMAN RESOURCES</u>				
Total Expenditures	\$192,702.00	\$16,315.65	\$176,378.42	\$16,323.58
<u>INFORMATION TECHNOLOGY</u>				
Total Expenditures	\$535,119.00	\$42,962.12	\$496,555.49	\$38,563.51
<u>INTERGOVERNMENTAL ACCOUNT</u>				
Total Expenditures	\$364,500.00	\$21,620.26	\$319,074.21	\$45,425.79
<u>MUNICIPAL COURT</u>				
Total Expenditures	\$156,891.00	\$15,928.25	\$140,719.21	\$16,171.79
<u>P.W.-GENERAL ADMINISTRATION</u>				
Total Expenditures	\$281,865.00	\$22,544.22	\$244,204.94	\$37,660.06
<u>PARKS & PLAYGROUNDS</u>				
Total Expenditures	\$860,770.00	\$74,753.33	\$797,556.48	\$63,213.52
<u>PLANNING INSPECTION ENFORCEMEN</u>				
Total Expenditures	\$340,303.00	\$30,049.84	\$313,255.22	\$27,047.78
<u>POLICE DEPARTMENT</u>				
Total Expenditures	\$2,136,475.00	\$205,758.63	\$1,988,537.73	\$147,937.27
<u>PUBLIC WORKS-SERVICE DIVISION</u>				
Total Expenditures	\$907,001.00	\$68,886.23	\$756,766.33	\$150,234.67
<u>QUALITY OF LIFE</u>				
Total Expenditures	\$35,303.00	\$0.00	\$35,303.00	\$0.00
<u>SOCIAL SERVICES</u>				
Total Expenditures	\$164,000.00	\$0.00	\$164,000.00	\$0.00
<u>SWIMMING POOL</u>				
Total Expenditures	\$114,700.00	\$7,979.62	\$62,088.93	\$52,611.07
Library				
<u>LIBRARY FUND EXPENDITURES</u>				
Total Expenditures	\$1,262,056.00	\$0.00	\$1,259,768.13	\$2,287.87
Airport				
<u>AIRPORT FUND EXPENDITURES</u>				
Total Expenditures	\$351,504.00	\$16,808.07	\$282,008.43	\$69,495.57

	<u>Budgeted</u> <u>2014</u>	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>To Date</u>	<u>Balance</u>
Employee Benefit				
<u>EMPLOYEE BENEFIT EXPENDITURES</u>				
Total Expenditures	\$4,156,668.00	\$178,287.62	\$3,487,770.59	\$668,897.41
Special Highway				
<u>SPECIAL HIGHWAY EXPENDITURES</u>				
Total Expenditures	\$598,352.00	\$1,537.85	\$506,593.61	\$91,758.39
Special Park & Rec				
<u>SPECIAL PRK & REC EXPENDITURES</u>				
Total Expenditures	\$235,786.00	\$720.00	\$10,160.44	\$225,625.56
Special Alcohol Fund				
<u>SPECIAL ALCOHOL FUND EXPENDITURE</u>				
Total Expenditures	\$315,781.00	\$0.00	\$140,410.00	\$175,371.00
Convention & Visitors Bureau				
<u>CVB EXPENDITURES</u>				
Total Expenditures	\$1,424,386.00	\$29,357.34	\$912,749.74	\$511,636.26
Library Employee Benefit				
<u>LIBRARY EMP. BENEFIT EXPENDITURE</u>				
Total Expenditures	\$189,901.00	\$0.00	\$189,641.73	\$259.27
Risk Management				
<u>RISK MGT. FUND EXPENDITURES</u>				
Total Expenditures	\$0.00	\$0.00	\$0.00	\$0.00
Golf Course Improvement				
<u>GOLF COURSE IMPR. EXPENDITURES</u>				
Total Expenditures	\$0.00	\$0.00	\$534.20	(\$534.20)
Park Development				
<u>PARK DEVELOPMENT EXPENDITURES</u>				
Total Expenditures	\$5,027.00	\$0.00	\$0.00	\$5,027.00
DOJ Program				
<u>DOJ-EXPENDITURES</u>				
Total Expenditures	\$0.00	\$0.00	\$1,721.06	(\$1,721.06)
Sports Complex				
<u>SPORTS COMPLEX-EXPENDITURES</u>				
Total Expenditures	\$0.00	\$0.00	\$18,002.00	(\$18,002.00)
<u>STORMWATER MANAGEMENT EXPENDITURE</u>				
Total Expenditures	\$782,170.00	\$18,859.40	\$138,361.53	\$643,808.47
<u>PARKS IMPROVEMENT FUND-EXPENDITURE</u>				
Total Expenditures	\$0.00	\$0.00	\$14,779.57	(\$14,779.57)
<u>ELLIS CO. SALES TAX-EXPENDITURE</u>				
Total Expenditures	\$0.00	\$152,901.41	\$1,850,500.04	(\$1,850,500.04)
Bond & Interest				
<u>BOND & INTEREST EXPENDITURES</u>				
Total Expenditures	\$1,524,263.00	\$0.00	\$1,392,989.22	\$131,273.78
TDD Sales Tax				
<u>TDD SLS TAX EXPENDITURES</u>				
Total Expenditures	\$0.00	\$17,259.18	\$223,107.16	(\$223,107.16)
Home Depot Economic Dev Bonds				
<u>H DEPOT ECON DEV BND-EXPENDITURE</u>				
Total Expenditures	\$211,706.00	\$0.00	\$211,705.02	\$0.98
48th/Roth Ave. - CID				
<u>48TH/ ROTH AVE CID-EXPENDITURE</u>				
Total Expenditures	\$0.00	\$0.00	\$0.00	\$0.00

	<u>Budgeted</u> <u>2014</u>	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>To Date</u>	<u>Balance</u>
Water & Sewer				
<u>DEBT SERVICE</u>				
Total Expenditures	\$825,000.00	\$34,922.49	\$487,296.69	\$337,703.31
<u>DEBT SERVICE - SALES TAX</u>				
Total Expenditures	\$0.00	\$0.00	\$0.00	\$0.00
<u>UTILITIES DEPT./WATER CONSERV.</u>				
Total Expenditures	\$435,109.00	\$12,864.58	\$173,457.39	\$261,651.61
<u>W/S NON-OPERATING EXPENDITURES</u>				
Total Expenditures	\$5,376,937.00	\$60,507.13	\$2,466,274.78	\$2,910,662.22
<u>WASTEWATER TREATMENT & COLL.</u>				
Total Expenditures	\$1,166,770.00	\$74,660.72	\$1,026,285.10	\$140,484.90
<u>WATER PRODUCTION & DIST.</u>				
Total Expenditures	\$1,719,197.00	\$148,558.60	\$1,456,527.02	\$262,669.98
Solid Waste				
<u>SOLID WASTE FUND EXPENDITURE</u>				
Total Expenditures	\$1,338,328.00	\$75,899.14	\$1,148,265.40	\$190,062.60
Fire Insurance Trust				
<u>FIRE INS TRUST EXPENDITURES</u>				
Total Expenditures	\$0.00	\$0.00	\$18,600.00	(\$18,600.00)
Grand Totals	<u>\$35,133,847.00</u>	<u>\$1,811,764.87</u>	<u>\$27,771,921.42</u>	<u>\$7,361,925.58</u>

GENERAL FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	3,952,834.57
Petty Cash	1,000.00
Cash Drawer	1,500.00
Reserve-Budget Stabilization	3,221,180.75
Accts. Receivable-Police Court	67,646.69
Accts. Receivable-Misc. Sources	0.00

TOTAL ASSETS 7,244,162.01

LIABILITIES

Accounts Payable	117,902.94
Control Pay Payable	0.00
Accrued Payroll	200,242.40
Accrued Vacation/PTO	473,911.98
Accrued Sick Leave Payout	29,367.80
Accrued Comp Time	0.00
W/H -Payable	
State W/H Payable	
FICA/Med Payable	
KPERS-Payable	
Prior Year Encumbrance	0.00
Lease Purchase Agreements	0.00

TOTAL LIABILITIES 821,425.12

FUND BALANCE

Revenues	12,340,199.61
Expenditures	-12,563,407.45
Fund Balance Reserved for Enc	1,552.56
Fund Balance Unreserved	3,423,211.42
Bdgt Stabilization Reserved Fund Bl	3,221,180.75

TOTAL FUND BALANCE 6,422,736.89

**TOTAL LIABILITIES
& FUND BALANCE** 7,244,162.01

LIBRARY FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

77,007.06

TOTAL ASSETS

77,007.06

FUND BALANCE

Revenues

1,264,894.15

Expenditures

-1,259,768.13

Fund Balance Unreserved

71,881.04

TOTAL FUND BALANCE

77,007.06

AIRPORT FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	103,580.56
Accts. Receivable	0.00
Accts. Receivable-Misc. Sources	0.00
TOTAL ASSETS	<u>103,580.56</u>

LIABILITIES

Control Pay Payable	0.00
Accounts Payable	2,243.82
Accrued Payroll	2,840.38
Accrued Vacation/PTO	6,612.71
Accrued Sick Leave Payout	
Prior Year Encumbrance	0.00
TOTAL LIABILITIES	<u>11,696.91</u>

FUND BALANCE

Revenues	336,859.51
Expenditures	-284,252.25
Fund Balance Reserved for Enc	0.00
Fund Balance Unreserved	39,276.39
TOTAL FUND BALANCE	<u>91,883.65</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>103,580.56</u></u>
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PUBLIC SAFETY EQUIPMENT FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

440,746.51

TOTAL ASSETS

440,746.51

LIABILITIES:

Accounts Payable

5,754.16

TOTAL LIABILITIES

5,754.16

FUND BALANCE

Revenues

451,141.03

Expenditures

-81,721.68

Fund Balance Reserved for Enc

0.00

Fund Balance Unreserved

65,573.00

TOTAL FUND BALANCE

440,746.51

EMPLOYEE BENEFIT FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	1,030,853.51
Accts. Receivable	0.00
Accts. Receivable-Misc. Sources	0.00
TOTAL ASSETS	<u>1,030,853.51</u>

LIABILITIES

Accounts Payable	0.00
TOTAL LIABILITIES	<u>0.00</u>

FUND BALANCE

Revenues	3,508,428.21
Expenditures	-3,487,770.59
Fund Balance Reserved for Enc	0.00
Fund Balance Unreserved	1,010,195.89
TOTAL FUND BALANCE	<u>1,030,853.51</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>1,030,853.51</u></u>
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SPECIAL HIGHWAY FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	239,864.27
Grants Receivable	0.00
TOTAL ASSETS	<u>239,864.27</u>

LIABILITIES

Accounts Payable	1,744.00
Control Pay Payable	0.00
Due To Other Funds	0.00
Prior Year Encumbrance	0.00
TOTAL LIABILITIES	<u>1,744.00</u>

FUND BALANCE

Revenues	588,749.76
Expenditures	-508,337.61
Fund Balance Reserved for Enc	490.02
Fund Balance Unreserved	157,218.10
TOTAL FUND BALANCE	<u>238,120.27</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>239,864.27</u></u>
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SPECIAL PARK & RECREATION FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

226,221.63

TOTAL ASSETS

226,221.63

LIABILITIES

Accounts Payable

150.00

TOTAL LIABILITIES

150.00

FUND BALANCE

Revenues

125,875.72

Expenditures

-10,160.44

Fund Balance Reserved for Enc

836.00

Fund Balance Unreserved

109,520.35

TOTAL FUND BALANCE

226,071.63

TOTAL LIABILITIES

& FUND BALANCE

226,221.63

SPECIAL ALCOHOL FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

175,533.86

TOTAL ASSETS

175,533.86

LIABILITIES

Accrued Payroll

0.00

Accrued Vacation

0.00

Accounts Payable

0.00

TOTAL LIABILITIES

0.00

FUND BALANCE

Revenues

126,711.74

Expenditures

-140,410.00

Fund Balance Unreserved

189,232.12

TOTAL FUND BALANCE

175,533.86

**TOTAL LIABILITIES
& FUND BALANCE**

175,533.86

CONVENTION & VISITOR'S BUREAU FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	566,188.82
Accts. Receivable-Misc. Sources	0.00
TOTAL ASSETS	<u>566,188.82</u>

LIABILITIES

Accounts Payable	10,777.95
Accrued Payroll	5,564.89
Accrued Vacation/PTO	12,555.30
Accrued Comp Time	0.00
Prior Year Encumbrance	0.00
TOTAL LIABILITIES	<u>28,898.14</u>

FUND BALANCE

Revenues	803,927.79
Expenditures	-957,677.69
Fund Balance Reserved for Enc	0.00
Fund Balance Unreserved	691,040.58
TOTAL FUND BALANCE	<u>537,290.68</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>566,188.82</u></u>
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NEW EQUIPMENT RESERVE FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

3,321,393.93

TOTAL ASSETS

3,321,393.93

LIABILITIES

Accounts Payable

TOTAL LIABILITIES

0.00

FUND BALANCE

Revenues

373,450.26

Expenditures

-103,543.91

Fund Balance Reserved for Enc

0.00

Fund Balance Unreserved

3,051,487.58

TOTAL FUND BALANCE

3,321,393.93

**TOTAL LIABILITIES
& FUND BALANCE**

3,321,393.93

GRANTS- MULTI FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash		0.00
Loan Receivable		0.00
	TOTAL ASSETS	0.00

LIABILITIES

Accounts Payable		0.00
	TOTAL LIABILITIES	0.00

FUND BALANCE

Revenues		0.00
Expenditures		0.00
Fund Balance Unreserved		
	TOTAL FUND BALANCE	0.00
	TOTAL LIABILITIES & FUND BALANCE	0.00

LIBRARY EMPLOYEE BENEFIT FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

10,277.50

TOTAL ASSETS

10,277.50

FUND BALANCE

Revenues

191,455.43

Expenditures

-189,641.73

Fund Balance Unreserved

8,463.80

TOTAL FUND BALANCE

10,277.50

GOLF COURSE IMPROVEMENT FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

TOTAL ASSETS 63,731.19
63,731.19

LIABILITIES

Accounts Payable

TOTAL LIABILITIES 0.00
0.00

FUND BALANCE

Revenues

19,900.00

Expenditures

-534.20

Fund Balance Reserved for Enc

0.00

Fund Balance Unreserved

44,365.39

TOTAL FUND BALANCE 63,731.19
63,731.19

**TOTAL LIABILITIES
& FUND BALANCE**

63,731.19

PARK DEVELOPMENT FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

5,026.93

TOTAL ASSETS

5,026.93

FUND BALANCE

Revenues

Expenditures

Fund Balance Reserved for Enc

Fund Balance Unreserved

0.00

5,026.93

TOTAL FUND BALANCE

5,026.93

DEPT. OF JUSTICE

12/31/2014

BALANCE SHEET

ASSETS:

Cash

1,378.94

TOTAL ASSETS

1,378.94

LIABILITIES

Accounts Payable

43.43

TOTAL LIABILITIES

43.43

FUND BALANCE

Revenues

Expenditures

3,100.00

Fund Balance Reserved for Enc

-1,764.49

Fund Balance Unreserved

0.00

TOTAL FUND BALANCE

1,378.94

SPORTS COMPLEX FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	2,039,032.73
Accts. Receivable-Misc. Sources	0.00
Due From Other Funds	
TOTAL ASSETS	<u>2,039,032.73</u>

LIABILITIES

Accounts Payable	0.00
TOTAL LIABILITIES	<u>0.00</u>

FUND BALANCE

Revenues	71,000.00
Expenditures	-18,002.00
Fund Balance Reserved for Encumbrances	0.00
Fund Balance Unreserved	1,986,034.73
TOTAL FUND BALANCE	<u>2,039,032.73</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>2,039,032.73</u></u>
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STORMWATER MANAGEMENT

12/31/2014

BALANCE SHEET

ASSETS:

Cash	212,215.12
Due From Other Funds	58,458.95
TOTAL ASSETS	<u>270,674.07</u>

LIABILITIES

Accounts Payable	813.23
Control Pay Payable	0.00
Accrued Payroll	840.61
TOTAL LIABILITIES	<u>1,653.84</u>

FUND BALANCE

Revenues	789,139.95
Expenditures	-659,174.76
Fund Balance Reserved for Encumbrances	14,857.80
Fund Balance Unreserved	124,197.24
TOTAL FUND BALANCE	<u>269,020.23</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>270,674.07</u></u>
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PARKS IMPROVEMENT FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash		38,839.46
Accts. Receivable		0.00
	TOTAL ASSETS	38,839.46

LIABILITIES

Accounts Payable		0.00
Due To Other Accounts		0.00
	TOTAL LIABILITIES	0.00

FUND BALANCE

Revenues		53,619.03
Expenditures		-14,779.57
Fund Balance Reserved for Enc		0.00
Fund Balance Unreserved		0.00
	TOTAL FUND BALANCE	38,839.46

	TOTAL LIABILITIES & FUND BALANCE	38,839.46
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ELLIS COUNTY SALES TAX

12/31/2014

BALANCE SHEET

ASSETS:

Cash		0.00
Due From Other Funds		
	TOTAL ASSETS	0.00

LIABILITIES

Accounts Payable		0.00
	TOTAL LIABILITIES	0.00

FUND BALANCE

Revenues		1,850,500.04
Expenditures		-1,850,500.04
Fund Balance Reserved		0.00
Fund Balance Unreserved		0.00
	TOTAL FUND BALANCE	0.00

	TOTAL LIABILITIES & FUND BALANCE	0.00
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CITY COMMISSION CAPITAL RESERVE

12/31/2014

BALANCE SHEET

ASSETS:

Cash		2,882,550.65
Due From Other Funds		
	TOTAL ASSETS	<u>2,882,550.65</u>

LIABILITIES

Accounts Payable		0.00
	TOTAL LIABILITIES	<u>0.00</u>

FUND BALANCE

Revenues		2,882,550.65
Expenditures		0.00
Fund Balance Reserved		0.00
Fund Balance Unreserved		0.00
	TOTAL FUND BALANCE	<u>2,882,550.65</u>

	TOTAL LIABILITIES & FUND BALANCE	<u><u>2,882,550.65</u></u>
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CAPITAL PROJECTS FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	1,637,905.06
Accts. Receivable-Misc. Sources	0.00
Due From Other Funds	0.00

TOTAL ASSETS	<u>1,637,905.06</u>
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LIABILITIES

Accounts Payable	16,868.92
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TOTAL LIABILITIES	<u>16,868.92</u>
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FUND BALANCE

Revenues	0.00
Expenditures	-1,482,657.53
Fund Balance Reserved for Enc	10,742.12
Fund Balance Unreserved	3,092,951.55

TOTAL FUND BALANCE	<u>1,621,036.14</u>
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TOTAL LIABILITIES & FUND BALANCE	<u><u>1,637,905.06</u></u>
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CAPITAL PROJECTS 2001 FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash		0.00
Due From Other Funds		
	TOTAL ASSETS	0.00

LIABILITIES

Due To Other Funds		0.00
Accounts Payable		0.00
	TOTAL LIABILITIES	0.00

FUND BALANCE

Revenues		
Expenditures		
Fund Balance Unreserved		0.00
	TOTAL FUND BALANCE	0.00

	TOTAL LIABILITIES & FUND BALANCE	0.00
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AIRPORT IMPROVEMENT FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	137,913.22
Accts. Receivable	0.00
Grants Receivable	980,523.00
TOTAL ASSETS	<u>1,118,436.22</u>

LIABILITIES

Accounts Payable	99,204.15
Due To Other Accounts	0.00
TOTAL LIABILITIES	<u>99,204.15</u>

FUND BALANCE

Revenues	2,069,987.68
Expenditures	-526,068.49
Fund Balance Reserved for Enc	100,071.92
Fund Balance Unreserved	-624,759.04
TOTAL FUND BALANCE	<u>1,019,232.07</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>1,118,436.22</u></u>
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BOND & INTEREST FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	223,168.49
Due From Other Funds	0.00
TOTAL ASSETS	<u>223,168.49</u>

LIABILITIES

Lease Purchase Agreements	0.00
TOTAL LIABILITIES	<u>0.00</u>

FUND BALANCE

Revenues	1,395,141.80
Expenditures	-1,392,989.22
Fund Balance Reserved	0.00
Fund Balance Unreserved	221,015.91
TOTAL FUND BALANCE	<u>223,168.49</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>223,168.49</u></u>
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TRANSPORTATION DD SALES TAX FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash		20,611.02
Due From Other Funds		
	TOTAL ASSETS	<u>20,611.02</u>

LIABILITIES

Accounts Payable		0.00
	TOTAL LIABILITIES	<u>0.00</u>

FUND BALANCE

Revenues		225,349.42
Expenditures		-223,107.16
Fund Balance Reserved		0.00
Fund Balance Unreserved		18,368.76
	TOTAL FUND BALANCE	<u>20,611.02</u>

	TOTAL LIABILITIES & FUND BALANCE	<u><u>20,611.02</u></u>
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HOME DEPOT-ECONOMIC DEVELOPMENT BONDS

12/31/2014

BALANCE SHEET

ASSETS:

Cash	168,466.11
Cash-Restricted	24,608.90
TOTAL ASSETS	<u>193,075.01</u>

LIABILITIES

Accounts Payable	0.00
TOTAL LIABILITIES	<u>0.00</u>

FUND BALANCE

Revenues	218,837.35
Expenditures	-211,705.02
Fund Balance Reserved	0.00
Fund Balance Unreserved	185,942.68
TOTAL FUND BALANCE	<u>193,075.01</u>

TOTAL LIABILITIES & FUND BALANCE	<u><u>193,075.01</u></u>
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48th & ROTH AVE.-CID

12/31/2014

BALANCE SHEET

ASSETS:

Cash		552.27
Due From Other Funds		
	TOTAL ASSETS	<u>552.27</u>

LIABILITIES

Accounts Payable		0.00
	TOTAL LIABILITIES	<u>0.00</u>

FUND BALANCE

Revenues		0.00
Expenditures		0.00
Fund Balance Reserved		0.00
Fund Balance Unreserved		552.27
	TOTAL FUND BALANCE	<u>552.27</u>

	TOTAL LIABILITIES & FUND BALANCE	<u><u>552.27</u></u>
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THE MALL CID

12/31/2014

BALANCE SHEET

ASSETS:

Cash		5,900.00
Due From Other Funds		
	TOTAL ASSETS	<u>5,900.00</u>

LIABILITIES

Accounts Payable		0.00
	TOTAL LIABILITIES	<u>0.00</u>

FUND BALANCE

Revenues		6,000.00
Expenditures		-100.00
Fund Balance Reserved		0.00
Fund Balance Unreserved		0.00
	TOTAL FUND BALANCE	<u>5,900.00</u>

	TOTAL LIABILITIES & FUND BALANCE	<u><u>5,900.00</u></u>
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WATER & SEWER FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	4,918,572.09
Accts. Receivable-Misc. Sources	
Cash-Water Sales Tax	25,882,257.50
Reserve-Capital Improvement	1,248,298.18
Reserve Bond & Int. Sales Tax	
Reserve Bond & Interest W/S	102,030.92
2003 Bond Reserve W/S	0.00
2003 Bond Reserve -Sales Tax	0.00
Consumers Accounts Receivable	357,983.58
Misc. Mdse Accts. Receivable	0.00
Issuance Cost-Sales Tax Fund	
Issuance Costs Water /Sewer	42,536.90
Restricted Cash-2009A Bond	65,352.00
Reserve-W/S Revenue Bond 2009A	420,487.10
Due From Other Funds	0.00
Land	139,109.47
Land-R-9 Ranch	4,262,039.65
Accum Depreciation- R-9 Ranch	-1,012,825.25
Infrastructure	16,404,219.44
Accum Depreciation-Infrastruct	-9,365,694.40
Buildings	11,782,909.54
Accum Depreciation-Bldgs.	-6,776,497.39
Machinery & Equipment	11,283,012.37
Accum Dep-Machinery/Equipment	-8,940,864.48
Work in Progress-Big Creek	2,082,833.90
Water Sales Tax Expenditures	935,724.71
R-9 Ranch Expenditures	0.00

TOTAL ASSETS

53,831,485.83

LIABILITIES

Accounts Payable	87,608.01
Control Pay Payble	0.00
Due To Other Funds	
Accrued Payroll	32,569.02
Accrued Vacation/PTO	83,839.62
Sales Tax	-566.20
State Water Fee	29,582.06
Meter Deposit Payable	217,327.26
Refuse Collection	42,380.75
Accrued Int. Payable-Bonds	43,023.28
State Rev. Loan Payment	0.00
G O Bond Payable-Serv. Bldg.	0.00
Bonds Payable-W/S Rev. Bonds	0.00
Bonds Payable-Sales Tax Fund	0.00
Accrued Int. Pybl-Revolv Loan	1,301.92
Contributed Capital	3,215,104.63
Reserve for Bad Debts	3,390,000.00
Bonds Payable-W/S 2009 A	0.00
Advance Developer Fee	0.00
Stormwater Fee	58,951.34
Over & Short	-32.79
Prior Year Encumbrance	0.00
Monitoring Well Deposit	4,500.00
Overpayment-Water Sales	0.00

TOTAL LIABILITIES

7,205,588.90

FUND BALANCE

Revenues	8,381,000.26
Expenditures	-5,637,374.67
Fund Balance Reserved for Enc	581,498.63
Fund Balance Unreserved	41,093,678.78
Capital Imprv. Reserve Fund Balance	2,207,093.93

TOTAL FUND BALANCE

46,625,896.93

TOTAL LIABILITIES & FUND BALANCE

53,831,485.83

SOLID WASTE FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash	448,369.17
Reserve Account	495,104.56
Accts. Receivable-Misc. Sources	0.00
Due From Other Funds	41,644.73
Buildings	289,324.00
Machinery & Equipment	1,633,486.00
Accum Dep-Machinery/Equipment	-1,110,836.05
TOTAL ASSETS	1,797,092.41

LIABILITIES

Accounts Payable	5,765.93
Control Pay Payble	0.00
Accrued Payroll	9,383.63
Accrued Vacation/PTO	25,164.08
Contributed Capital	115,383.00
Lease Purchase Obligation	0.00
TOTAL LIABILITIES	155,696.64

FUND BALANCE

Revenues	1,298,781.57
Expenditures	-1,152,056.33
Fund Balance Reserved for Enc	0.00
Fund Balance Unreserved	978,115.97
Solid Waste Reserve	516,554.56
TOTAL FUND BALANCE	1,641,395.77

TOTAL LIABILITIES & FUND BALANCE	1,797,092.41
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FIRE INSURANCE TRUST FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

0.00

TOTAL ASSETS

0.00

FUND BALANCE

Revenues

18,600.00

Expenditures

-18,600.00

Fund Balance Unreserved

0.00

TOTAL FUND BALANCE

0.00

MUNICIPAL COURT AGENCY FUND

12/31/2014

BALANCE SHEET

ASSETS:

Cash

123,785.52

TOTAL ASSETS

123,785.52

LIABILITIES

Accounts Payable

9,099.50

Due To Other Accounts

41,446.00

Bonds Payable

27,791.00

Over & Short

-0.50

TOTAL LIABILITIES

78,336.00

FUND BALANCE

Revenues

144,662.55

Expenditures

-167,313.50

Fund Balance Unreserved

68,100.47

TOTAL FUND BALANCE

45,449.52

**TOTAL LIABILITIES
& FUND BALANCE**

123,785.52

City of Hays Revenues

Month of December 2014

	<u>Budgeted</u> <u>2014</u>	<u>Collections</u> <u>Current Mo.</u>	<u>Collections</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Collections</u> <u>Current YTD</u>
<u>48TH/ROTH AVE CID-REVENUES</u>				
LOCAL SALES TAX	0.00	0.00	0.00	0.00
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00
Total Revenues	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<u>AIRPORT FUND REVENUES</u>				
16/20 M TRUCK TAX	181.00	0.00	0.00	257.80
AD VALOREM PROPERTY TAX	199,707.00	0.00	0.00	198,061.35
AIRPORT-FUEL SALES	12,000.00	3,429.03	1,061.30	12,857.41
BUSINESS LICENSES	6,050.00	2,200.00	3,300.00	4,950.00
DELINQUENT TAXES	0.00	0.00	0.00	2,705.13
FARMING (LEASES)	18,977.00	0.00	0.00	20,530.00
FEDERAL GOVERNMENT AID/GRANT	0.00	0.00	0.00	0.00
LANDING FEES	4,645.00	0.00	305.00	1,060.00
MISCELLANEOUS REVENUE	6,859.00	1,200.16	1,674.18	4,371.00
MOTOR VEHICLE TAX	17,200.00	0.00	0.00	24,302.23
PRIOR YEAR ENCUMBRANCE	0.00	0.00	0.00	0.00
RECREATIONAL VEHICLE TAX	242.00	0.00	0.00	345.16
RENTALS	66,759.00	5,737.88	3,634.02	67,419.43
Total Revenues	<u>\$332,620.00</u>	<u>\$12,567.07</u>	<u>\$9,974.50</u>	<u>\$336,859.51</u>
<u>BOND & INTEREST REVENUES</u>				
16/20 M TRUCK TAX	687.00	0.00	0.00	1,255.74
AD VALOREM PROPERTY TAX	814,494.00	0.00	0.00	807,357.24
DELINQUENT TAXES	0.00	0.00	0.00	11,039.54
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00
MOTOR VEHICLE TAX	65,172.00	0.00	0.00	98,175.95
RECEIVED FROM TIF PROCEEDS	0.00	0.00	0.00	0.00
RECREATIONAL VEHICLE TAX	919.00	0.00	0.00	1,320.19
SPECIAL ASSESSMENT TAX	452,891.00	0.00	0.00	475,993.14
TRANSFER FROM CAPITAL PROJECTS	0.00	0.00	0.00	0.00
TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00
TRANSFER FROM SPECIAL HIGHWAY	0.00	0.00	0.00	0.00
TRANSFER FROM WATER/SEWER FUND	0.00	0.00	0.00	0.00
TRANSFERS	0.00	0.00	0.00	0.00
Total Revenues	<u>\$1,334,163.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,395,141.80</u>
<u>CONVENTION & VISITOR'S REVENUE</u>				
MISCELLANEOUS REVENUE	42,000.00	5,974.44	3,287.00	42,626.44
TRANSIENT GUEST TAX	745,000.00	0.00	0.00	761,301.35
Total Revenues	<u>\$787,000.00</u>	<u>\$5,974.44</u>	<u>\$3,287.00</u>	<u>\$803,927.79</u>
<u>CULTURE & RECREATION REVENUES</u>				
GOLF COURSE REVENUE	305,000.00	3,623.70	3,300.67	301,857.83
LOCAL ALCOHOL LIQUOR TAX	135,803.00	30,457.48	33,847.89	126,711.72
Total Revenues	<u>\$440,803.00</u>	<u>\$34,081.18</u>	<u>\$37,148.56</u>	<u>\$428,569.55</u>
<u>DOJ PROGRAM-REVENUES</u>				
MISCELLANEOUS REVENUE	0.00	0.00	0.00	3,100.00
Total Revenues	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,100.00</u>
<u>ELLIS CO. SALES TAX-REVENUES</u>				
LOCAL SALES TAX	0.00	152,901.41	0.00	1,850,500.04
Total Revenues	<u>\$0.00</u>	<u>\$152,901.41</u>	<u>\$0.00</u>	<u>\$1,850,500.04</u>

	<u>Budgeted</u> 2014	<u>Collections</u> Current Mo.	<u>Collections</u> Current Mo. Previous Year	<u>Collections</u> Current YTD
<u>EMPLOYEE BENEFIT REVENUES</u>				
16/20 M TRUCK TAX	2,126.00	0.00	0.00	2,677.78
AD VALOREM PROPERTY TAX	2,292,195.00	0.00	0.00	2,271,699.99
DELINQUENT TAXES	0.00	0.00	0.00	30,693.05
INSURANCE REFUNDS	0.00	0.00	6,080.00	8,575.00
INTEREST ON INVESTMENTS	3,000.00	44.68	231.23	1,799.10
MISCELLANEOUS REVENUE	0.00	0.00	7,661.14	24,393.37
MOTOR VEHICLE TAX	201,625.00	0.00	0.00	277,433.86
RECREATIONAL VEHICLE TAX	2,842.00	0.00	0.00	3,904.06
TRANSFER FROM AIRPORT	0.00	0.00	0.00	0.00
TRANSFER FROM CVB	80,430.00	0.00	0.00	80,430.00
TRANSFER FROM GENERAL FUND	96,479.00	0.00	0.00	96,479.00
TRANSFER FROM RISK MANAGEMENT	0.00	0.00	0.00	0.00
TRANSFER FROM SOLID WASTE FUND	167,754.00	0.00	0.00	167,754.00
TRANSFER FROM SPECIAL ALCOHOL	26,074.00	0.00	0.00	26,074.00
TRANSFER FROM SPECIAL HIGHWAY	0.00	0.00	0.00	0.00
TRANSFER FROM SPORTS COMPLEX	18,002.00	0.00	0.00	18,002.00
TRANSFER FROM STORMWATER MGT	11,851.00	0.00	0.00	11,851.00
TRANSFER FROM WATER/SEWER FUND	486,662.00	0.00	0.00	486,662.00
TRANSFERS	0.00	0.00	0.00	0.00
XFER FRM COMM CAPITAL RESERVE	0.00	0.00	0.00	0.00
Total Revenues	\$3,389,040.00	\$44.68	\$13,972.37	\$3,508,428.21
<u>FIRE INS TRUST REVENUES</u>				
MISCELLANEOUS REVENUE	0.00	0.00	0.00	18,600.00
Total Revenues	\$0.00	\$0.00	\$0.00	\$18,600.00
<u>GENERAL GOVERNMENT REVENUES</u>				
16/20 M TRUCK TAX	0.00	0.00	0.00	0.00
AD VALOREM PROPERTY TAX	0.00	0.00	0.00	0.00
BUILDING PERMITS	75,000.00	8,919.83	5,314.70	91,089.96
BUSINESS LICENSES	17,000.00	130.00	10,577.50	17,792.50
CITY-COUNTY REVENUE SHARING	0.00	0.00	0.00	0.00
CMB & LIQUOR LICENSES	12,000.00	0.00	300.00	9,425.00
DELINQUENT TAXES	0.00	0.00	0.00	0.00
FEDERAL GOVERNMENT AID/GRANT	0.00	0.00	0.00	0.00
FRANCHISE FEES	1,415,000.00	132,931.00	122,347.59	1,482,816.77
INTEREST ON INVESTMENTS	35,000.00	2,665.38	4,306.14	52,649.34
LOCAL AD VALOREM TAX REDUCTION	0.00	0.00	0.00	0.00
LOCAL SALES TAX	7,240,398.00	622,109.41	600,335.26	7,384,779.01
MISCELLANEOUS REVENUE	140,000.00	1,986.44	4,470.73	157,331.30
MOTOR VEHICLE TAX	0.00	0.00	0.00	0.00
OTHER LICENSES	500.00	0.00	0.00	560.00
PET LICENSES	18,000.00	3,405.00	3,065.00	18,908.00
PRIOR YEAR ENCUMBRANCE	0.00	0.00	0.00	0.00
RECREATIONAL VEHICLE TAX	0.00	0.00	0.00	0.00
RENTALS	1,200.00	100.00	100.00	1,200.00
STATE GOVERNMENT AID/GRANT	0.00	1,444.33	3,005.10	15,109.73
TRANSFER FROM AIRPORT	0.00	0.00	0.00	0.00
TRANSFER FROM CVB	63,325.00	0.00	0.00	63,325.00
TRANSFER FROM POOL CONSTRUCTIO	0.00	0.00	0.00	0.00
TRANSFER FROM SOLID WASTE FUND	245,000.00	0.00	0.00	245,000.00
TRANSFER FROM SPECIAL ALCOHOL	54,336.00	0.00	0.00	54,336.00
TRANSFER FROM SPECIAL HIGHWAY	0.00	0.00	0.00	0.00
TRANSFER FROM SPORTS COMPLEX	240,835.00	0.00	0.00	0.00
TRANSFER FROM STORMWATER MGT	64,260.00	0.00	0.00	64,260.00
TRANSFER FROM WATER SLS TAX	596,850.00	0.00	0.00	596,850.00
TRANSFER FROM WATER/SEWER FUND	961,024.00	0.00	0.00	961,024.00
TRANSFERS	0.00	0.00	0.00	0.00
Total Revenues	\$11,179,728.00	\$773,691.39	\$753,822.02	\$11,216,456.61

	<u>Budgeted</u> <u>2014</u>	<u>Collections</u> <u>Current Mo.</u>	<u>Collections</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Collections</u> <u>Current YTD</u>
<u>GOLF COURSE IMPR. FUND REVENUE</u>				
GOLF COURSE REVENUE	0.00	113.40	105.00	18,900.00
MISCELLANEOUS REVENUE	0.00	0.00	0.00	1,000.00
Total Revenues	\$0.00	\$113.40	\$105.00	\$19,900.00
<u>H DEPOT-ECON DEV BND-REVENUES</u>				
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00
RECEIVED FROM TIF PROCEEDS	222,925.00	14,207.00	12,713.00	218,837.35
Total Revenues	\$222,925.00	\$14,207.00	\$12,713.00	\$218,837.35
<u>LIBRARY EMP. BENEFIT REVENUES</u>				
16/20 M TRUCK TAX	150.00	0.00	0.00	214.33
AD VALOREM PROPERTY TAX	169,985.00	0.00	0.00	168,607.43
DELINQUENT TAXES	0.00	0.00	0.00	2,221.48
MOTOR VEHICLE TAX	14,232.00	0.00	0.00	20,126.22
RECREATIONAL VEHICLE TAX	201.00	0.00	0.00	285.97
Total Revenues	\$184,568.00	\$0.00	\$0.00	\$191,455.43
<u>LIBRARY FUND REVENUES</u>				
16/20 M TRUCK TAX	1,027.00	0.00	0.00	1,520.96
AD VALOREM PROPERTY TAX	1,116,946.00	0.00	0.00	1,106,948.97
DELINQUENT TAXES	0.00	0.00	0.00	15,554.32
MOTOR VEHICLE TAX	97,384.00	0.00	0.00	138,890.86
RECREATIONAL VEHICLE TAX	1,373.00	0.00	0.00	1,979.04
Total Revenues	\$1,216,730.00	\$0.00	\$0.00	\$1,264,894.15
<u>PARK DEVELOPMENT FUND-REVENUE</u>				
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00
<u>PARKS IMPROVEMENT FUND-REVENUE</u>				
DOG PARK DONATIONS	0.00	0.00	0.00	14,535.17
MISCELLANEOUS REVENUE	0.00	10,000.00	0.00	29,083.86
Total Revenues	\$0.00	\$10,000.00	\$0.00	\$43,619.03
<u>PUBLIC SAFETY REVENUES</u>				
ANIMAL CONTROL REVENUE	3,000.00	215.00	70.00	3,350.00
COURT APPOINTED REIMBURSEMENT	0.00	0.00	320.00	2,934.00
COURT COSTS	80,000.00	9,290.38	9,545.61	119,445.16
COURT FINES	530,000.00	36,396.62	41,751.39	554,574.29
LOCAL LAB FEES	0.00	41.50	0.00	75.00
Total Revenues	\$613,000.00	\$45,943.50	\$51,687.00	\$680,378.45
<u>PUBLIC WORKS REVENUES</u>				
GRAVE OPENING	4,000.00	300.00	0.00	6,850.00
SALE OF CEMETERY LOTS	6,300.00	0.00	130.00	7,945.00
Total Revenues	\$10,300.00	\$300.00	\$130.00	\$14,795.00
<u>RISK MANAGEMENT REVENUES</u>				
INSURANCE REFUNDS	0.00	0.00	0.00	0.00
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00
TRANSFER FROM EMPLOYEE BENEFIT	0.00	0.00	0.00	0.00
TRANSFERS	0.00	0.00	0.00	0.00
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00
<u>SOLID WASTE FUND REVENUES</u>				
INTEREST ON INVESTMENTS	2,000.00	19.15	77.07	747.87
MISCELLANEOUS REVENUE	40,000.00	2,859.40	65.00	26,537.20
PRIOR YEAR ENCUMBRANCE	0.00	0.00	0.00	0.00
REFUSE COLLECTION	1,225,000.00	106,109.01	105,606.36	1,270,304.75
YARD WASTE TAGS	1,900.00	47.25	63.00	1,191.75
Total Revenues	\$1,268,900.00	\$109,034.81	\$105,811.43	\$1,298,781.57
<u>SPECIAL ALCOHOL FUND REVENUES</u>				
LOCAL ALCOHOL LIQUOR TAX	135,803.00	30,457.47	33,847.89	126,711.74
Total Revenues	\$135,803.00	\$30,457.47	\$33,847.89	\$126,711.74

	<u>Budgeted</u> <u>2014</u>	<u>Collections</u> <u>Current Mo.</u>	<u>Collections</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Collections</u> <u>Current YTD</u>
<u>SPECIAL HIGHWAY REVENUES</u>				
CONNECTING LINK MAINTENANCE	44,760.00	0.00	0.00	44,760.02
INTEREST ON INVESTMENTS	0.00	0.00	0.00	0.00
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00
PRIOR YEAR ENCUMBRANCE	0.00	0.00	0.00	0.00
STATE GASOLINE TAX	539,690.00	0.00	0.00	543,989.74
TRANSFER FROM CAPITAL PROJECTS	0.00	0.00	0.00	0.00
Total Revenues	\$584,450.00	\$0.00	\$0.00	\$588,749.76
<u>SPECIAL PRK & REC REVENUES</u>				
DOG PARK DONATIONS	0.00	0.00	-25,064.00	-836.00
LOCAL ALCOHOL LIQUOR TAX	135,803.00	30,457.48	33,847.89	126,711.72
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00
Total Revenues	\$135,803.00	\$30,457.48	\$8,783.89	\$125,875.72
<u>SPORTS COMPLEX-REVENUES</u>				
LOCAL SALES TAX	0.00	0.00	0.00	0.00
MISCELLANEOUS REVENUE	0.00	0.00	0.00	71,000.00
PRIOR YEAR ENCUMBRANCE	0.00	0.00	0.00	0.00
Total Revenues	\$0.00	\$0.00	\$0.00	\$71,000.00
<u>STORMWATER MANAGEMENT REVENUES</u>				
MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00
STORMWATER FEE	756,000.00	58,754.56	58,437.95	772,639.95
TRANSFER FROM GENERAL FUND	16,500.00	0.00	0.00	16,500.00
TRANSFER FROM WATER/SEWER FUND	0.00	0.00	0.00	0.00
Total Revenues	\$772,500.00	\$58,754.56	\$58,437.95	\$789,139.95
<u>TDD SLS TAX REVENUES</u>				
LOCAL SALES TAX	(56,562.92)	21,311.02	19,068.76	225,349.42
Total Revenues	(\$56,562.92)	\$21,311.02	\$19,068.76	\$225,349.42
<u>WATER & SEWER FUND REVENUES</u>				
DEVELOPER CONTRIBUTION	0.00	0.00	0.00	0.00
FEDERAL & STATE GRANTS	0.00	0.00	0.00	0.00
INTEREST ON INVESTMENTS	25,000.00	465.94	1,125.27	17,610.24
INTEREST-SALES TAX COLLECTION	50,000.00	1,468.02	3,237.10	54,493.44
LOCAL SALES TAX	2,954,917.00	251,713.00	242,709.00	3,017,143.00
MISCELLANEOUS REVENUE	10,000.00	230.00	1,541.92	8,947.39
NOTE/BOND PROCEEDS	0.00	0.00	0.00	0.00
PENALTY	25,000.00	3,001.20	2,662.61	28,870.88
PRIOR YEAR ENCUMBRANCE	0.00	0.00	0.00	0.00
R-9 RANCH REVENUE	325,000.00	125,000.00	110,000.00	308,200.00
SEWER SERVICE CHARGES	2,056,002.00	158,425.80	154,736.38	2,067,148.05
STORMWATER FEE	0.00	0.00	0.00	0.00
TAPS-TURN ONS	35,000.00	1,763.00	3,181.10	60,994.86
TRANSFER FROM SOLID WASTE FUND	0.00	0.00	0.00	0.00
TRANSFER FROM SPECIAL HIGHWAY	0.00	0.00	0.00	0.00
TRANSFER FROM WATER SLS TAX	435,109.00	0.00	0.00	0.00
TRANSFERS	0.00	0.00	0.00	0.00
WATER SALES	2,749,118.00	186,027.53	184,634.13	2,515,961.19
WATER SALES-CONSERVATION RATE	365,000.00	5,952.21	9,086.06	300,331.21
WATER VIOLATION	0.00	0.00	0.00	1,300.00
Total Revenues	\$9,030,146.00	\$734,046.70	\$712,913.57	\$8,381,000.26
Grand Totals	\$31,581,916.08	\$2,033,886.11	\$1,821,702.94	\$33,602,071.34

City of Hays Expenditures

Month of December 2014

	<u>Budgeted</u> 2014	<u>Expenses</u> Current Mo.	<u>Expenses</u> Current Mo. Previous Year	<u>Current Year</u> Expenses YTD
<u>48TH/ ROTH AVE CID-EXPENDITURE</u>				
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
Total Expenditures	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<u>AIRPORT FUND EXPENDITURES</u>				
COMMUNICATION	3,000.00	175.81	374.36	1,935.84
CONTINGENCY	38,996.00	146.00	775.43	5,418.55
ELECTRICITY	35,000.00	2,838.29	5,314.37	31,100.64
GENERAL SUPPLIES & MATERIALS	28,400.00	350.32	4,960.66	34,456.90
GRANT FUNDING	0.00	0.00	0.00	0.00
LEGAL PUBLICATIONS & PRINTING	500.00	0.00	0.00	0.00
NATURAL GAS	8,000.00	1,056.21	1,135.66	7,086.06
NEIGHBORHOOD REVIT REBATE	664.00	0.00	0.00	553.79
NEW EQUIPMENT	10,700.00	0.00	0.00	10,700.00
OTHER CONTRACTUAL SERVICES	25,000.00	2,948.06	2,302.71	21,694.72
OVERTIME	2,000.00	220.25	0.00	3,403.63
PROFESSIONAL SERVICES	1,000.00	321.00	150.00	536.93
PROJECTS	0.00	0.00	0.00	0.00
PROMOTIONS	15,000.00	500.00	99.40	15,473.80
REPAIRS TO BLDGS & STRUCTURES	24,000.00	742.20	445.00	12,427.16
SALARIES	79,638.00	6,160.61	6,453.12	63,119.24
SEASONAL/PART TIME	5,000.00	0.00	0.00	0.00
TAX INCREMENT FINANCING DIST	3,000.00	0.00	0.00	2,745.78
TRANSFER TO AIRPORT IMPROVEMEN	60,843.00	0.00	0.00	60,843.00
TRANSFER TO BOND & INTEREST	0.00	0.00	0.00	0.00
TRANSFER TO EMPLOYEE BENEFIT	0.00	0.00	0.00	0.00
TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00
TRANSFER TO NEW EQUIP. RESERVE	7,013.00	0.00	0.00	7,013.00
TRANSFERS	0.00	0.00	0.00	0.00
TRAVEL & TRAINING	3,000.00	1,300.54	0.00	2,862.58
UNIFORMS	750.00	48.78	95.20	636.81
Total Expenditures	<u>\$351,504.00</u>	<u>\$16,808.07</u>	<u>\$22,105.91</u>	<u>\$282,008.43</u>
<u>BALLFIELD MAINTENANCE</u>				
BUILDINGS & STRUCTURES	0.00	0.00	0.00	0.00
CHEMICALS	8,000.00	5.90	35.39	5,858.90
COMMUNICATION	600.00	27.53	46.26	279.61
ELECTRICITY	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	2,500.00	24.00	71.25	1,701.27
GENERAL SUPPLIES & MATERIALS	11,500.00	162.62	237.87	5,410.72
NATURAL GAS	0.00	0.00	0.00	0.00
NEW EQUIPMENT	19,200.00	0.00	0.00	16,054.47
OTHER CONTRACTUAL SERVICES	6,000.00	230.44	31.34	2,524.83
PROJECTS	0.00	0.00	0.00	0.00
RENTALS	500.00	75.00	112.50	75.00
REPAIRS TO BLDGS & STRUCTURES	8,600.00	114.34	1,559.72	3,812.92
TRAVEL & TRAINING	200.00	74.88	0.00	189.88
UNIFORMS	0.00	0.00	0.00	0.00
Total Expenditures	<u>\$57,100.00</u>	<u>\$714.71</u>	<u>\$2,094.33</u>	<u>\$35,907.60</u>

	<u>Budgeted</u> 2014	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Current Year</u> <u>Expenses YTD</u>
<u>BICKLE-SCHMIDT SPORTS COMPLEX</u>				
BUILDINGS & STRUCTURES	0.00	0.00	0.00	0.00
CHEMICALS	20,000.00	0.00	35.39	11,412.02
COMMUNICATION	700.00	19.67	35.23	210.18
CONTINGENCY	0.00	0.00	0.00	0.00
ELECTRICITY	55,000.00	3,898.13	3,566.80	51,057.39
EQUIPMENT EXPENSE	4,000.00	24.73	26.00	1,458.02
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	0.00	7.69	0.00
EQUIPMENT EXPENSE	0.00	0.00	7.69	0.00
EQUIPMENT EXPENSE	0.00	0.00	289.90	0.00
EQUIPMENT EXPENSE	0.00	0.00	0.00	56.10
EQUIPMENT EXPENSE	0.00	0.00	0.00	56.10
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
FUEL EXPENSE	8,000.00	0.00	-40.94	0.00
FUEL EXPENSE	0.00	0.00	86.08	375.48
FUEL EXPENSE	0.00	0.00	0.00	321.33
FUEL EXPENSE	0.00	0.00	36.39	257.03
FUEL EXPENSE	0.00	0.00	210.69	401.17
FUEL EXPENSE	0.00	0.00	229.93	945.99
FUEL EXPENSE	0.00	0.00	158.55	934.87
FUEL EXPENSE	0.00	29.07	37.51	709.83
FUEL EXPENSE	0.00	0.00	141.36	494.62
FUEL EXPENSE	0.00	0.00	0.00	0.00
FUEL EXPENSE	0.00	0.00	40.94	0.00
GENERAL SUPPLIES & MATERIALS	26,600.00	226.47	3,088.04	8,385.87
NATURAL GAS	3,000.00	37.12	44.42	571.44
NEW EQUIPMENT	17,300.00	0.00	3,195.00	11,545.53
OFFICE SUPPLIES	300.00	6.94	5.21	20.92
OTHER CONTRACTUAL SERVICES	13,700.00	3,136.02	2,660.48	12,625.78
OVERTIME	2,000.00	42.71	37.28	625.63
PROJECTS	0.00	0.00	0.00	0.00
RENTALS	1,000.00	150.00	360.00	497.25
REPAIRS TO BLDGS & STRUCTURES	13,000.00	278.15	218.64	10,799.58
SALARIES	26,610.00	1,822.17	1,988.37	24,434.68
SEASONAL/PART TIME	28,900.00	0.00	0.00	19,316.25
TRANSFER TO NEW EQUIP. RESERVE	19,525.00	0.00	0.00	19,525.00
TRAVEL & TRAINING	400.00	0.00	223.58	0.00
UNIFORMS	800.00	83.66	46.00	491.29
Total Expenditures	\$240,835.00	\$9,754.84	\$16,736.23	\$177,529.35
<u>BOND & INTEREST EXPENDITURES</u>				
BOND PRINCIPAL	970,003.00	0.00	0.00	955,000.00
CASH BASIS RESERVE	60,000.00	0.00	0.00	0.00
ECONOMIC DEVELOPMENT BONDS	0.00	0.00	0.00	0.00
INTEREST COUPONS	403,540.00	0.00	0.00	424,540.42
INTEREST ON TEMPORARY NOTE	0.00	0.00	0.00	0.00
INTEREST ON TIF	0.00	0.00	0.00	0.00
LEVY STABILIZATION	75,000.00	0.00	0.00	0.00
NEIGHBORHOOD REVIT REBATE	2,720.00	0.00	0.00	2,257.36
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
TAX INCREMENT FINANCING DIST	13,000.00	0.00	0.00	11,191.44
TRANSFER TO RESERVE FOR TIF	0.00	0.00	0.00	0.00
Total Expenditures	\$1,524,263.00	\$0.00	\$0.00	\$1,392,989.22

	<u>Budgeted</u> 2014	<u>Expenses</u> Current Mo.	<u>Expenses</u> Current Mo. Previous Year	<u>Current Year</u> Expenses YTD
<u>BUILDINGS & GROUNDS</u>				
COMMUNICATION	0.00	0.00	0.00	0.00
ELECTRICITY	420,000.00	30,383.27	58,976.46	394,120.87
GENERAL SUPPLIES & MATERIALS	8,000.00	0.00	66.91	4,336.90
NATURAL GAS	40,000.00	2,476.41	2,782.29	26,529.08
NEW EQUIPMENT	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	26,060.00	3,438.32	3,986.37	26,055.04
PROJECTS	5,600.00	0.00	0.00	0.00
REPAIRS TO BLDGS & STRUCTURES	14,000.00	1,722.88	692.00	9,202.33
Total Expenditures	\$513,660.00	\$38,020.88	\$66,504.03	\$460,244.22
<u>CEMETERIES</u>				
BUILDINGS & STRUCTURES	0.00	0.00	0.00	0.00
CHEMICALS	3,000.00	0.00	0.00	2,130.98
COMMUNICATION	200.00	12.29	25.84	139.06
ELECTRICITY	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	1,700.00	0.00	41.81	412.63
GENERAL SUPPLIES & MATERIALS	7,500.00	84.94	23.28	1,583.69
NEW EQUIPMENT	600.00	0.00	0.00	529.00
OTHER CONTRACTUAL SERVICES	1,200.00	0.00	10.20	850.00
PROJECTS	0.00	0.00	0.00	0.00
RENTALS	200.00	0.00	0.00	0.00
REPAIRS TO BLDGS & STRUCTURES	5,500.00	0.00	0.00	5,012.82
TRAVEL & TRAINING	300.00	0.00	0.00	73.49
UNIFORMS	0.00	0.00	0.00	0.00
Total Expenditures	\$20,200.00	\$97.23	\$101.13	\$10,731.67
<u>CITY ATTORNEY</u>				
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	1,000.00	0.00	0.00	660.00
PROFESSIONAL SERVICES	100,000.00	7,700.00	7,025.00	87,593.75
Total Expenditures	\$101,000.00	\$7,700.00	\$7,025.00	\$88,253.75
<u>CITY COMMISSION</u>				
COMMUNICATION	0.00	0.00	0.00	0.00
FINANCIAL POLICY PROJ-CAPITAL	1,771,177.00	24,860.89	610,025.46	26,960.89
FINANCIAL POLICY PROJ-CAPITAL	0.00	0.00	0.00	0.00
GENERAL SUPPLIES & MATERIALS	1,500.00	0.00	0.00	143.72
LEGAL PUBLICATIONS & PRINTING	500.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	500.00	0.00	0.00	56.38
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
PROJECTS	150,000.00	17,246.53	0.00	111,233.49
SALARIES	9,000.00	750.00	750.00	9,000.00
TRAVEL & TRAINING	15,000.00	0.00	0.00	14,389.78
Total Expenditures	\$1,947,677.00	\$42,857.42	\$610,775.46	\$161,784.26
<u>CITY MANAGER</u>				
COMMUNICATION	3,500.00	652.32	409.83	2,945.70
CONTINGENCY	100,000.00	22,305.64	9,877.10	69,431.91
EXPENSE ALLOWANCE-CAR	0.00	0.00	461.54	0.00
GENERAL SUPPLIES & MATERIALS	2,000.00	0.00	4.63	1,106.12
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
NEW EQUIPMENT	0.00	0.00	0.00	0.00
ORGANIZATION DEVELOPMENT	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	35,000.00	5,207.00	675.90	27,285.19
OVERTIME	3,500.00	123.60	174.81	2,152.26
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
PROJECTS	0.00	0.00	0.00	0.00
SALARIES	302,987.00	29,870.06	27,981.58	303,849.36
TRAVEL & TRAINING	25,000.00	3,362.35	1,652.70	20,688.37
Total Expenditures	\$471,987.00	\$61,520.97	\$41,238.09	\$427,458.91

	<u>Budgeted</u> 2014	<u>Expenses</u> Current Mo.	<u>Expenses</u> Current Mo. Previous Year	<u>Current Year</u> Expenses YTD
<u>CVB EXPENDITURES</u>				
COMMUNICATION	6,000.00	155.59	542.10	4,411.54
CONTINGENCY	295,882.00	0.00	0.00	4,543.86
ELECTRICITY	9,000.00	725.86	1,277.27	8,839.51
GENERAL SUPPLIES & MATERIALS	0.00	0.00	0.00	-38.96
GRANT FUNDING	0.00	0.00	0.00	0.00
LEGAL PUBLICATIONS & PRINTING	90,000.00	6,495.76	1,171.92	65,793.76
NATURAL GAS	1,500.00	132.02	154.58	1,150.76
NEW EQUIPMENT	0.00	0.00	0.00	0.00
OFFICE SUPPLIES	5,000.00	350.25	437.29	2,090.87
OTHER CONTRACTUAL SERVICES	80,000.00	5,283.77	11,581.65	68,516.61
OUTSIDE AGENCIES	0.00	0.00	0.00	0.00
OVERTIME	1,500.00	108.65	0.00	1,355.40
PROJECTS	74,000.00	0.00	0.00	0.00
PROMOTIONS	60,000.00	6,659.04	6,796.54	58,557.17
RENTALS	408,000.00	0.00	0.00	357,106.59
REPAIRS TO BLDGS & STRUCTURES	6,000.00	0.00	167.34	3,267.33
SALARIES	223,939.00	9,190.27	25,284.20	179,990.03
SEASONAL/PART TIME	10,050.00	221.13	27.00	7,807.33
TRANSFER TO EMPLOYEE BENEFIT	80,430.00	0.00	0.00	80,430.00
TRANSFER TO GENERAL FUND	63,325.00	0.00	0.00	63,325.00
TRANSFER TO NEW EQUIP. RESERVE	2,760.00	0.00	0.00	2,760.00
TRANSFERS	0.00	0.00	0.00	0.00
TRAVEL & TRAINING	7,000.00	35.00	1,277.37	2,842.94
Total Expenditures	\$1,424,386.00	\$29,357.34	\$48,717.26	\$912,749.74
<u>DEBT SERVICE</u>				
INT-REVENUE BND PAYMENT 2009A	140,000.00	10,755.83	11,349.58	133,819.96
INTEREST-REVENUE BOND	0.00	0.00	0.00	0.00
PRINCIPAL & INT. REVOLVING LOA	400,000.00	0.00	33,282.74	66,810.09
PRINCIPAL PAYMENT-SLS TX BOND	0.00	0.00	0.00	0.00
PWWSD #15	0.00	0.00	0.00	0.00
REV BOND PAYMENT 2009-A	285,000.00	24,166.66	23,750.00	286,666.64
REVENUE BOND PAYMENT	0.00	0.00	0.00	0.00
SALES TAX BOND ISSUE-INTEREST	0.00	0.00	0.00	0.00
UNAMORTIZED 1996 BOND IS.COST	0.00	0.00	0.00	0.00
WATER EXPLORATION	0.00	0.00	0.00	0.00
Total Expenditures	\$825,000.00	\$34,922.49	\$68,382.32	\$487,296.69
<u>DEBT SERVICE - SALES TAX</u>				
PRINCIPAL PAYMENT-SLS TX BOND	0.00	0.00	0.00	0.00
PWWSD #15	0.00	0.00	0.00	0.00
SALES TAX BOND ISSUE-INTEREST	0.00	0.00	0.00	0.00
TRANSFER-SALES TAX RESERVE	0.00	0.00	0.00	0.00
UNAMORTIZED 1996 BOND IS.COST	0.00	0.00	0.00	0.00
WATER EXPLORATION	0.00	0.00	0.00	0.00
Total Expenditures	\$0.00	\$0.00	\$0.00	\$0.00
<u>DISPATCH</u>				
COMMUNICATION	5,400.00	122.65	241.20	1,800.73
CONTINGENCY	5,000.00	0.00	96.90	40.57
LEGAL PUBLICATIONS & PRINTING	2,500.00	0.00	0.00	0.00
OFFICE SUPPLIES	900.00	52.73	0.00	379.09
OTHER CONTRACTUAL SERVICES	3,830.00	123.98	856.00	1,419.31
OVERTIME	47,165.00	6,176.46	7,264.53	48,046.09
SALARIES	484,020.00	44,958.65	37,188.04	432,582.36
TRAVEL & TRAINING	9,000.00	0.00	39.92	2,103.86
UNIFORMS	1,000.00	0.00	0.00	0.00
Total Expenditures	\$558,815.00	\$51,434.47	\$45,686.59	\$486,372.01

	<u>Budgeted</u> 2014	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Current Year</u> <u>Expenses YTD</u>
<u>DOJ-EXPENDITURES</u>				
NEW EQUIPMENT	0.00	0.00	0.00	1,721.06
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
Total Expenditures	\$0.00	\$0.00	\$0.00	\$1,721.06
<u>ECONOMIC DEVELOPMENT</u>				
DOWNTOWN DEVELOPMENT CORP.	0.00	0.00	0.00	0.00
JOB BOUNTY	15,000.00	0.00	0.00	2,400.00
OTHER CONTRACTUAL SERVICES	241,205.00	571.62	556.98	244,478.44
Total Expenditures	\$256,205.00	\$571.62	\$556.98	\$246,878.44
<u>ELLIS CO. SALES TAX-EXPENDITUR</u>				
OTHER CONTRACTUAL SERVICES	0.00	152,901.41	0.00	1,850,500.04
Total Expenditures	\$0.00	\$152,901.41	\$0.00	\$1,850,500.04
<u>EMPLOYEE BENEFIT EXPENDITURES</u>				
CONTINGENCY	300,000.00	2,379.22	0.00	2,379.22
EMPLOYEE RETIREMENT	1,138,617.00	112,871.82	100,682.12	1,088,465.07
HEALTH INSURANCE	1,719,500.00	(4,321.54)	99,328.91	1,494,020.07
NEIGHBORHOOD REVIT REBATE	7,590.00	0.00	0.00	6,352.48
OTHER CONTRACTUAL SERVICES	75,139.00	3,299.42	4,366.58	40,177.42
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
SOCIAL SECURITY	676,213.00	64,058.70	63,130.43	633,314.13
TAX INCREMENT FINANCING DIST	33,625.00	0.00	0.00	31,494.02
TRANSFER TO BOND & INTEREST	0.00	0.00	0.00	0.00
TRANSFER TO RISK MANAGEMENT	0.00	0.00	0.00	0.00
UNEMPLOYMENT COMPENSATION	25,634.00	0.00	0.00	14,929.18
WORKERS COMPENSATION	180,350.00	0.00	0.00	176,639.00
Total Expenditures	\$4,156,668.00	\$178,287.62	\$267,508.04	\$3,487,770.59
<u>FINANCE/CITY CLERK</u>				
COMMUNICATION	1,320.00	95.34	183.54	1,157.95
CONTINGENCY	5,000.00	0.00	0.00	149.99
GENERAL SUPPLIES & MATERIALS	600.00	0.00	324.67	615.19
INSURANCE & SURETY BONDS	0.00	0.00	0.00	0.00
LEGAL PUBLICATIONS & PRINTING	12,000.00	2,478.42	364.00	10,112.36
NEW EQUIPMENT	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	7,800.00	572.39	1,090.44	7,580.08
OVERTIME	500.00	119.85	0.00	537.58
PROFESSIONAL SERVICES	40,000.00	0.00	0.00	40,000.00
PROJECTS	0.00	0.00	0.00	0.00
SALARIES	292,987.00	31,778.55	29,611.42	289,759.81
TRAVEL & TRAINING	7,600.00	721.75	2,904.01	2,949.16
Total Expenditures	\$367,807.00	\$35,766.30	\$34,478.08	\$352,862.12

	<u>Budgeted</u> 2014	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Current Year</u> <u>Expenses YTD</u>
<u>FIRE DEPARTMENT</u>				
COMMUNICATION	5,700.00	534.71	1,071.32	5,738.58
CONTINGENCY	5,000.00	0.00	0.00	1,012.65
EQUIPMENT EXPENSE	52,000.00	219.67	343.22	9,331.40
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	52.33	1,412.95	5,265.74
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	2,775.17	1,685.54	6,766.96
EQUIPMENT EXPENSE	0.00	0.00	328.64	700.08
EQUIPMENT EXPENSE	0.00	234.54	875.76	4,220.35
EQUIPMENT EXPENSE	0.00	0.00	0.00	6,123.83
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	0.00	0.00	235.92
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	0.00	0.00	49.14
EQUIPMENT EXPENSE	0.00	0.00	0.00	480.97
EQUIPMENT EXPENSE	0.00	0.00	1,674.24	12,644.91
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	0.00	0.00	0.00	190.37
EQUIPMENT EXPENSE	0.00	66.85	706.39	4,965.68
EQUIPMENT EXPENSE	0.00	33.84	532.86	2,717.85
EQUIPMENT EXPENSE	0.00	0.00	0.00	10.79
GENERAL SUPPLIES & MATERIALS	41,300.00	2,015.45	2,710.31	34,326.47
GRANT FUNDING	0.00	0.00	0.00	0.00
LEGAL PUBLICATIONS & PRINTING	800.00	65.22	0.00	393.05
NEW EQUIPMENT	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	4,350.00	85.71	118.00	4,402.65
OVERTIME	121,000.00	13,912.90	14,092.39	120,588.65
PAID PER CALL	20,000.00	1,759.50	1,458.57	23,084.16
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
PROJECTS	0.00	0.00	0.00	0.00
REPAIRS TO BLDGS & STRUCTURES	42,000.00	6,164.49	2,148.57	40,829.74
SALARIES	1,057,443.00	104,820.84	108,102.74	1,043,546.19
TRAINING CERTIFICATION	15,000.00	0.00	0.00	14,462.50
TRAVEL & TRAINING	35,400.00	710.29	1,469.31	29,432.65
UNIFORMS	9,000.00	211.73	536.28	6,915.96
Total Expenditures	\$1,408,993.00	\$133,663.24	\$139,267.09	\$1,378,437.24
<u>FIRE INS TRUST EXPENDITURES</u>				
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	18,600.00
Total Expenditures	\$0.00	\$0.00	\$0.00	\$18,600.00
<u>FLEET MAINTENANCE</u>				
Total Expenditures	\$830,101.00	\$80,463.94	\$61,483.94	\$709,015.86

	<u>Budgeted</u> 2014	<u>Expenses</u> Current Mo.	<u>Expenses</u> Current Mo. Previous Year	<u>Current Year</u> Expenses YTD
<u>GOLF COURSE</u>				
BUILDINGS & STRUCTURES	0.00	0.00	0.00	0.00
CHEMICALS	76,800.00	3,693.00	0.00	70,648.70
COMMUNICATION	2,800.00	159.19	323.82	1,973.71
ELECTRICITY	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	2,000.00	177.50	421.68	1,435.39
GENERAL SUPPLIES & MATERIALS	39,800.00	798.85	2,549.37	33,898.36
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
NATURAL GAS	0.00	0.00	0.00	0.00
NEW EQUIPMENT	5,200.00	0.00	1,289.00	606.95
OFFICE SUPPLIES	400.00	271.24	128.31	400.01
OTHER CONTRACTUAL SERVICES	33,800.00	1,805.00	2,053.00	24,454.11
OVERTIME	7,000.00	0.00	0.00	12,359.32
PRO SHOP CR CARD ACTIVITY	0.00	484.57	481.76	-44.79
PROJECTS	0.00	0.00	0.00	0.00
RENTALS	1,500.00	200.00	487.50	1,200.83
REPAIRS TO BLDGS & STRUCTURES	12,000.00	742.64	0.00	10,071.11
SALARIES	123,597.00	10,810.30	11,336.83	118,113.25
SEASONAL/PART TIME	43,400.00	0.00	174.25	47,889.25
TRAVEL & TRAINING	1,600.00	115.28	1,032.46	759.73
UNIFORMS	1,000.00	0.00	0.00	731.25
Total Expenditures	\$350,897.00	\$19,257.57	\$20,277.98	\$324,497.18
<u>GOLF COURSE IMPR. EXPENDITURES</u>				
GENERAL SUPPLIES & MATERIALS	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
REPAIRS TO BLDGS & STRUCTURES	0.00	0.00	0.00	534.20
Total Expenditures	\$0.00	\$0.00	\$0.00	\$534.20
<u>H DEPOT ECON DEV BND-EXPENDITURE</u>				
BOND PRINCIPAL	115,000.00	0.00	0.00	115,000.00
INTEREST COUPONS	96,706.00	0.00	0.00	96,705.02
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
Total Expenditures	\$211,706.00	\$0.00	\$0.00	\$211,705.02
<u>HUMAN RESOURCES</u>				
COMMUNICATION	1,200.00	440.87	132.13	1,186.38
LEGAL PUBLICATIONS & PRINTING	11,000.00	1,064.83	765.96	14,257.20
ORGANIZATION DEVELOPMENT	27,500.00	6,029.89	7,494.95	24,034.64
OTHER CONTRACTUAL SERVICES	2,500.00	485.00	0.00	1,500.78
OVERTIME	250.00	0.00	204.96	308.93
PROFESSIONAL SERVICES	44,000.00	1,794.75	3,037.25	35,594.20
PROJECTS	0.00	0.00	0.00	0.00
SALARIES	101,252.00	6,500.31	8,878.70	99,379.29
TRAVEL & TRAINING	5,000.00	0.00	-50.00	117.00
Total Expenditures	\$192,702.00	\$16,315.65	\$20,463.95	\$176,378.42
<u>INFORMATION TECHNOLOGY</u>				
COMMUNICATION	3,400.00	244.55	559.70	2,934.74
EQUIPMENT EXPENSE	9,250.00	2,030.90	4,828.97	4,898.66
GENERAL SUPPLIES & MATERIALS	3,500.00	383.99	616.26	1,795.03
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
NEW EQUIPMENT	28,660.00	4,140.03	4,005.20	16,984.99
OFFICE SUPPLIES	15,450.00	1,015.05	2,576.84	7,355.27
OTHER CONTRACTUAL SERVICES	179,910.00	4,451.78	9,104.98	175,139.78
OVERTIME	1,200.00	348.50	189.42	1,239.08
PROJECTS	0.00	0.00	0.00	0.00
SALARIES	277,999.00	30,478.84	28,694.61	275,363.06
TRAVEL & TRAINING	15,750.00	(131.52)	1,763.37	10,844.88
Total Expenditures	\$535,119.00	\$42,962.12	\$52,339.35	\$496,555.49

	<u>Budgeted</u> 2014	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Current Year</u> <u>Expenses YTD</u>
<u>INTERGOVERNMENTAL ACCOUNT</u>				
COMMUNICATION	57,000.00	7,992.00	3,502.07	58,604.09
EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00
INSURANCE & SURETY BONDS	270,000.00	100.00	1,420.00	218,382.20
OFFICE SUPPLIES	24,500.00	1,823.34	1,132.60	19,975.10
OTHER CONTRACTUAL SERVICES	13,000.00	11,704.92	1,273.66	22,112.82
Total Expenditures	\$364,500.00	\$21,620.26	\$7,328.33	\$319,074.21
<u>LIBRARY EMP. BENEFIT EXPENDITURE</u>				
NEIGHBORHOOD REVIT REBATE	568.00	0.00	0.00	471.43
OTHER CONTRACTUAL SERVICES	186,833.00	0.00	0.00	186,833.00
TAX INCREMENT FINANCING DIST	2,500.00	0.00	0.00	2,337.30
Total Expenditures	\$189,901.00	\$0.00	\$0.00	\$189,641.73
<u>LIBRARY FUND EXPENDITURES</u>				
NEIGHBORHOOD REVIT REBATE	3,730.00	0.00	0.00	3,095.49
OTHER CONTRACTUAL SERVICES	1,241,326.00	0.00	0.00	1,241,326.00
TAX INCREMENT FINANCING DIST	17,000.00	0.00	0.00	15,346.64
Total Expenditures	\$1,262,056.00	\$0.00	\$0.00	\$1,259,768.13
<u>MUNICIPAL COURT</u>				
INSURANCE & SURETY BONDS	0.00	0.00	0.00	0.00
NEW EQUIPMENT	0.00	0.00	0.00	0.00
OFFICE SUPPLIES	1,200.00	189.98	0.00	784.15
OTHER CONTRACTUAL SERVICES	5,600.00	728.41	241.38	4,036.34
OVERTIME	3,000.00	176.01	271.08	939.73
PROFESSIONAL SERVICES	35,000.00	2,175.00	3,150.00	24,891.00
PROJECTS	0.00	0.00	0.00	0.00
SAFE RIDE	0.00	0.00	0.00	0.00
SALARIES	111,091.00	12,658.85	11,468.71	110,057.07
TRAVEL & TRAINING	1,000.00	0.00	100.00	10.92
Total Expenditures	\$156,891.00	\$15,928.25	\$15,231.17	\$140,719.21
<u>P.W.-GENERAL ADMINISTRATION</u>				
COMMUNICATION	2,750.00	426.06	447.50	2,961.41
CONTINGENCY	5,000.00	0.00	0.00	0.00
GENERAL SUPPLIES & MATERIALS	4,000.00	241.02	1,800.45	3,349.88
OFFICE SUPPLIES	5,000.00	282.88	1,265.48	2,594.89
OTHER CONTRACTUAL SERVICES	2,200.00	779.28	0.00	1,481.28
OVERTIME	500.00	0.00	0.00	26.38
PROFESSIONAL SERVICES	20,000.00	60.00	0.00	66.65
PROJECTS	0.00	0.00	-20.93	0.00
SALARIES	234,415.00	20,709.98	21,038.51	227,513.16
TRAVEL & TRAINING	8,000.00	45.00	816.56	6,211.29
Total Expenditures	\$281,865.00	\$22,544.22	\$25,347.57	\$244,204.94
<u>PARK DEVELOPMENT EXPENDITURES</u>				
CONTINGENCY	5,027.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
Total Expenditures	\$5,027.00	\$0.00	\$0.00	\$0.00

	<u>Budgeted</u> 2014	<u>Expenses</u> Current Mo.	<u>Expenses</u> Current Mo. Previous Year	<u>Current Year</u> Expenses YTD
<u>PARKS & PLAYGROUNDS</u>				
BUILDINGS & STRUCTURES	0.00	0.00	0.00	0.00
CHEMICALS	18,000.00	0.00	0.00	16,204.80
COMMUNICATION	2,500.00	181.16	377.90	2,072.45
CONTINGENCY	5,000.00	0.00	0.00	1,727.86
ELECTRICITY	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	8,000.00	26.24	343.48	5,686.25
GENERAL SUPPLIES & MATERIALS	45,000.00	3,611.48	4,042.61	39,684.39
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
NATURAL GAS	0.00	0.00	0.00	0.00
NEW EQUIPMENT	2,000.00	0.00	182.27	1,862.59
OFFICE SUPPLIES	800.00	51.63	138.50	554.59
OTHER CONTRACTUAL SERVICES	24,000.00	1,209.39	1,009.20	15,235.76
OVERTIME	10,000.00	573.55	218.63	14,192.43
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
PROJECTS	0.00	0.00	0.00	0.00
RENTALS	800.00	497.04	717.69	699.40
REPAIRS TO BLDGS & STRUCTURES	19,900.00	1,080.64	1,004.62	15,867.52
SALARIES	618,250.00	65,706.81	63,283.71	602,276.09
SEASONAL/PART TIME	97,920.00	581.25	0.00	73,914.00
TRAVEL & TRAINING	3,500.00	804.25	957.27	2,834.41
UNIFORMS	5,100.00	429.89	549.17	4,743.94
Total Expenditures	\$860,770.00	\$74,753.33	\$72,825.05	\$797,556.48
<u>PARKS IMPROVEMENT FUND-EXPEND</u>				
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	355.60
PROJECTS	0.00	0.00	0.00	14,423.97
Total Expenditures	\$0.00	\$0.00	\$0.00	\$14,779.57
<u>PLANNING INSPECTION ENFORCEMEN</u>				
COMMUNICATION	6,700.00	345.96	715.90	4,120.94
EQUIPMENT EXPENSE	3,750.00	0.00	655.00	3,374.95
GENERAL SUPPLIES & MATERIALS	1,500.00	73.19	564.84	769.40
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
NEW EQUIPMENT	0.00	0.00	0.00	0.00
OFFICE SUPPLIES	0.00	24.57	0.00	24.57
OTHER CONTRACTUAL SERVICES	7,000.00	164.37	248.80	3,874.96
OVERTIME	10,000.00	396.61	79.58	4,644.14
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
PROJECTS	0.00	0.00	0.00	0.00
SALARIES	273,563.00	28,006.27	26,503.16	267,341.78
SEASONAL/PART TIME	11,590.00	1,044.07	952.44	15,215.23
TRAVEL & TRAINING	25,000.00	(5.20)	647.85	12,999.25
UNIFORMS	1,200.00	0.00	0.00	890.00
Total Expenditures	\$340,303.00	\$30,049.84	\$30,367.57	\$313,255.22

	<u>Budgeted</u> 2014	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Current Year</u> <u>Expenses YTD</u>
<u>PUBLIC WORKS-SERVICE DIVISION</u>				
COMMUNICATION	1,600.00	139.03	206.58	1,687.98
ELECTRICITY	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	40,000.00	8,163.29	15,653.87	29,099.18
GENERAL SUPPLIES & MATERIALS	181,000.00	2,239.99	13,430.86	148,071.91
GRANT FUNDING	0.00	0.00	0.00	0.00
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
NATURAL GAS	0.00	0.00	0.00	0.00
NEW EQUIPMENT	48,200.00	543.43	0.00	34,983.77
OFFICE SUPPLIES	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	16,000.00	474.53	756.11	11,024.12
OVERTIME	15,900.00	285.11	722.84	10,500.80
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
PROJECTS	0.00	0.00	0.00	0.00
RENTALS	2,500.00	0.00	890.08	1,145.36
REPAIRS TO BLDGS & STRUCTURES	0.00	0.00	0.00	0.00
SALARIES	588,301.00	56,764.05	56,537.26	514,506.01
SEASONAL/PART TIME	0.00	0.00	0.00	0.00
TRANSFERS	0.00	0.00	0.00	0.00
TRAVEL & TRAINING	7,300.00	0.00	0.00	1,374.20
UNIFORMS	6,200.00	276.80	998.40	4,373.00
Total Expenditures	<u>\$907,001.00</u>	<u>\$68,886.23</u>	<u>\$89,196.00</u>	<u>\$756,766.33</u>
<u>QUALITY OF LIFE</u>				
OTHER CONTRACTUAL SERVICES	35,303.00	0.00	0.00	35,303.00
Total Expenditures	<u>\$35,303.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$35,303.00</u>
<u>RISK MGT. FUND EXPENDITURES</u>				
CONTINGENCY	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
TRANSFER TO EMPLOYEE BENEFIT	0.00	0.00	0.00	0.00
Total Expenditures	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<u>SOCIAL SERVICES</u>				
OTHER CONTRACTUAL SERVICES	164,000.00	0.00	0.00	164,000.00
TRANSFERS	0.00	0.00	0.00	0.00
Total Expenditures	<u>\$164,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$164,000.00</u>

	<u>Budgeted</u> 2014	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Current Year</u> <u>Expenses YTD</u>
<u>SOLID WASTE FUND EXPENDITURE</u>				
COMMUNICATION	1,190.00	80.98	178.99	880.02
CONTINGENCY	50,000.00	0.00	0.00	5,624.06
DEBT SERVICES	0.00	0.00	0.00	0.00
DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00
ELECTRICITY	4,000.00	286.46	309.16	3,896.05
EQUIPMENT EXPENSE	10,900.00	3,602.51	331.04	4,871.77
GENERAL SUPPLIES & MATERIALS	23,240.00	1,164.16	2,268.48	13,718.06
LEGAL PUBLICATIONS & PRINTING	2,000.00	1,503.90	0.00	2,114.70
NATURAL GAS	3,084.00	257.99	212.64	2,014.74
NEW EQUIPMENT	3,400.00	0.00	0.00	0.00
OFFICE SUPPLIES	550.00	0.00	0.00	789.96
OTHER CONTRACTUAL SERVICES	368,080.00	28,946.16	28,641.70	339,184.14
OVERTIME	5,500.00	195.87	291.98	5,248.90
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
PROJECTS	6,000.00	400.00	0.00	5,670.00
RENTALS	0.00	0.00	0.00	0.00
REPAIRS TO BLDGS & STRUCTURES	3,600.00	0.00	0.00	1,766.43
SALARIES	352,055.00	39,046.23	39,330.73	345,430.31
SEASONAL/PART TIME	0.00	0.00	0.00	0.00
TRANSFER TO EMPLOYEE BENEFIT	167,754.00	0.00	0.00	167,754.00
TRANSFER TO GENERAL FUND	245,000.00	0.00	0.00	245,000.00
TRANSFER TO RESERVES	86,765.00	0.00	242,839.00	0.00
TRANSFER TO WATER/SEWER FUND	0.00	0.00	0.00	0.00
TRANSFERS	0.00	0.00	0.00	0.00
TRAVEL & TRAINING	800.00	0.00	36.00	598.48
UNIFORMS	4,000.00	414.88	443.99	3,387.53
UTILITY-WATER	410.00	0.00	34.50	316.25
Total Expenditures	\$1,338,328.00	\$75,899.14	\$314,918.21	\$1,148,265.40
<u>SPECIAL ALCOHOL FUND EXPENDITURE</u>				
CONTINGENCY	175,371.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	60,000.00	0.00	0.00	60,000.00
TRANSFER TO EMPLOYEE BENEFIT	26,074.00	0.00	0.00	26,074.00
TRANSFER TO GENERAL FUND	54,336.00	0.00	0.00	54,336.00
TRANSFERS	0.00	0.00	0.00	0.00
Total Expenditures	\$315,781.00	\$0.00	\$0.00	\$140,410.00

	<u>Budgeted</u> 2014	<u>Expenses</u> Current Mo.	<u>Expenses</u> Current Mo. Previous Year	<u>Current Year</u> Expenses YTD
<u>SPECIAL HIGHWAY EXPENDITURES</u>				
2001 SIDEWALK RAMPS	0.00	0.00	0.00	0.00
BUDGETED CAPITAL PROJECTS	548,352.00	628.25	1,874.00	140,933.73
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	0.00
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	0.00
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	218,212.26
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	17,302.02
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	0.00
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	71,509.40
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	0.00
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	0.00
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	42,400.00
BUDGETED CAPITAL PROJECTS	0.00	909.60	1,154.60	5,741.00
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	80.00
BUDGETED CAPITAL PROJECTS	0.00	0.00	0.00	0.00
CONTINGENCY	50,000.00	0.00	0.00	10,415.20
CORR MGT - GENERAL HAYS RD.	0.00	0.00	0.00	0.00
CORR MGT-REVERSE ACCESS 48-55	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
TRANSFER TO BOND & INTEREST	0.00	0.00	0.00	0.00
TRANSFER TO EMPLOYEE BENEFIT	0.00	0.00	0.00	0.00
TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00
TRANSFER TO WATER/SEWER FUND	0.00	0.00	0.00	0.00
TRANSFERS	0.00	0.00	0.00	0.00
VINE ST.-MILL & OVERLAY--13/27	0.00	0.00	0.00	0.00
Total Expenditures	<u>\$598,352.00</u>	<u>\$1,537.85</u>	<u>\$3,028.60</u>	<u>\$506,593.61</u>
<u>SPECIAL PRK & REC EXPENDITURES</u>				
BUILDINGS & STRUCTURES	0.00	0.00	0.00	0.00
CONTINGENCY	0.00	0.00	0.00	0.00
NEW EQUIPMENT	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
PROJECTS	235,786.00	720.00	7,432.98	10,160.44
TRANSFER TO NEW EQUIP. RESERVE	0.00	0.00	0.00	0.00
Total Expenditures	<u>\$235,786.00</u>	<u>\$720.00</u>	<u>\$7,432.98</u>	<u>\$10,160.44</u>
<u>SPORTS COMPLEX-EXPENDITURES</u>				
OTHER CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00
PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00
TRANSFER TO EMPLOYEE BENEFIT	0.00	0.00	0.00	18,002.00
TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00
Total Expenditures	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,002.00</u>
<u>STORMWATER MANAGEMENT EXPENDIT</u>				
COMMUNICATION	750.00	117.77	153.60	1,045.33
CONTINGENCY	50,000.00	9,298.16	0.00	19,742.11
DEBT SERVICES	0.00	0.00	0.00	0.00
GENERAL SUPPLIES & MATERIALS	7,400.00	512.71	150.00	2,338.46
NEW EQUIPMENT	0.00	0.00	0.00	0.00
OFFICE SUPPLIES	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	10,000.00	1,258.46	2,383.36	4,960.55
PROFESSIONAL SERVICES	20,000.00	160.00	0.00	1,561.30
PROJECTS	576,544.00	3,620.00	500,137.52	3,620.00
SALARIES	31,375.00	3,892.30	2,344.50	25,965.25
TRANSFER TO EMPLOYEE BENEFIT	11,851.00	0.00	0.00	11,851.00
TRANSFER TO GENERAL FUND	64,260.00	0.00	0.00	64,260.00
TRANSFER TO NEW EQUIP. RESERVE	1,790.00	0.00	0.00	1,790.00
TRANSFER TO RESERVES	0.00	0.00	0.00	0.00
TRAVEL & TRAINING	8,000.00	0.00	0.00	1,029.53
UNIFORMS	200.00	0.00	0.00	198.00
Total Expenditures	<u>\$782,170.00</u>	<u>\$18,859.40</u>	<u>\$505,168.98</u>	<u>\$138,361.53</u>

	<u>Budgeted</u> 2014	<u>Expenses</u> Current Mo.	<u>Expenses</u> Current Mo. Previous Year	<u>Current Year</u> Expenses YTD
<u>SWIMMING POOL</u>				
BUILDINGS & STRUCTURES	0.00	0.00	0.00	0.00
CHEMICALS	39,500.00	0.00	0.00	23,166.23
ELECTRICITY	0.00	0.00	0.00	0.00
EQUIPMENT EXPENSE	10,000.00	19.48	0.00	4,414.91
GENERAL SUPPLIES & MATERIALS	10,700.00	0.00	0.00	3,391.34
INSURANCE & SURETY BONDS	0.00	0.00	0.00	0.00
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
NATURAL GAS	0.00	0.00	0.00	0.00
NEW EQUIPMENT	14,800.00	0.00	0.00	14,936.43
OTHER CONTRACTUAL SERVICES	31,700.00	7,960.14	20,451.72	13,640.05
PROJECTS	0.00	0.00	0.00	0.00
RENTALS	0.00	0.00	0.00	0.00
REPAIRS TO BLDGS & STRUCTURES	8,000.00	0.00	1,947.50	2,539.97
TRAVEL & TRAINING	0.00	0.00	0.00	0.00
Total Expenditures	\$114,700.00	\$7,979.62	\$22,399.22	\$62,088.93
<u>TDD SLS TAX EXPENDITURES</u>				
OTHER CONTRACTUAL SERVICES	0.00	17,259.18	17,039.86	223,107.16
Total Expenditures	\$0.00	\$17,259.18	\$17,039.86	\$223,107.16
<u>UTILITIES DEPT./WATER CONSERV.</u>				
COMMUNICATION	0.00	30.71	0.00	237.19
GENERAL SUPPLIES & MATERIALS	5,000.00	0.00	0.00	4,116.07
GRANT FUNDING	5,000.00	0.00	0.00	0.00
LEGAL PUBLICATIONS & PRINTING	2,000.00	0.00	0.00	163.50
NEW EQUIPMENT	0.00	0.00	3,392.10	0.00
OFFICE SUPPLIES	0.00	0.00	0.00	0.00
OTHER CONTRACTUAL SERVICES	5,000.00	0.00	0.00	0.00
OVERTIME	0.00	0.00	0.00	0.00
PROJECTS	335,000.00	8,777.05	9,308.40	113,235.33
SALARIES	81,109.00	3,931.24	5,882.99	54,317.27
TRANSFER TO NEW EQUIP. RESERVE	0.00	0.00	0.00	0.00
TRAVEL & TRAINING	2,000.00	125.58	118.62	1,236.03
UNIFORMS	0.00	0.00	0.00	152.00
Total Expenditures	\$435,109.00	\$12,864.58	\$18,702.11	\$173,457.39
<u>W/S NON-OPERATING EXPENDITURES</u>				
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00
CLEAN DRINKING WATER FEE	20,000.00	0.00	0.00	17,233.38
CONTINGENCY	50,000.00	5,234.09	1,762.58	45,932.63
GRANT FUNDING	0.00	0.00	0.00	0.00
INTEREST ON METER DEPOSITS	1,000.00	21.47	36.85	249.69
OTHER CONTRACTUAL SERVICES	0.00	1,561.01	1,479.16	16,311.65
PROJECTS	0.00	0.00	0.00	0.00
R-9 RANCH EXPENDITURES	315,000.00	45,531.55	36,513.97	188,211.70
TRANSFER TO BOND & INTEREST	0.00	0.00	0.00	0.00
TRANSFER TO CAPITAL IMPROVEMEN	0.00	0.00	1,152,267.00	0.00
TRANSFER TO EMPLOYEE BENEFIT	486,662.00	0.00	0.00	486,662.00
TRANSFER TO GENERAL FUND	961,024.00	0.00	0.00	961,024.00
TRANSFER TO NEW EQUIP. RESERVE	62,926.00	0.00	0.00	62,926.00
TRANSFER TO STORMWATER MGT	0.00	0.00	0.00	0.00
TRANSFER-SALES TAX RESERVE	2,755,475.00	0.00	0.00	0.00
TRNSF TO GEN. FROM WA SLS TX	596,850.00	0.00	0.00	596,850.00
WATER TAPS, HYDRANTS, METERS	128,000.00	8,159.01	8,638.90	90,873.73
Total Expenditures	\$5,376,937.00	\$60,507.13	\$1,200,698.46	\$2,466,274.78

	<u>Budgeted</u> <u>2014</u>	<u>Expenses</u> <u>Current Mo.</u>	<u>Expenses</u> <u>Current Mo.</u> <u>Previous Year</u>	<u>Current Year</u> <u>Expenses YTD</u>
<u>WASTEWATER TREATMENT & COLL.</u>				
CHEMICALS	64,050.00	6,153.16	12,717.21	51,598.16
COMMUNICATION	3,000.00	201.49	435.25	2,173.83
ELECTRICITY	182,905.00	15,163.94	26,631.76	169,071.63
EQUIPMENT EXPENSE	92,400.00	1,178.80	18,866.00	60,267.61
GENERAL SUPPLIES & MATERIALS	24,804.00	1,736.88	2,403.28	32,287.60
LEGAL PUBLICATIONS & PRINTING	0.00	0.00	0.00	0.00
NATURAL GAS	26,966.00	1,895.09	1,645.44	22,649.24
OFFICE SUPPLIES	600.00	90.02	368.34	298.32
OTHER CONTRACTUAL SERVICES	186,050.00	1,004.90	10,955.35	150,873.42
OVERTIME	17,000.00	1,173.44	2,065.49	15,784.79
PROFESSIONAL SERVICES	29,035.00	1,018.70	3,865.20	20,597.59
PROJECTS	0.00	0.00	0.00	0.00
REPAIRS TO BLDGS & STRUCTURES	51,500.00	518.00	695.43	50,038.55
SALARIES	459,300.00	43,731.13	48,929.93	429,505.63
SEASONAL/PART TIME	20,660.00	494.15	1,635.60	14,890.25
TRAVEL & TRAINING	4,000.00	0.00	0.00	3,303.13
UNIFORMS	4,500.00	301.02	719.63	2,945.35
Total Expenditures	<u>\$1,166,770.00</u>	<u>\$74,660.72</u>	<u>\$131,933.91</u>	<u>\$1,026,285.10</u>
<u>WATER PRODUCTION & DIST.</u>				
CHEMICALS	520,810.00	36,333.20	52,378.25	397,007.90
COMMUNICATION	8,400.00	496.53	612.77	3,163.78
ELECTRICITY	275,700.00	18,723.73	35,279.24	229,543.49
EQUIPMENT EXPENSE	56,140.00	15,731.53	8,111.88	69,920.29
GENERAL SUPPLIES & MATERIALS	42,000.00	656.75	4,927.85	33,388.58
INSURANCE & SURETY BONDS	0.00	0.00	0.00	0.00
LEGAL PUBLICATIONS & PRINTING	3,150.00	32.61	98.57	691.10
NATURAL GAS	6,100.00	698.94	1,867.98	7,098.74
OFFICE SUPPLIES	1,100.00	315.92	314.12	1,006.74
OTHER CONTRACTUAL SERVICES	91,720.00	1,764.75	14,636.86	44,022.17
OVERTIME	22,000.00	1,916.67	2,257.31	32,711.43
PROFESSIONAL SERVICES	15,540.00	160.00	0.00	2,786.66
PROJECTS	60,000.00	0.00	4,340.17	40,585.16
RENTALS	0.00	0.00	0.00	0.00
REPAIRS TO BLDGS & STRUCTURES	4,500.00	316.90	1,624.16	1,804.61
SALARIES	574,761.00	70,089.15	62,993.62	577,717.74
SEASONAL/PART TIME	28,276.00	765.00	165.75	9,044.05
TRAVEL & TRAINING	4,000.00	249.71	11.70	2,516.66
UNIFORMS	5,000.00	307.21	497.61	3,517.92
Total Expenditures	<u>\$1,719,197.00</u>	<u>\$148,558.60</u>	<u>\$190,117.84</u>	<u>\$1,456,527.02</u>
Grand Totals	<u>\$35,133,847.00</u>	<u>\$1,811,764.87</u>	<u>\$4,376,650.22</u>	<u>\$27,771,921.42</u>

CITY OF HAYS

AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 5

MEETING DATE: 2-12-15

TOPIC:

Mayoral Appointment Recommendations

ACTION REQUESTED:

Receive Mayor Schwaller's proposed appointments to the Hays Area Planning Commission.

NARRATIVE:

The following proposed appointments will be presented for approval at the February 26, 2015 City Commission meeting.

Hays Area Planning Commission – 3-year terms

Robert Readle (resides in city limits) – unexpired term to expire 4-30-17 (1st term)

Darrell Hamlin (resides in city limits) – unexpired term to expire 4-30-17 (1st term)

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Mayor Schwaller

ADMINISTRATION RECOMMENDATION:

N/A

COMMITTEE RECOMMENDATION(S):

N/A

ATTACHMENTS:

Applications Received for this Board

CITY OF HAYS
APPLICATION FOR SERVING ON A CITY BOARD OR COMMITTEE

Email: dahamlin@fhsu.edu

Date: 1/21/2015

Name: Darrell A. Hamlin

Address: 1611 Elm, Hays, 67601

Day Time Phone Number: (785) 628-5668 (w) ; (785) 259-5911 (cell)

Evening Phone Number: (785) 259-5911

Place of Employment: Department of Justice Studies, FHSU.

How long have you been a Resident of Hays: Moved to Hays in May of 2007. Lived in Ellis from 2009-2012. Moved back to hays in 2012.

Name of Board(s) you are interested in serving on: Hays Area Planning Commission

How much time could you devote per month: 3-5 hours

Are you related to anyone who is currently serving on a Board/Committee?: No

If Yes, Explain:

Briefly describe why you are interested in serving on a Board/Committee for the City of Hays: I am public-spirited and service-oriented. I believe that citizens have a responsibility to participate in the governance of their communities, and that it should not be the same citizens doing all the work. Since my professional life keeps me grounded in the area most of the year -- I am a college professor -- it makes sense for me to use my skills to serve in a local capacity.

Please list any groups or activities that you participate in, or have previously participated in, that demonstrates your involvement in the community: Center for Life Experiences Advisory Board Elder, First Presbyterian Church Hays Optimist Club Leadership Hays Advisory Board Ellis County and Kansas Democratic Party

CITY OF HAYS
APPLICATION FOR SERVING ON A CITY BOARD OR COMMITTEE

Email: rmreadle@gmail.com

Date: 1/13/2015

Name: Robert M Readle

Address: 1717 Haney Dr.

Day Time Phone Number: 785-259-4078

Evening Phone Number: 785-259-4078

Place of Employment: Owner of Williams Real Estate

How long have you been a Resident of Hays: 11 Years

Name of Board(s) you are interested in serving on: Hays Planning Commission

How much time could you devote per month: 10 hours

Are you related to anyone who is currently serving on a Board/Committee?: No

If Yes, Explain:

Briefly describe why you are interested in serving on a Board/Committee for the City of Hays: Hays has become my family's home and community in which I plan to raise my children. My long term interests are best served through involvement with an organization that focuses on future results rather than current crises. The planning commission fits this description and I hope to contribute a youthful, yet committed view to the commission.

Please list any groups or activities that you participate in, or have previously participated in, that demonstrates your involvement in the community: Past Rotary Club member. Current Hays Board of Realtors member, currently sitting on the Budget & Finance Committee as well as the Long Range Planning Committee.

CITY OF HAYS
APPLICATION FOR SERVING ON A CITY BOARD OR COMMITTEE

NAME: Jim Fouts

ADDRESS: 3701 Thunderbird Dr.

DAY TIME PHONE NUMBER: 625-4619 EVENING PHONE NUMBER: 628-8706

E-MAIL ADDRESS: dsclp@ruraltel.net

PLACE OF EMPLOYMENT: Discount Siding Supply, L.P.

HOW LONG HAVE YOU BEEN A RESIDENT OF HAYS? 36 yrs.

NAME OF BOARD(S) YOU ARE INTERESTED IN SERVING ON: Hays Planning Comm.

HOW MUCH TIME COULD YOU DEVOTE PER MONTH? as needed

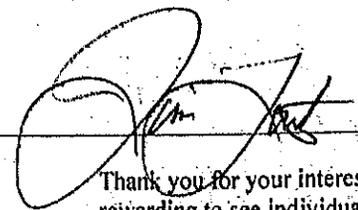
ARE YOU RELATED TO ANYONE WHO IS CURRENTLY SERVING ON A BOARD/COMMITTEE? No

IF YES, EXPLAIN: _____

BRIEFLY DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON A BOARD/COMMITTEE FOR THE CITY OF HAYS. I have served several terms on the HPC Board and enjoy the work we do.

PLEASE LIST ANY GROUPS OR ACTIVITIES THAT YOU PARTICIPATE IN, OR HAVE PREVIOUSLY PARTICIPATED IN, THAT DEMONSTRATE YOUR INVOLVEMENT IN THE COMMUNITY. _____

Kiwanis, Hays Chamber of Commerce, past H.C. of C. Ambassador

SIGNATURE:  DATE: 2-18-14

Thank you for your interest in serving on a Board/Commission. It is rewarding to see individuals who are willing and able to commit their time and energy to make the City of Hays a better place to work, live and play.

CITY OF HAYS
APPLICATION FOR SERVING ON A CITY BOARD OR COMMITTEE

Email: anth.glassman@gmail.com

Date: 3/25/2013

Name: Anthony Glassman

Address: 110 E 19th

Day Time Phone Number: 7856391285

Evening Phone Number: 7856391285

Place of Employment: Glassman Corporation

How long have you been a Resident of Hays: 25 Years

Name of Board(s) you are interested in serving on: HAYS AREA PLANNING
COMMISSION

How much time could you devote per month: 5-20 Hours

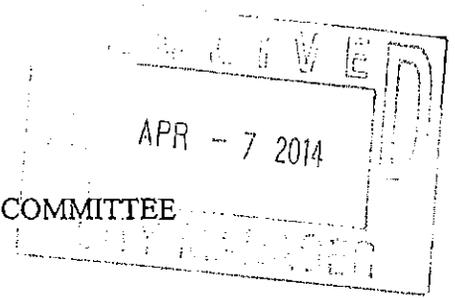
Are you related to anyone who is currently serving on a Board/Committee?: Yes

If Yes, Explain: Joseph Glassman

Briefly describe why you are interested in serving on a Board/Committee for the City of Hays: I've been a resident of Hays my whole life and I want to make sure my community is a good representation of the people who live in it.

Please list any groups or activities that you participate in, or have previously participated in, that demonstrates your involvement in the community: board member of Big Brothers Big Sisters Ellis County Democratic Chairman Hays Area Young Professionals Member

CITY OF HAYS
APPLICATION FOR SERVING ON A CITY BOARD OR COMMITTEE



NAME: LAWRENCE Gould

ADDRESS: 2301 LINCOLN DRIVE

DAY TIME PHONE NUMBER: 785-320-1952 EVENING PHONE NUMBER: 785-625-4874

E-MAIL ADDRESS: gouldlarry24@yahoo.com

PLACE OF EMPLOYMENT: FHSU

HOW LONG HAVE YOU BEEN A RESIDENT OF HAYS? 34 yrs.

NAME OF BOARD(S) YOU ARE INTERESTED IN SERVING ON: PLANNING COMMISSION - 28 yrs.

HOW MUCH TIME COULD YOU DEVOTE PER MONTH? _____

ARE YOU RELATED TO ANYONE WHO IS CURRENTLY SERVING ON A BOARD/COMMITTEE? DAUGHTER

IF YES, EXPLAIN: STACEY SMITH - PRESIDENT - DOWNTOWN HAYS DEVELOPMENT COMMITTEE

BRIEFLY DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON A BOARD/COMMITTEE FOR THE CITY OF HAYS.

LAST TERM BEFORE FINAL RESIGNATION - HELP WITH NEW PROJECTS - ZONING REQS, IMPLEMENTATION OF LANDSCAPE ORDINANCE, CAMP PLAN

PLEASE LIST ANY GROUPS OR ACTIVITIES THAT YOU PARTICIPATE IN, OR HAVE PREVIOUSLY PARTICIPATED IN, THAT DEMONSTRATE YOUR INVOLVEMENT IN THE COMMUNITY.

UNITED WAY PRESIDENT, COMMUNITY CENTER TASK FORCE CHAIR, ELLIS COUNTY COMBATION STRATEGIC PLAN, GOVERNOR'S CREATING TOMORROW TASK FORCE CHAIR, ETC.

SIGNATURE: Lawrence Gould DATE: 4-5-14

Thank you for your interest in serving on a Board/Commission. It is rewarding to see individuals who are willing and able to commit their time and energy to make the City of Hays a better place to work, live and play.

CITY OF HAYS
APPLICATION FOR SERVING ON A CITY BOARD OR COMMITTEE

Email: wtr150@yahoo.com

Date: 2/18/2014

Name: Travis Rickford

Address: 4417 Newton Circle

Day Time Phone Number: 785-626-4103

Evening Phone Number: 785-626-4103

Place of Employment: Kansas Department of Health and Environment

How long have you been a Resident of Hays: Seven years.

Name of Board(s) you are interested in serving on: Hays Area Planning Commission

How much time could you devote per month: Regularly scheduled meetings and work sessions

Are you related to anyone who is currently serving on a Board/Committee?: No

If Yes, Explain:

Briefly describe why you are interested in serving on a Board/Committee for the City of Hays: I have served on the Hays Area Planning Commission since August 2013. During that time, I have developed an understanding on how the planning commission functions and served on a special committee to hire a consultant to help the city draft new zoning regulations. My main interest in serving on the commission is to work with city staff and other planning commissioners to ensure Hays citizens are able to live, work, and play in accessible environments through proper planning techniques.

Please list any groups or activities that you participate in, or have previously participated in, that demonstrates your involvement in the community: -Ellis County Community Partnership -Ellis County Human Society -Hays Area Planning Commission

CITY OF HAYS
APPLICATION FOR SERVING ON A CITY BOARD OR COMMITTEE

Email: rsieker@eaglecom.net

Date: 9/18/2014

Name: Rich Sieker

Address: 3601 A. Fairway

Day Time Phone Number: 7854831840

Evening Phone Number: 7854831840

Place of Employment: Eagle

How long have you been a Resident of Hays: 5yrs.

Name of Board(s) you are interested in serving on: Planning, Recreation, others that are needing help.

How much time could you devote per month: Good question, willing to serve where I'm asked

Are you related to anyone who is currently serving on a Board/Committee?: Yes

If Yes, Explain: Patty Stull Sieker

Briefly describe why you are interested in serving on a Board/Committee for the City of Hays: Being involved.

Please list any groups or activities that you participate in, or have previously participated in, that demonstrates your involvement in the community: FHSU Athletic Auction Comm., FHSU Alumni Board.

CITY OF HAYS

AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 6

MEETING DATE: 2-12-15

TOPIC:

Rezoning of Lots 7-20, Z M M Development Addition (R-1 to R-3)

ACTION REQUESTED:

Approve Ordinance No. 3895 rezoning Lots 7-20, Z M M Development Addition, from R-1 to R-3 as legally described within the ordinance.

NARRATIVE:

The owners of Lots 7-20, Z M M Development Addition have submitted a request asking that the property be rezoned from single-family dwelling district (R-1) to two-family dwelling district (R-3). A public hearing was conducted on January 19, 2015 at the regular meeting of the Planning Commission and it was recommended by a vote of 7-1 that the rezoning be approved. The zoning change from R-1 to R-3 would allow for duplex dwelling units to be constructed, as well as single-family homes. Staff, as well as the Planning Commission, recommends approving an ordinance rezoning Lots 7-20, ZMM Development Addition from R-1 (single-family dwelling district) to R-3 (two-family dwelling district).

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Toby Dougherty, City Manager
I.D. Creech, Director of Public Works

ADMINISTRATION RECOMMENDATION:

Staff recommends approving this rezoning request from R-1 to R-3 as submitted.

COMMITTEE RECOMMENDATION(S):

The Planning Commission recommends approving this rezoning request from R-1 to R-3 as submitted.

ATTACHMENTS:

Staff Memo
Ordinance No. 3895
Map(s)
Planning Commission Findings of Fact

Commission Work Session Agenda

Memo

From: Jesse Rohr, PIE Superintendent

Work Session: February 5, 2015

Subject: Rezoning of Lots 7-20, ZMM Development Addition (R-1 to R-3)

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

Summary

The owners of Lots 7-20, ZMM Development Addition have submitted a request asking that the property be rezoned from single-family dwelling district (R-1) to two-family dwelling district (R-3). A public hearing was conducted on January 19, 2015 at the regular meeting of the Planning Commission and it was recommended by a vote of 7-1 that the rezoning be approved. The zoning change from R-1 to R-3 would allow for duplex dwelling units to be constructed, as well as single-family homes. Staff, as well as the Planning Commission, recommends approving an ordinance rezoning Lots 7-20, ZMM Development Addition from R-1 (single-family dwelling district) to R-3 (two-family dwelling district).

Background

The property has been in its current vacant state as open space for years. When originally platted in 1974, the property was set aside for a school site and was owned by the school district prior to the sale this past year. The adjacent properties have similar or more intense multi-family zoning districts as that being requested.

Discussion

The owners of Lots 7-20, ZMM Development Addition have submitted a request asking that the property be rezoned from single-family dwelling district (R-1) to two-family dwelling district (R-3).

Uses within the R-3 district, which are primarily one and two-family types of uses, is *“intended for the purpose of allowing a slightly higher density than in Districts R-1 and R-2 yet retains the residential qualities”* (excerpt from City Ord. Sec. 71-193). The property is contiguous along the west boundary with existing multi-family zoned districts (R-4).

The area is identified on the future land use map of the Comprehensive plan as Civic use since it was owned by the School District at the time of the development of the 2012 Comprehensive Plan. Now that it is privately owned, and is no longer a planned civic use property, the surrounding area is looked at to help determine the best use. The

surrounding areas are a mix of single family, multi-family, and recreation (park) uses. This property would be well suited for residential housing, including single-family and duplexes. Staff feels the proposed request and use of this property is the highest and best use for this property.

A public hearing was conducted on January 19, 2015 at the regular meeting of the Planning Commission. All adjacent property owners in the City within 200' of the subject property in the City were notified of the public hearing. Several nearby property owners were present to dispute the zoning request. Concerns noted included increased traffic, concerns of decreasing property values, noise during construction, and issues with the alleys. Several Planning Commissioners noted the "Strong Towns" concept discussed in December and how this development is a good thing by preventing sprawl and utilizing existing infrastructure therefore keeping costs down for everyone. They also mentioned this is a good example of "mixed use" as discussed in the Comprehensive Plan, and the proposed duplexes would be compatible with the existing area.

The item was approved by a vote of 7-1 and a recommendation was made by the Planning Commission to the City Commission to approve the rezoning.

Legal Consideration

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

Financial Consideration

None identified at this time.

Options

The City Commission has the following options:

- Approve the rezoning request from R-1 to R-3 as recommended by the Planning Commission and City staff
- Send the request back to the Planning Commission for further consideration with specific basis for further review
- Deny the rezoning request from R-1 to R-3 (Requires a 2/3 majority vote to overturn the P.C. recommendation)

Recommendation

Staff, as well as the Planning Commission, recommends approving this rezoning request from R-1 to R-3 as submitted.

Action Requested

Approve an ordinance rezoning Lots 7-20, ZMM Development Addition from R-1 to R-3 as legally described within the ordinance.

Supporting Documentation

Map(s)
Planning Commission Findings of Fact
Ordinance

ORDINANCE NO. 3895

AN ORDINANCE REZONING A TRACT OF LAND SITUATED IN THE WEST HALF (1/2) OF SECTION TWENTY EIGHT (28), TOWNSHIP THIRTEEN (13) SOUTH, RANGE EIGHTEEN (18) WEST OF THE 6TH P.M. IN ELLIS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS SEVEN (7) THROUGH TWENTY (20), BLOCK FOUR (4) OF THE Z M M DEVELOPMENT ADDITION TO THE CITY OF HAYS, A REPLAT OF BLOCK FOUR (4), SEVEN HILLS ADDITION TO ELLIS COUNTY, KANSAS,

FROM "R-1" SINGLE-FAMILY DWELLING DISTRICT TO "R-3" TWO-FAMILY DWELLING DISTRICT.

WHEREAS, the Hays Area Planning Commission, after due and legal notice published in the Hays Daily News, the official city newspaper, on December 21, 2014, and after a public hearing held in conformity with such notice on January 19, 2015, did, on the last mentioned date, recommend to the Governing Body of the City of Hays, Kansas, the re-zoning of the following-described real estate:

THAT PART OF THE WEST HALF (1/2) OF SECTION TWENTY EIGHT (28), TOWNSHIP THIRTEEN (13) SOUTH, RANGE EIGHTEEN (18) WEST OF THE 6TH P.M. IN ELLIS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS SEVEN (7) THROUGH TWENTY (20), BLOCK FOUR (4) OF THE Z M M DEVELOPMENT ADDITION TO THE CITY OF HAYS, A REPLAT OF BLOCK FOUR (4), SEVEN HILLS ADDITION TO ELLIS COUNTY, KANSAS,

from "R-1" SINGLE-FAMILY DWELLING DISTRICT to "R-3" TWO-FAMILY DWELLING DISTRICT;

WHEREAS, upon due consideration, it appears that the best interests of the City of Hays, Kansas, will be subserved by the following recommendation of the Hays Area Planning Commission,

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS:

Section 1. That the following-described real estate, to-wit:

THAT PART OF THE WEST HALF (1/2) OF SECTION TWENTY EIGHT (28), TOWNSHIP THIRTEEN (13) SOUTH, RANGE EIGHTEEN (18) WEST OF THE 6TH P.M. IN ELLIS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS SEVEN (7) THROUGH TWENTY (20), BLOCK FOUR (4) OF THE Z M M DEVELOPMENT ADDITION TO THE CITY OF HAYS, A REPLAT OF BLOCK FOUR (4), SEVEN HILLS ADDITION TO ELLIS COUNTY, KANSAS,

from "R-1" SINGLE-FAMILY DWELLING DISTRICT to "R-3" TWO-FAMILY DWELLING DISTRICT.

Section 2. This ordinance shall take effect upon its publication in the Hays Daily News, the official city newspaper.

PASSED by the Governing Body on the 12th day of February, 2015.

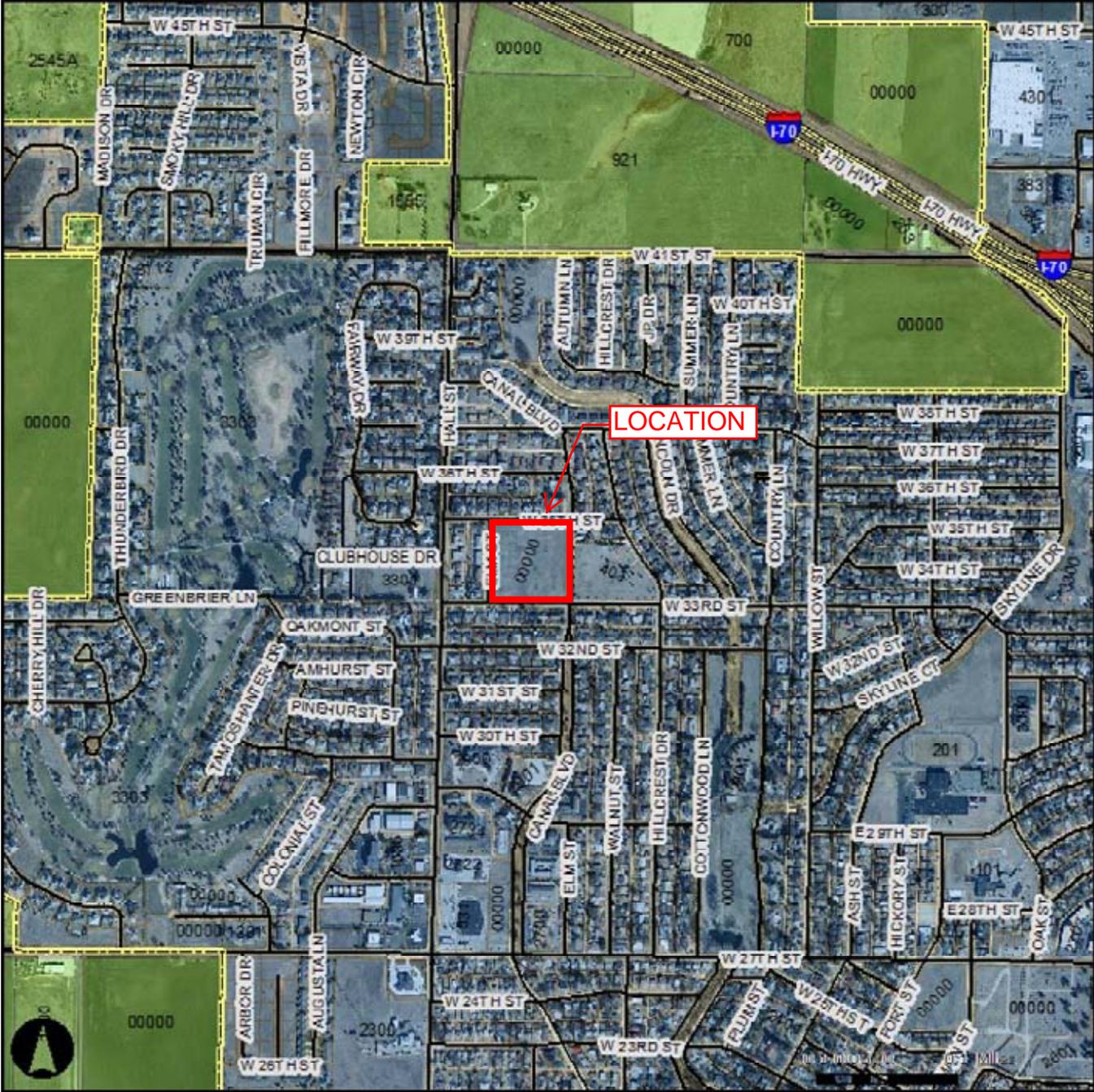
Henry Schwaller, IV
Mayor

ATTEST:

Brenda Kitchen
City Clerk

(SEAL)

ZMM Development

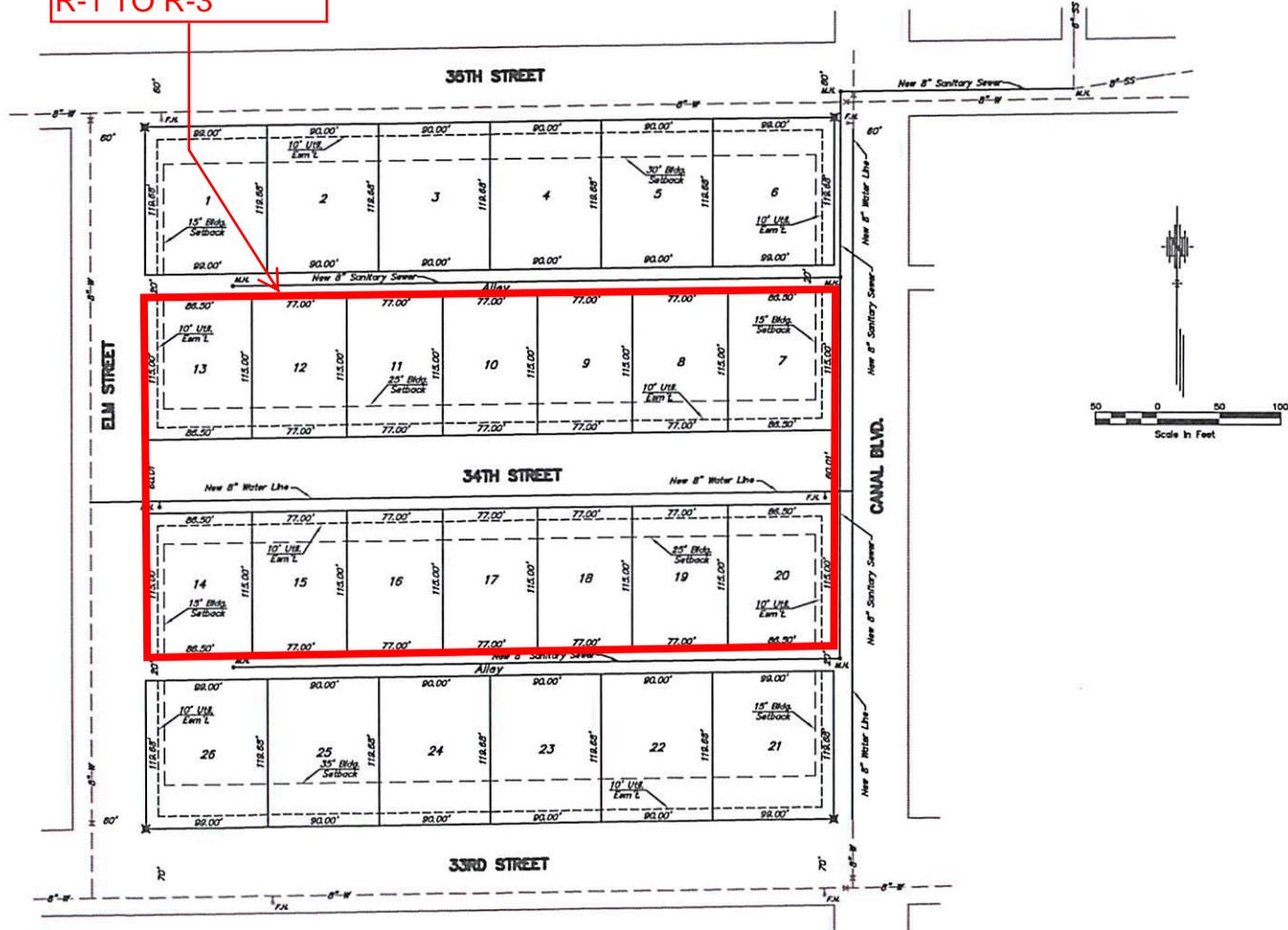


ZMM Development



PRELIMINARY PLAT OF
Z M M DEVELOPMENT ADDITION
 A REPLAT OF BLOCK 4 SEVEN HILLS ADDITION
 HAYS, KANSAS

AREA OF
 REZONING FROM
 R-1 TO R-3



DESCRIPTION

Block 4, of the Seven Hills Addition to the City of Hays, Ellis County, Kansas.

OWNER and SUBDIVIDER:

Z M M, LLC

APPROVALS:

This plat has been submitted to and approved by the Hays Area Planning Commission this _____ day of _____, 2014.

 CHAIRMAN

 SECRETARY

SURVEYOR'S CERTIFICATE:

I, Harvey Ruder, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

Harvey Ruder _____ Date _____



RUDER ENGINEERING & SURVEYING, LLC
 1378 Butterfield Trail Rd
 Hays, Kansas 67601
 785-259-1302

ZMM Addition



PLANNING COMMISSION FINDINGS OF FACT

1. CASE NO.: **14-04Z** FILING FEE PAID: **\$140.00**
 2. DATE FILED: **12/08/2014**
 3. DATE ADVERTISED FOR HEARING: **12/21/2014**
 4. PUBLIC HEARING DATE: **01/19/2015**
 5. APPLICANT'S NAME: **ZMM LLC**
 6. LOCATION OF PROPERTY: **NW corner of 33rd St & Canal Blvd**
 - 7.
 8. DESCRIPTION OF PROPERTY: **Lot 7 through Lot 20 of ZMM Development Addition, Ellis County, Kansas.**
 9. PRESENT USE OF PROPERTY: **Vacant**
 10. PRESENT ZONING: **"R-1"** REQUESTED ZONING: **"R-3"**
-

1. CHARACTER OF THE NEIGHBORHOOD:
DIRECTION

NORTH: **Multi-Family and Single Family**

SOUTH: **Single-Family**

EAST: **Seven Hills Park**

WEST: **Multi-Family**
2. THE ZONING OF SURROUNDING PROPERTY:
DIRECTION

NORTH: **"R-2" Single Family Dwelling District & "R-4" Multi-Family Dwelling Unit**

SOUTH: **"R-1" Single Family Dwelling District**

EAST: **"R-1" Single Family Dwelling District**

WEST: **"R-4" Multi-Family Dwelling Unit**

3. CONSIDERATION OF THE RECOMMENDATIONS OF PERMANENT PROFESSIONAL STAFF: **The Area is identified on the Future Land Use map of the Comprehensive plan as "Civic" use because it was owned by the School District at the time of the development of the 2012 Comprehensive Plan. It would be well suited for residential housing and duplexes which would be compatible with the surrounding neighborhood. Lots 7-20 of the ZMM Development Addition are proposed to be zoned for one and two-family housing which would be in conformance with the surrounding areas, particularly the multi-family district to the west and the multi-family area to the north.**

4.
 - A. DEDICATION OR RESERVATION NEEDED FOR:
 1. DRAINAGE: **Yes**
 2. STREETS: **Yes**
 3. UTILITY EASEMENTS:
 - a. ELECTRICITY: **Yes**
 - b. GAS: **Yes**
 - c. SEWERS: **Yes**
 - d. WATER: **Yes**
 4. SHOULD PLATTING BE REQUIRED: **Platting is in process (already approved by the Planning Commission)**

 - B. TRAFFIC CONDITIONS:
 1. CLASSIFICATION OF STREET ON WHICH PROPERTY FRONTS: **Local**
 2. RIGHT-OF-WAY WIDTH: **60' ROW for new proposed 34th Street**
 3. SIGHT DISTANCE: **OK**
 4. TURNING MOVEMENTS: **OK**
 5. COMMENTS ON TRAFFIC: **Local**

4. THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED: **This is a vacant tract of land surrounded by existing multi-family and single-family uses that would provide an area for infill for the proposed construction of single-family homes and duplexes that would be fitting to the area.**

5. THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY: **Changing the zoning classification from "R-1" Single Family Dwelling District to "R-3" Two-Family Dwelling District should not detrimentally affect nearby properties.**

6. THE LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED: **With the exception of recreation uses, the property has been in its current state since the adoption of 3-mile zoning regulations – 40 plus years.**

7. THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE NEIGHBORING PROPERTY, AS COMPARED TO THE HARDSHIP IMPOSED ON THE INDIVIDUAL LANDOWNER: **Neighboring property values typically tend to increase as development in surrounding areas takes place. The impact of the rezoning, if approved, should not be destructive to neighboring property and should actually enhance the surrounding area as development occurs.**

8. THE CONFORMANCE OF THE REQUESTED CHANGE TO THE ADOPTED OR RECOGNIZED MASTER PLAN BEING UTILIZED BY THE CITY: **The Area is identified on the Future Land Use map of the Comprehensive plan as "Civic" use because it was owned by the School District at the time of the development of the 2012 Comprehensive Plan. Now that it is privately owned, the surrounding area is looked at for the best use. The surrounding areas are a mix of single family, multi-family, and recreation (park) uses. The subject property would be well suited for residential single-family housing as well as duplexes.**

The request for the "R-3" two-family zoning classification does fit the overall scheme of the surrounding properties and that of the master plan. Staff does recommend the change of zoning from "R-1" Single Family Zoning Classification to "R-3" Two-Family Zoning Classification.

CITY OF HAYS

AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 7

MEETING DATE: 2-12-15

TOPIC:

Z M M Development Addition Final Plat

ACTION REQUESTED:

Approve Resolution No. 2015-002 accepting the final plat known as Z M M Development Addition.

NARRATIVE:

The owners of the proposed Z M M Development Addition have submitted a final plat for consideration. The property is adjacent to previously platted property and has become an island of undeveloped property. The plat is comprised of 26 lots slated for residential development and does include dedication of street and alley right-of-way. Staff has reviewed the proposed plat which has also been reviewed by the Utility Advisory Committee. On November 17, 2014 the final plat was reviewed and approved (5-0 vote) by the Hays Area Planning Commission. Staff, as well as the Planning Commission, recommends approving the resolution accepting this plat of the Z M M Development Addition as submitted.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Toby Dougherty, City Manager
I.D. Creech, Director of Public Works

ADMINISTRATION RECOMMENDATION:

Staff recommends approving this plat as submitted.

COMMITTEE RECOMMENDATION(S):

The Planning Commission recommends approving this plat as submitted.

ATTACHMENTS:

Staff Memo
Resolution
Maps
Final Plat

Commission Work Session Agenda

Memo

From: Jesse Rohr, PIE Superintendent

Work Session: February 5, 2015

Subject: Z M M Development Addition Final Plat

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

Summary

The owners of the proposed ZMM Development Addition have submitted a final plat for consideration. The property is adjacent to previously platted property and has become an island of undeveloped property. The plat is comprised of 26 lots slated for residential development and does include dedication of street and alley right-of-way. Staff has reviewed the proposed plat which has also been reviewed by the Utility Advisory Committee. On November 17, 2014 the final plat was reviewed and approved (5-0 vote) by the Hays Area Planning Commission. Staff, as well as the Planning Commission, recommends approving the resolution accepting this plat of the Z M M Development Addition as submitted.

Background

This property has remained undeveloped as the surrounding property has grown and developed through the years. The property was formerly owned by the USD 489 school district and was recently sold to the current owner. The area of this development is within a highly desirable and developable area for residential development.

Discussion

The owners of the proposed Z M M Development Addition have submitted a final plat for consideration. The property is adjacent to previously platted property and has become an island of undeveloped property. Approval of this plat will allow for development of the property. The plat is comprised of 26 lots slated for residential development. The lots are very similar in size as those in the surrounding area. The plat does include dedication of street and alley right-of-way. Any other necessary right-of-way and/or easements are already in place or being dedicated with this plat.

The developer intends to construct the necessary utilities (water, sewer, street) by means of a developer agreement and does not intend on special assessing the costs of the improvements. The Developer Agreement will be forthcoming for City Manager approval at a later date. There are no planned city expenditures for the initial infrastructure improvements. Oversight of the construction project will be provided by the developer's engineer as dictated by the standard Developer Agreement. Staff feels the

proposed layout and use of this property is the highest and best use for this property. The surrounding property consists of single-family homes, multi-family residences, and a City park. The adopted comprehensive plan future land use map indicates this area to be Civic Use, due to the fact that it was owned by the school district when the Comprehensive Plan was adopted. Therefore, one would look at surrounding areas on the future land use map and notice that there are areas of both low density and medium density residential identified. This plat is exempt from green/open space requirements since it is a replat of a larger development which included green space (Seven Hills Park) at the time the original plat was approved.

Staff has reviewed the proposed plat which has also been reviewed by the Utility Advisory Committee. On November 17, 2014 the final plat was reviewed and approved (5-0 vote) by the Hays Area Planning Commission.

Approval of the plat should not be considered without full consideration of the rezoning request from R-1 to R-3 for lots 7-20 (see rezoning agenda item). Some portions of this plat, particularly the setbacks, are only conforming if rezoned to R-3.

Legal Consideration

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

Financial Consideration

This action has no immediate negative financial effect on the City at large; however, the City will be taking ownership of the street and alleys, as well as the water and sewer utilities once installed in the development. Once constructed, future maintenance of those utilities will be the responsibility of the City.

Options

The City Commission has the following options:

- Approve the plat as submitted
- Do not approve the plat

Recommendation

Staff, as well as the Planning Commission, recommends approving this plat as submitted.

Action Requested

Approve the resolution accepting the final plat known as Z M M Development Addition.

Supporting Documentation

Maps
Final Plat
Plat and Dedication
Resolution

RESOLUTION NO. 2015-002

GOVERNING BODY OF THE CITY OF HAYS, KANSAS, TO THE PUBLIC:

WHEREAS, Z M M LLC, a Limited Liability Corporation, has presented to the Governing Body of the City of Hays, Kansas, a certain plat of Z M M DEVELOPMENT ADDITION situated within the corporate limits of the City of Hays, Kansas, being lots, streets, alleys comprising the following described real estate, to-wit:

THAT PART OF THE WEST HALF (1/2) OF SECTION TWENTY EIGHT (28), TOWNSHIP THIRTEEN (13) SOUTH, RANGE EIGHTEEN (18) WEST OF THE 6TH P.M. IN ELLIS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS SEVEN (7) THROUGH TWENTY (20), BLOCK FOUR (4) OF THE Z M M DEVELOPMENT ADDITION TO THE CITY OF HAYS, A REPLAT OF BLOCK FOUR (4), SEVEN HILLS ADDITION TO ELLIS COUNTY, KANSAS. TRACT CONTAINS 7.29 ACRES, MORE OR LESS,

to be known as Z M M DEVELOPMENT ADDITION to the City of Hays, Kansas; and,

WHEREAS, the said plat has been examined and considered by the Hays Area Planning Commission of the City of Hays, Kansas; and,

WHEREAS, the City Attorney of the City of Hays, Kansas, has found that the proposed plat conforms to the requirements of the statutes in such matters made and provided;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, that the City of Hays, Kansas, hereby approves the plat of Z M M DEVELOPMENT ADDITION to the City of Hays, Kansas, and the City Clerk is instructed to endorse such approval on said plat.

Passed and adopted by the Governing Body of the City of Hays, Kansas, this 12th day of February, 2015.

Henry Schwaller, IV
Mayor

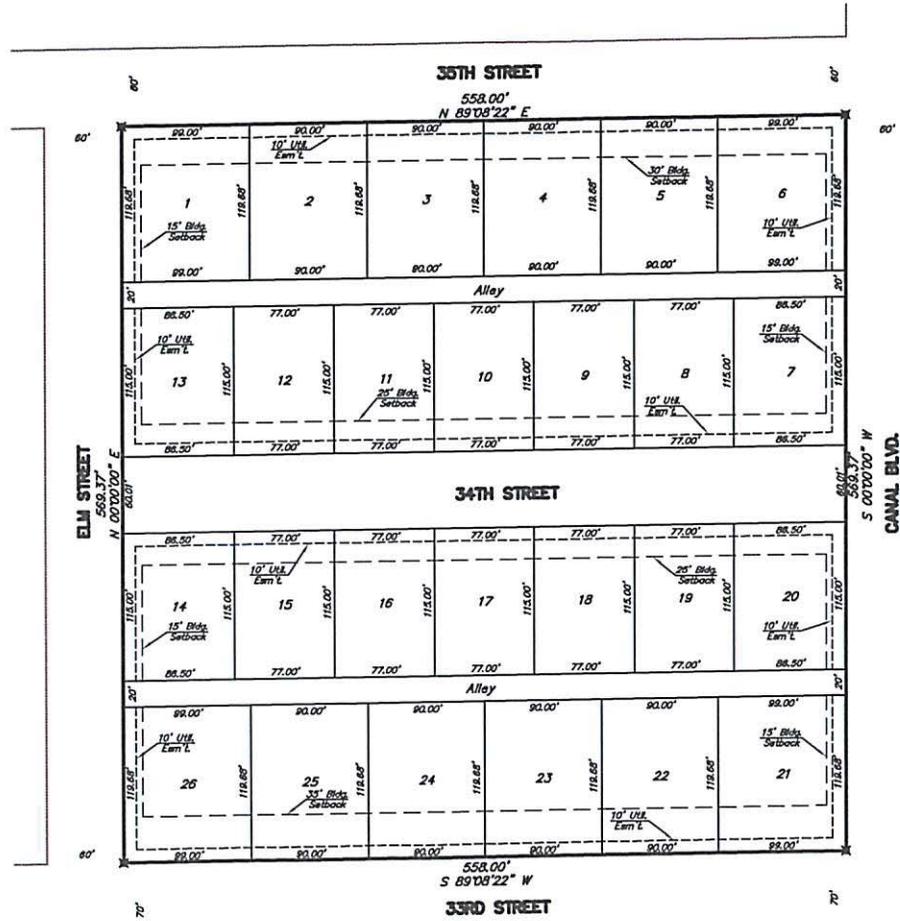
ATTEST:

BY _____
Brenda Kitchen
City Clerk

ZMM Development

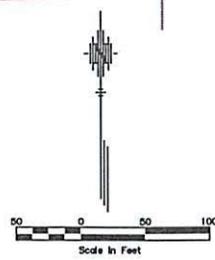


FINAL PLAT OF Z M M DEVELOPMENT ADDITION A REPLAT OF BLOCK 4 SEVEN HILLS ADDITION HAYS, KANSAS



Location Map

LEGEND
 X Set 1/2" Bar w/ Cap
 Stamped "RUDER RLS-918"



APPROVALS:

This Z M M Development Addition, has been submitted to and approved by the Hays Planning Commission this _____ day of _____, 20____.

 CHAIRMAN

 SECRETARY

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this _____ day of _____, 20____.

 MAYOR

ATTEST: _____, City Clerk

John T. Bird, Attorney for the City of Hays

OWNER'S CERTIFICATE:

Know all men by these presents, that we, the undersigned property owners of the land above described have caused the same to be surveyed and platted into Lots, Alley and Easements, the same to be known as "Z M M Development Addition", in Hays, Kansas. The Street and Alleys are hereby dedicated to and for the use of the public, and the easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining, and repairing all public utilities.

Z M M, LLC
 Dated July 30, 2014

By _____
 John V. Zeigler, Resident Agent

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss:
 Be it remembered that on this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, came John V. Zeigler, Resident Agent for Z M M, LLC. Dated July 30, 2014, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year above written.

 Notary Public

My Commission Expires: _____

DESCRIPTION:

Block 4, of the Seven Hills Addition to the City of Hays, Ellis County, Kansas.

STREETS, ALLEY & EASEMENTS:

Streets and alleys, as shown on this plat and not heretofore dedicated to and for public use are hereby dedicated.
 Easements are hereby dedicated for public use, as utility easement right-of-way, which are shown as lying between the dashed lines in widths indicated and as set forth on this plat, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, and all other forms and types of public utilities, now or hereafter used, by the public over, under and along the strips marked "Utility Eas't."

RECORDED:

State of Kansas, County of Ellis, ss:
 This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 20____, in Book _____ Page _____.

 REGISTER OF DEEDS _____
 DEPUTY

REVIEW SURVEYOR'S CERTIFICATE:

State of Kansas, County of Ellis, ss:
 I hereby certify that the review of this plat was found to be in compliance with the requirements of K.S.A. 58-2005. Approved this _____ day of _____, 20____.

SURVEYOR'S CERTIFICATE:

I, Harvey Rudar, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

 Harvey Rudar _____
 Date



RUDER ENGINEERING & SURVEYING, LLC
 1378 Butterfield Trail Rd.
 Hays, Kansas 67501
 785-628-8134

**PLAT AND DEDICATION OF
Z M M DEVELOPMENT ADDITION
A REPLAT OF BLOCK 4 SEVEN HILLS ADDITION
HAYS, KANSAS**

Z M M, LLC, to the Public:

A. DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Z M M, LLC, the owner of the following real estate situated in Ellis County, Kansas, to-wit:

All of Block Four (4), SEVEN HILLS ADDITION to the City
of Hays, Ellis County, Kansas

has caused the same to be surveyed and platted in accordance with the laws of the State of Kansas, as an addition to the City of Hays, Kansas, to be known as:

Z M M Development Addition
A Replat of Block 4 Seven Hills Addition
Hays, Kansas

an Addition to the City of Hays, Kansas. The streets, alleys and easements included in this addition are fully set forth and defined on the plat and are intended to be and are forever dedicated to and for the public use and purposes designated forever.

The several acres of the platted real estate are divided into blocks and lots, each of which are numbered, and the precise length and width is indicated by figures on their respective boundary lines, expressing their dimensions in feet and decimals of a foot. All of said lots are intended for sale.

B. RESERVATIONS, RESTRICTIONS AND COVENANTS

The owner declares that the aforesaid land, shown on the plat above referred to, is held and shall be conveyed subject to the reservations, restrictions and covenants herein set forth, and also any reservations, restrictions and covenants now of record not inconsistent therewith.

C. AREA OF APPLICATION

FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part D and E shall apply in their entirety to the subject real estate and all units situated thereon.

D. RESIDENTIAL AND RECREATIONAL AREA COVENANTS AND RESTRICTIONS

D-1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on the subject real estate other than one single-family home on Lots 1 thru 6 and Lots 21- thru 26, inclusive, or one duplex dwelling on Lots 7 thru 20, inclusive, not to exceed two stories in height and attached private garage(s). No rooms may be rented or occupancy of said premises permitted except by a single family unit; provided, however, this shall not be construed to prohibit the occupancy of rooms by relatives, in-laws, or domestic servants; provided further, however, that the above prohibition on renting or occupancy shall not apply to any duplex dwelling.

D-2. GARAGES. All single family units, whether standing alone or connected, shall provide an attached garage of sufficient size to provide parking and shelter for a least two vehicles; all duplexes shall provide for at least a private attached one car garage for each side/unit of a duplex, provided, however, this requirement may be waived by the Architectural Control Committee established herein.

D-3. DWELLING SIZE. The ground floor area of the main structure, exclusive of one-story open porches or garages, shall not be less than 1,000 square feet for a one-story dwelling, or less than 1,400 square feet for a split level or one and one-half story dwelling, or less than 1,800 square feet for a two-story dwelling; and the ground floor area of each side of a duplex or each unit of a duplex, exclusive of one story open porches and garages, shall not be less than 900 square feet.

D-4. OUT BUILDINGS. No lot shall contain more than one out building and all out buildings must be of similar design construction as the principal residence located on said lot. No out building shall be constructed until approved by the Architectural Control Committee.

D-5. BUILDING LOCATION. No building shall be located on any lot nearer to the front line or nearer to the side-street line than the minimum building set-back lines shown on the recorded plat. For the purpose of this covenant, eaves, steps and open porches shall not be construed as part of the building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon a building or another lot.

D-6. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on the subject real estate until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to the location with respect to topography and finish grade elevation.

D-7. FENCES AND WALLS. No fence or wall shall be constructed on any lot unless and until approved by the Architectural Control Committee.

D-8. EASEMENTS. Easements for installation and maintenance of utilities, drainage facilities, streets and alleys are reserved as shown on the recorded plat.

D-9. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently, provided however, that construction shacks or similar structures used temporarily by contractors for building purposes shall be permitted only during the period of construction. No building shall be permitted to stand with its exterior in an unfinished condition for longer than one year after commencement of construction. In the event of fire, windstorm or other damages, no building shall be permitted to remain in a damaged condition longer than six months after the date of damage.

D-10. BUILDING MATERIALS. No structure or building shall be moved onto any lot at any time (i.e. prefabricated, modular or manufactured homes) and all structures which are permitted to be built shall be of new construction and new material, except for exterior or interior finish materials used for decorative purposes. The requirements herein may be waived by the Architectural Control Committee upon written request.

D-11. VEHICLE PARKING. No boats, trailers, campers, motorhomes, or other similar vehicles nor any large commercial vehicles/trucks or agricultural trucks nor any vehicle in the process of being repaired or otherwise inoperable, shall be stored or parked on streets or driveways or in a position so as to be visible from the street unless the same are appropriately screened from view from any street adjacent to or in Z M M Development Addition.

D-12. SIGNS. No sign of any kind shall be displayed to the public view on any lots except one sign of not more than five square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period, unless otherwise approved by the Architectural Control Committee.

D-13. LIVESTOCK AND POULTRY. No animals, livestock, pigeons, fowls or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs (except Rottweilers, Pit Bulls or any declared vicious dogs), cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

D-14. RADIO OR TELEVISION DEVICE. There shall be no external television or radio antennas erected on any residence or lots in this addition. Further, there shall be no satellite TV or radio dishes except those less than four (4) feet in diameter. Placement on roofs is strictly prohibited.

D-15. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon the subject real estate.

E. ADDITIONAL RESIDENTIAL COVENANTS AND RESTRICTIONS FOR LOTS

E-1. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Noxious or offensive activity includes, but is not limited to, any activity which will create or emit any objectionable, offensive or noxious odors, dust, gases, fumes or other such material or which will in any manner violate any applicable zoning ordinance or other regulations enacted by any duly constituted governmental authority.

E-2. RESTRICTIONS ON SUBDIVISION. No dwelling shall be erected or placed on any lot less than the size of the lots as platted herein.

F. ARCHITECTURAL CONTROL COMMITTEE

F-1. MEMBERSHIP. The Architectural Control Committee is composed of the members of Z M M, LCC. The committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members or member shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

F-2. PROCEDURE. The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to completion thereof, approval will not be required and the record covenants shall be deemed to have been fully complied with.

G. GENERAL PROVISIONS

G-1. ZONING AND PLANNING. The aforesaid real estate shall further be subject to the zoning and planning ordinances of the City of Hays, Kansas, if any, and if enacted, as the same be amended from time to time.

G-2. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the time these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

G-3. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating, or attempting to violate, any covenant or restriction contained herein either to restrain violation or to recover damages.

G-4. SEVERABILITY. Invalidation of any of these covenants by judgment or court order shall in no wise affect the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2015.

Z M M, LLC

John V. Ziegler, Member

Alan J. Moore, Member

Vaughn McMurtrie, Member

STATE OF KANSAS, COUNTY OF ELLIS, ss:

BE IT REMEMBERED, that on this _____ day of _____, 2015 before me, the undersigned, a Notary Public, duly commissioned, in and for the county and state aforesaid, came John V. Ziegler, Alan J. Moore and Vaughan McMurtrie, comprising all the members of Z M M, LLC, personally known to me to be the same persons who executed the foregoing instrument of writing and they duly acknowledged the execution of the same for themselves for the uses and purposed therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year last above written.

My Commission Expires:

Notary Public

STATE OF KANSAS, ELLIS COUNTY, ss:

I, Harvey Ruder, certify that the attached plat is a true and correct plat of Z M M Development Addition A Replat of Block 4 Seven Hills Addition Hays, Kansas, an Addition to the City of Hays, Kansas, the same being surveyed and platted by me, the undersigned, a qualified and licensed land surveyor.

Harvey Ruder

Dated at Hays, Kansas, this _____ day of _____, 2015.

STATE OF KANSAS, ELLIS COUNTY, ss:

Be it known that the attached plat has been submitted to me and that the same is hereby approved this _____ day of _____, 2015.

John T. Bird
City Attorney of Hays, Kansas

STATE OF KANSAS, ELLIS COUNTY, ss:

I, Henry Schwaller IV, Mayor of the City of Hays, do hereby certify that the attached plat of Z M M Development A Replat of Block 4 Seven Hills Addition Hays, Kansas an Addition to the City of Hays, Kansas was approved by the City Commission of the City of Hays, Ellis County, Kansas on the _____ day of _____, 2015.

Henry Schwaller IV, Mayor

ATTEST:

Brenda Kitchen, City Clerk

(SEAL)

CITY OF HAYS

AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 8

MEETING DATE: 2-12-15

TOPIC:

Tallgrass Addition Phase 5 - Resolution to Establish Benefit District (17th Street, Tallgrass Drive and Prairie Run Court)

ACTION REQUESTED:

Approve the Resolution No. 2015-003 authorizing the creation of a special benefit district for infrastructure improvements for the development of 33 lots along East 17th Street, Tallgrass Drive, and Prairie Run Court within the Tallgrass Addition with 17th Street and Tallgrass Drive constructed at 40' width.

NARRATIVE:

TG Investments, LLC has petitioned for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 33 lots in the Tallgrass Addition. The engineer's estimate for total construction costs is \$1,055,000. In accordance with the City's Development Policy, the City's estimated share of the cost for over sizing would be \$104,000; however, staff is recommending that 17th Street and Tallgrass Drive be build to only 40' in width rather than the 45' width of the adjacent existing street. That reduction in width would reduce the City share by approximately \$40,000. The cost to over size sanitary sewer would be funded out of Water/Sewer Capital. It is recommended the actual cost to oversize the street be funded out of City Commission Capital Reserve. Staff recommends adopting the resolution authorizing the creation of a special benefit district with 17th Street/Tallgrass drive constructed at 40' width.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Toby Dougherty, City Manager
I.D. Creech, Director of Public Works

ADMINISTRATION RECOMMENDATION:

Staff recommends adopting the attached resolution authorizing the creation of a special benefit district with 17th Street/Tallgrass drive constructed at 40' width.

COMMITTEE RECOMMENDATION(S):

N/A

ATTACHMENTS:

Staff memo
Resolution No. 2015-003
Signed Petition
Map(s) of Benefit District

Discussion

TG Investments, LLC has petitioned the City for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 33 lots in the Tallgrass Addition within the City of Hays. The general nature of the proposed improvements is as follows:

- The construction of 17th Street from Copper Creek Court east to approximately 70 feet north of Limestone Court; the construction of Prairie Run Court, including a cul-de-sac; the construction of Rolling Hills from 17th Street, approximately 120 feet north; and all related curb, gutter and stormwater sewer improvements.
- The construction of approximately 1640 linear feet of 8" water line and 460 linear feet of 6" water line, fire hydrants, service connections and all other necessary and related water improvements.
- The construction of approximately 1245 linear feet of 10" sanitary sewer and approximately 370 linear feet of 8" sanitary sewer, manholes, sanitary sewer service connections and all other necessary and related sanitary sewer improvements.

In accordance with the City's Development Policy, the City is responsible for the cost of oversizing infrastructure. Both East 17th Street to the west and Tallgrass Drive to the south were built to residential collector street standard (45' width from back of curb to back of curb) as specified in the current policy, which is 5 feet wider than the typical 40' wide residential street, plus the pavement is to be 7" thick (1" thicker than the typical 6" thick residential street). The estimated cost for oversizing the street pavement is \$88,137. In addition, the sanitary sewer line running along 17th Street and Tallgrass Drive is to be oversized from the typical 8" diameter to 10" diameter to accommodate future growth north of the Tallgrass Addition. The cost to oversize the sanitary sewer line is \$16,185.

To be more in line with the Comprehensive Plan, Strong Towns, and other smart growth and sustainability initiatives, staff is recommending that 17th Street/Tallgrass Drive be built to 40' width rather than the 45' width of adjacent sections. This would reduce the City's share for oversizing by approximately \$40,000 and reduce the City's future maintenance liability (less surface area).

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. After subtracting the estimated City Share for oversizing, 70% of the remaining costs for this project will be allowed to be special assessed with the remaining 30% being paid in full by the developer prior to award of the construction contract. The per lot Special Assessment is estimated to be \$20,166. Based on the 15

year assessment at an assumed interest rate of 4%, the estimated monthly assessment per lot equals \$149.

The City Share for oversizing is currently estimated to be \$104,322; of which, \$88,137 is to oversize and thicken the pavement on 17th Street/Tallgrass Drive, and \$16,185 is to oversize the sanitary sewer to 10 inches. Staff’s proposal to reduce the width of 17th Street/Tallgrass Drive to 40’ in width would reduce the City’s share for oversizing by approximately \$40,000.

Given the “pay-as-you-go” funding structure, the Director of Finance recommends funding the \$16,185 for Sanitary Sewer oversizing out of Water/Sewer Capital. Since Commission no longer incurs debt for general obligation it’s recommended the Street oversizing be funded out of City Commission Capital Reserve.

The estimated \$665,475 to be special assessed would be bonded.

Options

Options include the following:

- Approve the Resolution authorizing the creation of the special benefit district for the Tallgrass Addition, Phase 5 with 17th Street/Tallgrass drive constructed at 40’ width.
- Approve the Resolution authorizing the creation of the special benefit district for the Tallgrass Addition, Phase 5 with 17th Street/Tallgrass drive constructed at 45’ width.
- Do not approve the Resolution.

Recommendation

Staff recommends adopting the attached resolution authorizing the creation of a special benefit district with 17th Street/Tallgrass drive constructed at 40’ width.

Action Requested

Approve the Resolution authorizing the creation of a special benefit district for infrastructure improvements for the development of 33 lots along East 17th Street, Tallgrass Drive, and Prairie Run Court within the Tallgrass Addition with 17th Street and Tallgrass Drive constructed at 40’ width.

Supporting Documentation

Signed Petition
Map(s) of Benefit District
Resolution

RESOLUTION NO. 2015-003

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN 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.

WHEREAS, a petition was filed with the City Clerk for the City of Hays, Kansas (the “City”) on January 19, 2015, proposing certain improvements pursuant to K.S.A. 12-6a01 *et seq.* and particularly K.S.A. 12-6a04(c) (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, the Governing Body of the City hereby finds and determines that said petition is sufficient.

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

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

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

The construction of 17th Street from Copper Creek Court east to approximately 70 feet north of Limestone Court; the construction of Prairie Run Court, including a cul-de-sac; the construction of Rolling Hills from 17th Street, approximately 120 feet north; and all related curb, gutter and stormwater sewer improvements.

The construction of approximately 1640 linear feet of 8” water line and 460 linear feet of 6” water line, fire hydrants, service connections and all other necessary and related water improvements.

The construction of approximately 1245 linear feet of 10” sanitary sewer and approximately 370 linear feet of 8” sanitary sewer, manholes, sanitary sewer service connections and all other necessary and related sanitary sewer improvements.

(collectively, the “Improvements”).

(b) The estimated cost of the Improvements is:

One million and fifty-five thousand dollars (\$1,055,000) plus costs of issuance and plus costs of interest on any temporary financing.

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

Lots 11 to 28 of Block A, Lots 37 to 50 of Block B, and Lot 21 of Block D, all located in the Tallgrass Addition, City of Hays, Ellis County, Kansas

(the "Improvement District").

(d) The method of assessment shall be:

Equally per lot for each lot in the Improvement District.

(e) The apportionment of cost between the Improvement District and the City at large is:

One hundred percent (100%) of the cost of the Improvements shall be paid by the Improvement District and no costs shall be paid by the City-at-Large, 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 by the City's "Infrastructure Guidelines for New Development" adopted by the Governing Body of the City on October 22, 2009. The cost of such additional street improvements or oversized water, sewer, or storm sewer lines to be paid by the City-at-Large is estimated to be \$104,322, or approximately 10% of the total cost of the Improvements.

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 \$1,055,000, 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.

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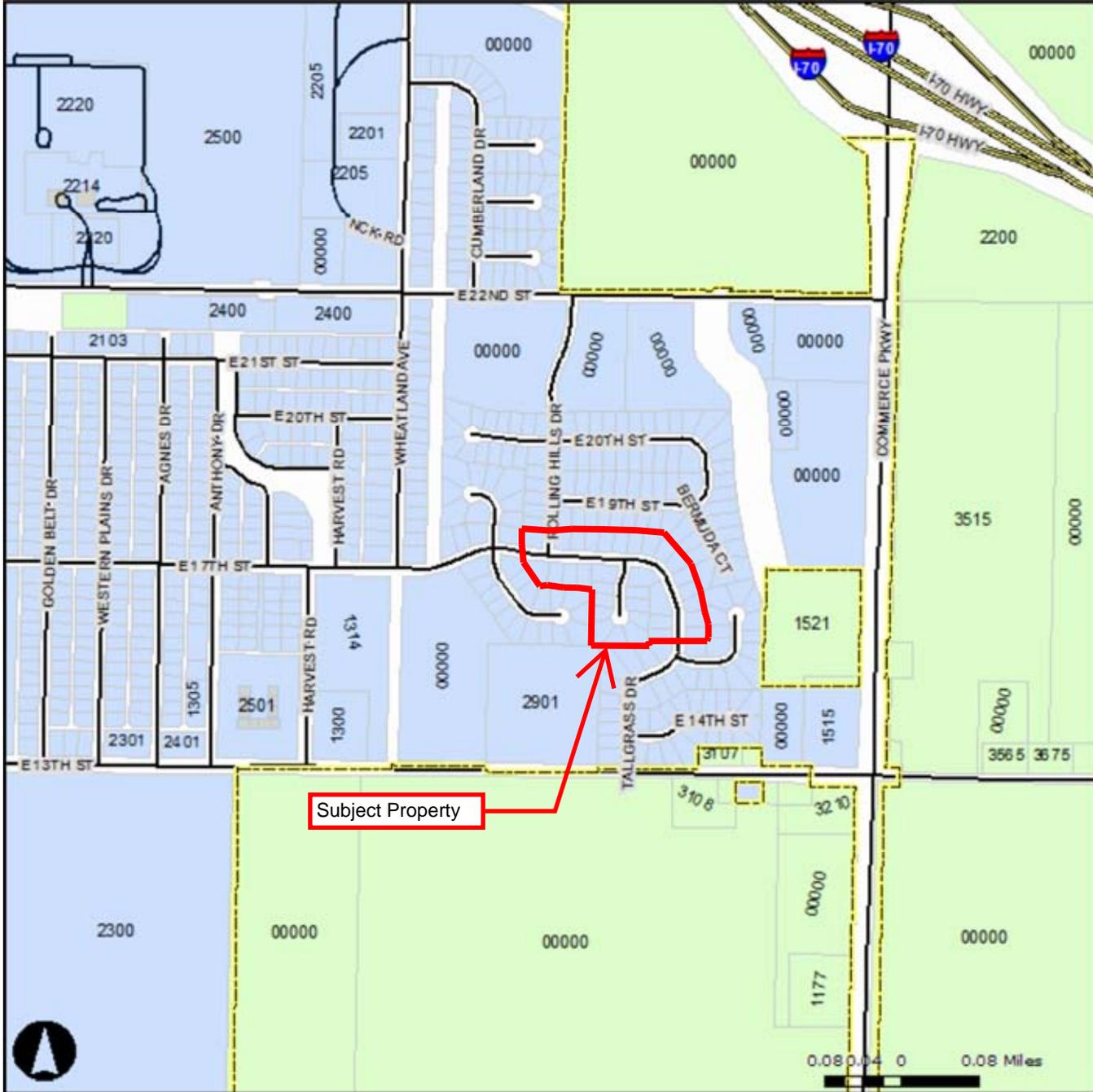
ADOPTED AND APPROVED by the Governing Body of the City of Hays, on
February 12, 2015.

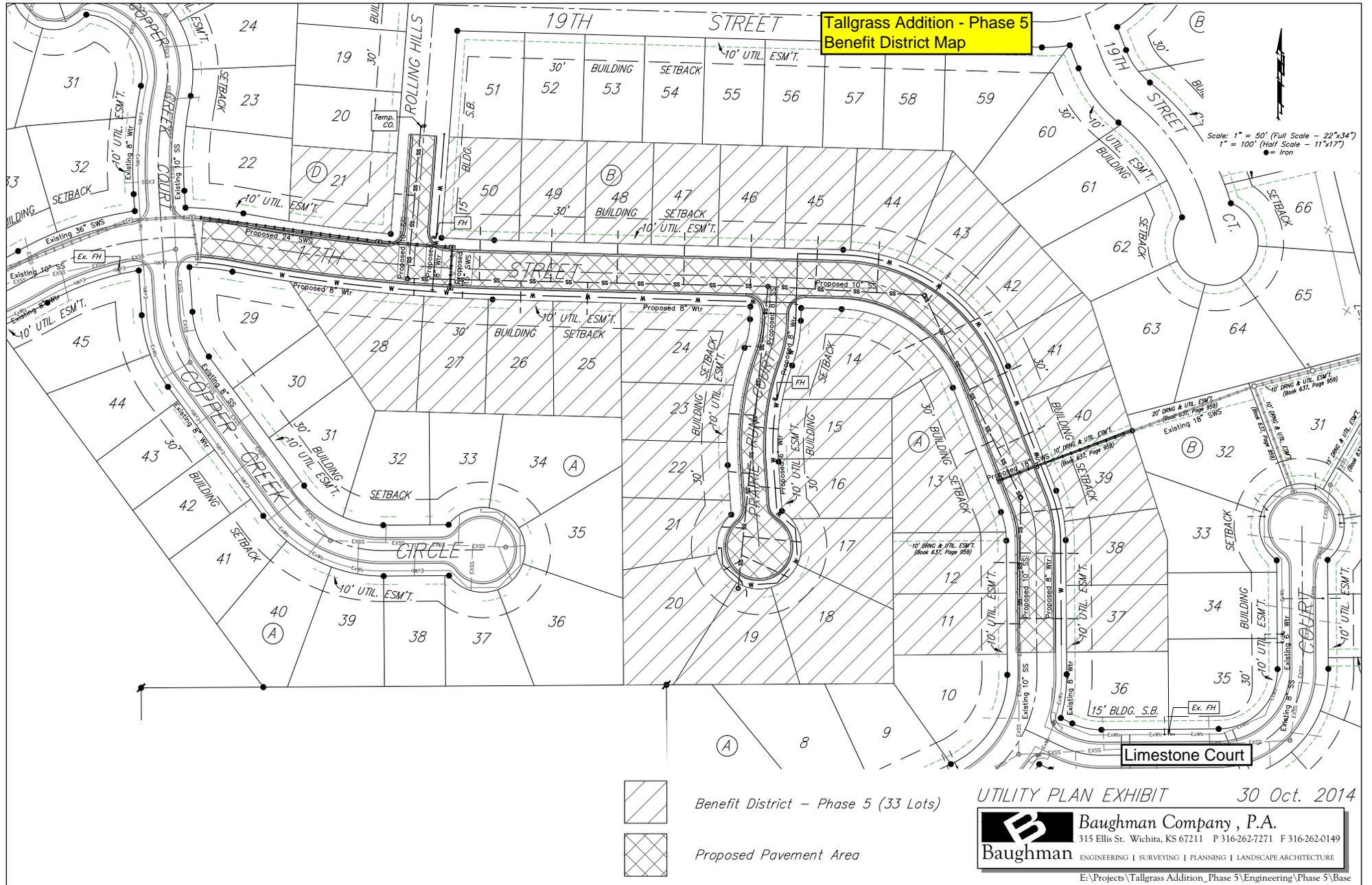
Henry Schwaller, IV
Mayor

(SEAL)

Brenda Kitchen
City Clerk

Tallgrass Addition - Phase 5





PETITION

TO THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS:

We, the undersigned, owner of record of property located within the City of Hays, Kansas (the “City”) do hereby respectfully request that the Governing Body of the City create and designate an improvement district for the purpose of making certain improvements in the manner provided by K.S.A. 12-6a01 *et seq.* and particularly K.S.A. 12-6a04(c).

1. The general nature of the proposed improvements are as follows:

The construction of 17th Street from Copper Creek Court east to approximately 70 feet north of Limestone Court; the construction of Prairie Run Court, including a cul-de-sac; the construction of Rolling Hills from 17th Street, approximately 120 feet north; and all related curb, gutter and stormwater sewer improvements.

The construction of approximately 1640 linear feet of 8” water line and 460 linear feet of 6” water line, fire hydrants, service connections and all other necessary and related water improvements.

The construction of approximately 1245 linear feet of 10” sanitary sewer and approximately 370 linear feet of 8” sanitary sewer, manholes, sanitary sewer service connections and all other necessary and related sanitary sewer improvements.

(collectively, the “Improvements”)

2. The estimated or probable cost of the Improvements is:

One million and fifty-five thousand dollars (\$1,055,000) plus costs of issuance and plus costs of interest on any temporary financing.

3. The extent of the proposed improvement district to be assessed is:

Lots 11 to 28 of Block A, Lots 37 to 50 of Block B, and Lot 21 of Block D, all located in the Tallgrass Addition, City of Hays, Ellis County, Kansas

(the “Improvement District”).

4. The proposed method of assessment shall be:

Equally per lot for each lot in the Improvement District.

5. The proposed apportionment of cost between the Improvement District and the City at large is:

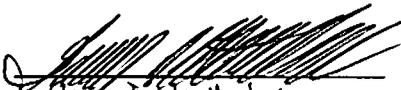
One hundred percent (100%) of the cost of the Improvements shall be paid by the Improvement District and no costs shall be paid by the City-at-Large, except that the City-at-Large shall pay 100% of the additional costs of any required pavement width, additional required pavement thickness and intersections, and required oversized water, sewer, and storm sewer lines as provided by the City's "Infrastructure Guidelines for New Development" adopted by the Governing Body of the City on October 22, 2009. The cost of such additional street improvements or oversized water, sewer, or storm sewer lines to be paid by the City-at-Large is estimated to be \$104,322, or approximately 10% of the total cost of the Improvements.

6. The signers of this Petition hereby request that the Improvements be made without notice and hearing as required by K.S.A. 12-6a04(a).

7. The signers of this Petition are the owners of 100% of the property in the Improvement District, acknowledge that this Petition is submitted in accordance with K.S.A. 12-6a04(c), and further acknowledge that the proposed Improvement District does not include all properties which may be deemed to benefit from the proposed Improvement.

NAMES MAY NOT BE WITHDRAWN FROM THE PETITION BY THE SIGNERS THEREOF AFTER THE GOVERNING BODY COMMENCES CONSIDERATION OF THE PETITION OR LATER THAN SEVEN (7) DAYS AFTER FILING OF THE PETITION WITH THE CITY CLERK, WHICHEVER OCCURS FIRST.

TG INVESTMENTS, LLC

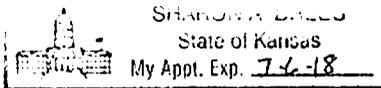
By: 
Title: Managing Member

LEGAL DESCRIPTION OF PROPERTY OWNED WITHIN THE PROPOSED IMPROVEMENT DISTRICT:

Lots 11 to 28 of Block A, Lots 37 to 50 of Block B, and Lot 21 of Block D, all located in the Tallgrass Addition, City of Hays, Ellis County, Kansas.

STATE OF KANSAS)
)
ELLIS COUNTY)

I, the undersigned Notary Public, hereby certify that the signature appearing above is genuine and that this document was signed before me on this 16th day of January, 2015.




Notary Public

My appointment expires: 7-6-18

CITY OF HAYS

AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 9

MEETING DATE: 2-12-15

TOPIC:

Tallgrass Addition Phase 5 – Engineering Service Agreement (17th Street, Tallgrass Drive and Prairie Run Court)

ACTION REQUESTED:

Approve the Engineering Services Agreement with Baughman Company, P.A. for an amount not to exceed \$58,000 for the design of Phase 5 of the Tallgrass Addition.

NARRATIVE:

TG Investments, LLC has petitioned for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 33 lots in the Tallgrass Addition. The resolution accepting the petition is moving forward under a separate agenda item. The developer's engineer, Baughman Company, P.A. has prepared an agreement for engineering services to include engineering design and contractor solicitation. The agreement is for a not-to-exceed amount of \$58,000. Staff recommends that the commission authorize the Mayor to sign the Engineering Services Agreement with Baughman Company for professional services related to improvements to Phase 5 of the Tallgrass Addition in an amount not to exceed \$58,000.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Toby Dougherty, City Manager
I.D. Creech, Director of Public Works

ADMINISTRATION RECOMMENDATION:

Staff recommends that the commission authorize the Mayor to sign the Engineering Services Agreement with Baughman Company, P.A. for professional services related to improvements to Phase 5 of the Tallgrass Addition in an amount not to exceed \$58,000.

COMMITTEE RECOMMENDATION(S):

N/A

ATTACHMENTS:

Staff Memo
Engineering Services Agreement
Map of Area

Commission Work Session Agenda

Memo

From: John Braun, Assistant Director of Public Works

Work Session: February 5, 2015

Subject: Tallgrass Addition Phase 5 Engineering Service Agreement (17th Street, Tallgrass Drive and Prairie Run Court)

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

Summary

TG Investments, LLC has petitioned the City for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 33 lots in the Tallgrass Addition within the City of Hays. The resolution accepting the petition is moving forward under a separate agenda item. Baughman Company, P.A. has now prepared a contract for engineering services to include engineering design and contractor solicitation. The contract is for a not-to-exceed amount of \$58,000. Staff recommends that the commission authorize the Mayor to sign the Engineering Services Agreement with Baughman Company for professional services related to improvements to Phase 5 of the Tallgrass Addition in an amount not to exceed \$58,000.

Background

This is the logical continuation of the construction of the Tallgrass Addition that has been developing in phases over the last several years. This project follows the plan that has been set forth and constructed in various phases over the last 20 years and would complete the connection of East 17th Street to Tallgrass Drive.

Discussion

TG investments, LLC has petitioned the City for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 33 lots in the Tallgrass Addition within the City of Hays. The resolution accepting the petition is moving forward under a separate agenda item. Baughman Company, P.A. has prepared a contract for engineering services to include engineering design and contractor solicitation. The contract is for a not-to-exceed amount of \$58,000. A separate agreement for construction Phase Engineering Services (Inspection) will be coming forward at a later date for approval.

Legal Consideration

The transaction is a pass-through procedure for the City and there are no known legal obstacles to proceeding as recommended by City Staff.

Financial Consideration

The \$58,000 cost for Engineering Services is included in the total project cost estimated at \$1,055,000 as detailed in the memo regarding the benefit district. The cost would be proportionately split between the various funding mechanisms: Special Assessment, Developer Share, and City Share for over sizing out of Water/Sewer Capital and City Commission Capital Reserve.

Options

Options include the following:

- Approve the Engineering Services Agreement
- Do not approve the Agreement

Recommendation

Staff recommends that the commission authorize the Mayor to sign the Engineering Services Agreement with Baughman Company, P.A. for professional services related to improvements to Phase 5 of the Tallgrass Addition in an amount not to exceed \$58,000.

Action Requested

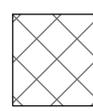
Approve the Engineering Services Agreement with Baughman Company, P.A. for an amount not to exceed \$58,000 for the development of Phase 5 of the Tallgrass Addition.

Supporting Documentation

Map of Area
Engineering Services Agreement



Scale: 1" = 50' (Full Scale - 22"x34")
 1" = 100' (Half Scale - 11"x17")
 ● = Iron

 Benefit District - Phase 5 (33 Lots)
 Proposed Pavement Area

UTILITY PLAN EXHIBIT 11 Nov. 2014

Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
Baughman Company, P.A.
 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

**CONTRACT AGREEMENT FOR
ENGINEERING SERVICES
BETWEEN
CITY OF HAYS KANSAS
AND
BAUGHMAN COMPANY, P. A.**

THIS IS AN AGREEMENT made as of _____ between The City of Hays (OWNER) and Baughman Company, P.A. (ENGINEER). OWNER intends to retain the ENGINEER to provide PROFESSIONAL ENGINEERING SERVICES as required for the development of plans and specifications and contractor solicitation for the Street, with incidental Storm Water Sewer, Sanitary Sewer, and Water Line Improvements to serve Lots 11 through 28, Block A, Lots 37-50, Block B and Lot 21, Block D, Tallgrass Addition – Phase V, Hays, Kansas.

OWNER and ENGINEER in consideration of their mutual covenants herein agree in respect of performance of professional engineering services by ENGINEER and payment for those services by OWNER set forth below.

1. ENGINEER shall provide for OWNER professional engineering services in all phases of the Project to which this agreement applies as hereinafter provided. These services will include serving as OWNER's professional engineering representative for the Project, providing professional engineering consultation and advice and furnishing customary civil engineering services in accordance with the City of Hays policy guideline and expectation to develop engineering scope of services for new development.

In the event of any conflict between this contract and the attached Guidelines and Expectations to Develop Engineering Scope of Services for New Development issued by Director of Public Works effective date November 29, 2006, the terms and conditions and provisions of the Guidelines and Expectations to Develop Engineering Scope of Services for New Development issued by Director of Public Works effective date November 29, 2006 shall prevail and supersede those of the contract. The Guidelines and Expectations to Develop Engineering Scope of Services for New Development issued by Director of Public works effective date November 29, 2006 is attached as an exhibit hereto.

2. After written authorization to proceed, the ENGINEER shall:
3. Consult with OWNER to clarify and define OWNER's requirements for the project and review available data.
4. Identify and analyze requirements of governmental authorities having jurisdiction to approve the design of the Project and participate in consultations with such authorities.
5. Prepare schematic layouts, sketches, and conceptual design criteria with appropriate exhibits to indicate clearly the considerations involved (including applicable requirements of governmental authorities having jurisdiction as aforesaid) and the alternative solutions available to OWNER.

At the conclusion of the Preliminary Design and Study Phase, Engineer shall prepare and submit an estimate of construction costs to the Owner for review before a Notice to Proceed will be issued by Owner for the remainder of the engineering contract.

The Engineer will provide monthly reports of project progress to Owner from preliminary design through the final design phase.

6. After authorization to proceed with the Preliminary Design Phase, ENGINEER shall:
7. Prepare Preliminary Design documents prepared on standard 23" x 36" vellum consisting of final design criteria, preliminary drawings, and written descriptions of the Project.
8. Furnish three copies of the Preliminary Design documents and present and review them in person with OWNER within 30 days after the notice to proceed is received by the ENGINEER.
9. After written authorization to proceed with the Final Design Phase, ENGINEER shall:
10. On the basis of the accepted Preliminary Design documents and revised opinion of probable Total Project Costs prepare for incorporation in the Contract Documents final drawings to show the general scope, extent and character of the work to be furnished and performed by the contractor(s) (hereinafter called "Drawings"). Furnish the above documents of the Final Design on 23" x 36" vellum and present and review them in person with OWNER within 30 days after the written authorization to proceed with final plans is received.
11. Provide any type of field surveys for design purposes as necessary for the Project.
12. Prepare to serve as a consultant or witness for OWNER in any litigation, arbitration or other legal or administrative proceeding involving the Project.
13. ENGINEER shall procure and maintain insurance at levels per the owners policy manual for protection from claims under workers' compensation acts, claims of damages because of bodily injury including personal injury, sickness, or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom. The Engineer is required to provide the Owner evidence of all insurance prior to undertaking performance of any duties hereunder.
14. ENGINEER shall prepare all required construction bid documents and contracts as necessary for the contractor solicitation and shall assist the Owner where necessary in the Solicitation Phase.
15. OWNER shall do the following in a timely manner so as not to delay the services of ENGINEER:
16. Designate in writing a person to act as OWNER's representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define OWNER's policies and decisions with respect to ENGINEER's services to the Project.
17. Provide all criteria and full information as to OWNER's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which OWNER will require to be included in the Drawings Specifications.
18. Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

19. Examine all studies, reports, sketches, Drawings, Specifications, proposals, and other documents presented by ENGINEER, obtain advice of an attorney, insurance counselor, and other consultants as OWNER deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of ENGINEER.
20. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from other may be necessary for completion of The Project.
21. Give prompt written notice to ENGINEER whenever OWNER observes or otherwise becomes aware of any development that affect the scope or timing of ENGINEER's services, or any defect or nonconformance in the work of any contractor.
22. The provisions of this Section and the various rates of compensation for ENGINEER's services in this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project from the design phase through completion of the warranty phase.
23. If OWNER has requested significant modifications of changes in the general scope, extent or character of the Project, the time of the performance of the ENGINEER's services shall be adjusted equitably.
24. OWNER shall pay ENGINEER for Basic Engineering Design Services rendered under paragraph 1 on the basis of the lump sum fee amount as follows:

<u>Improvements for Streets/Sanitary Sewer/Water Lines</u>	<u>Fee</u>
1. Engineering Design Phase	\$ 56,800
2. Contractor Solicitation Phase	<u>\$ 1,200</u>
Total	<u>\$ 58,000</u>

Billings for the basic engineering design rendered, upon final approval by the OWNER, maybe be submitted to the OWNER for payment. The ENGINEER will not receive due payment until such time that the OWNER has issued temporary notes for the Project.

Owner may elect to perform any phase or portion of phases, with the exception of the engineering design phase, therefore, ENGINEER shall not proceed with work on any phase of this project, with the exception of the engineering design phase, until a Notice to proceed has been issued by the OWNER.

25. In the event of termination by Owner upon the completion of any phase progress payments due ENGINEER for services rendered through such phase shall constitute total payment for such services. In the event of such termination by OWNER during any phase, ENGINEER will be paid for services rendered based upon the percentage of completion of that phase and the amount established herein as compensation of that phase.
26. The obligation to provide future services under this Agreement maybe terminated by either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.
27. This Agreement shall be governed by the law of the State of Kansas, and the parties agree and stipulate that any action regarding this agreement shall be brought in the District Court of Ellis County, Kansas, and not other Court.

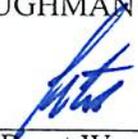
28. OWNER and ENGINEER each is hereby bound and the partners, successors, executors, administrators, and legal representatives of OWNER and ENGINEER are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and other obligations of this Agreement.
29. Neither OWNER nor ENGINEER shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent associates and consultants as ENGINEER may deem appropriate to assist in the performance of services thereunder.
30. Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than OWNER and ENGINEER, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of OWNER and ENGINEER and not for the benefit of any other party.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first above written.

THE CITY OF HAYS, KANSAS

BAUGHMAN COMPANY P.A.

Henry Schwaller IV, Mayor



N. Brent Wooten, President

Address for giving notices:

Address for giving notices:

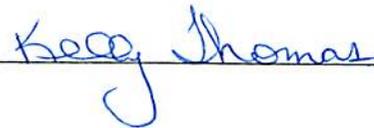
1507 Main
P. O. Box 490
Hays, Kansas 67601

315 Ellis
Wichita, Kansas 67211

ATTEST:

ATTEST:

City Clerk



Kacey Thomas

APPROVED AS TO FORM:

City Attorney

CITY OF HAYS

AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 10

MEETING DATE: 2-12-15

TOPIC:

Rental Golf Cart Shed Replacement – Award of Bid

ACTION REQUESTED:

Approve the replacement of the golf cart shed for \$49,880 which includes a low bid from Quality Structures Incorporated for \$35,980 with funding from the Park Improvement and Special Parks and Recreation funds.

NARRATIVE:

On September 9, 2014 the city-owned rental cart storage building was destroyed by a major storm. This building is essential to the golf cart rental program and Golf Course Pro Shop Manager. City Staff recommends reconstructing the facility at an expected cost of \$49,880 which includes a low bid from Quality Structures Incorporated and separate concrete and electrical costs. City Staff recommends the following funding sources:

Insurance	\$16,837
Recoverable Depreciation	\$ 4,140
Golf Course General Fund	\$10,000
CM Contingency	\$10,000
<u>Special Parks and Rec Fund</u>	<u>\$ 8,903</u>
Total	\$49,880

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Toby Dougherty, City Manager
Jeff Boyle, Director of Parks

ADMINISTRATION RECOMMENDATION:

As Director of Parks, I recommend approval of the golf cart shed for \$49,880 which includes a low bid from Quality Structures Incorporated for \$35,980 with funding from the Park Improvement and Special Parks and Recreation funds.

COMMITTEE RECOMMENDATION(S):

The Golf Course Advisory Board recommends approval of the golf cart shed for \$49,880 which includes a low bid from Quality Structures Incorporated for \$35,980.

ATTACHMENTS:

Memo from the Director of Parks
Rental Golf Cart Shed Replacement Attachment 1 (proposed)
Rental Golf Cart Shed Replacement Attachment 2 (location)
Rental Golf Cart Shed Replacement Attachment 3 (bid tab)
Rental Golf Cart Shed Replacement Attachment 4 (damage)

Commission Work Session Agenda

Memo

From: Jeff Boyle, Director of Parks

Work Session: February 5, 2015

Subject: Rental Golf Cart Shed Replacement

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

Summary

On September 9, 2014 the city-owned rental cart storage building was destroyed by a major storm. This building is essential to the golf cart rental program and Golf Course Pro Shop Manager. City Staff recommends reconstructing the facility at an expected cost of \$49,880 which includes a low bid from Quality Structures Incorporated and separate concrete and electrical costs. The funding for this facility will derive from insurance monies and other recommended funds noted in the financial section.

Background

The Fort Hays Municipal Golf Course Pro-Shop Manager provides rental golf carts. These golf carts are stored in a city-owned building on the south side of the Pro-Shop during non-business hours to be recharged and kept out of the weather. On September 9, 2014 the building was destroyed. The insurance company declared the building as a total ruin and provided the city with a check for \$20,977 after deductible. The damaged building size was 21' x 48'. The original building at this location was approximately 21' x 116' in size but in 2007, staff had to remove a large portion of the building as it was not structurally sound.

At that time, the displaced carts were placed in a portion of the existing course maintenance building and in the chemical shed. There is not enough available space or electrical capabilities to continue to store golf carts in the maintenance building or chemical shed.

Discussion

A storage shed is necessary for the rental golf carts in order to charge the units and keep them out of the weather. Each rental cart is plugged into a trickle charging machine that must be kept out of the weather. The old rental cart storage building was set up with individual garage doors that housed two (2) rental carts per door. This was very inefficient use of the square footage of storage available and very costly to maintain.

Instead of this style of building, City Staff recommends a single storage building with two garage doors that provides cart parking in a single file manner allowing more carts to be parked inside the building. The proposed building is 30' x 60' in size with an eight (8)

foot awning on the cart path side. The replacement shed being requested is a simple wooden framed, metal sided building that will have a concrete floor and electrical services for plugging in the charging units. There is no heat or air conditioning and the interior walls and ceiling are not finished.

If approved, this building will be able to serve a dual purpose. It will provide for rental cart storage and during large tournaments can be used for serving lunch as well as other overflow needs. There is a potential for increased revenue by having this building available for larger gatherings. For example, in 2014 a large tournament moved to the Smokey Hill Country Club since we could not provide adequate covered space for their needs.

This project needs to be completed as soon as possible as we currently have limited ability to properly charge the rental carts for the spring season.

The expected costs and outline of funding is provided below:

Building erected	\$35,980
Concrete in-house	\$ 4,500
<u>Electrical</u>	<u>\$ 9,400</u>
Total	\$49,880

City Staff prepared specifications and sent out Request for Bids (RFB) for a standard wooden framed building with metal siding and no concrete or electrical. City Staff will install the concrete after the building is constructed with electrical work bid out. The RFB was sent to forty-five (45) local and in-state businesses. Only two bids were received and noted below:

Quality Structures Incorporated, Haven, KS - \$35,980
Paul-Wertenberger Construction, Hays, KS - \$54,400

Legal Consideration

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

Financial Consideration

The total cost for replacement of the rental cart shed is more than the amount received from the insurance company after deductible. City Staff recommends the following funding sources:

Insurance	\$16,837
Recoverable Depreciation	\$ 4,140
Golf Course General Fund	\$10,000
CM Contingency	\$10,000
<u>Special Parks and Rec Fund</u>	<u>\$ 8,903</u>
Total	\$49,880

Options

The City Commission has the following options:

- Approve the replacement of the golf cart shed for \$49,880 which includes a low bid from Quality Structures Incorporated for \$35,980.
- Direct Staff to seek other replacement rental cart shed options.
- Do nothing.

Recommendation

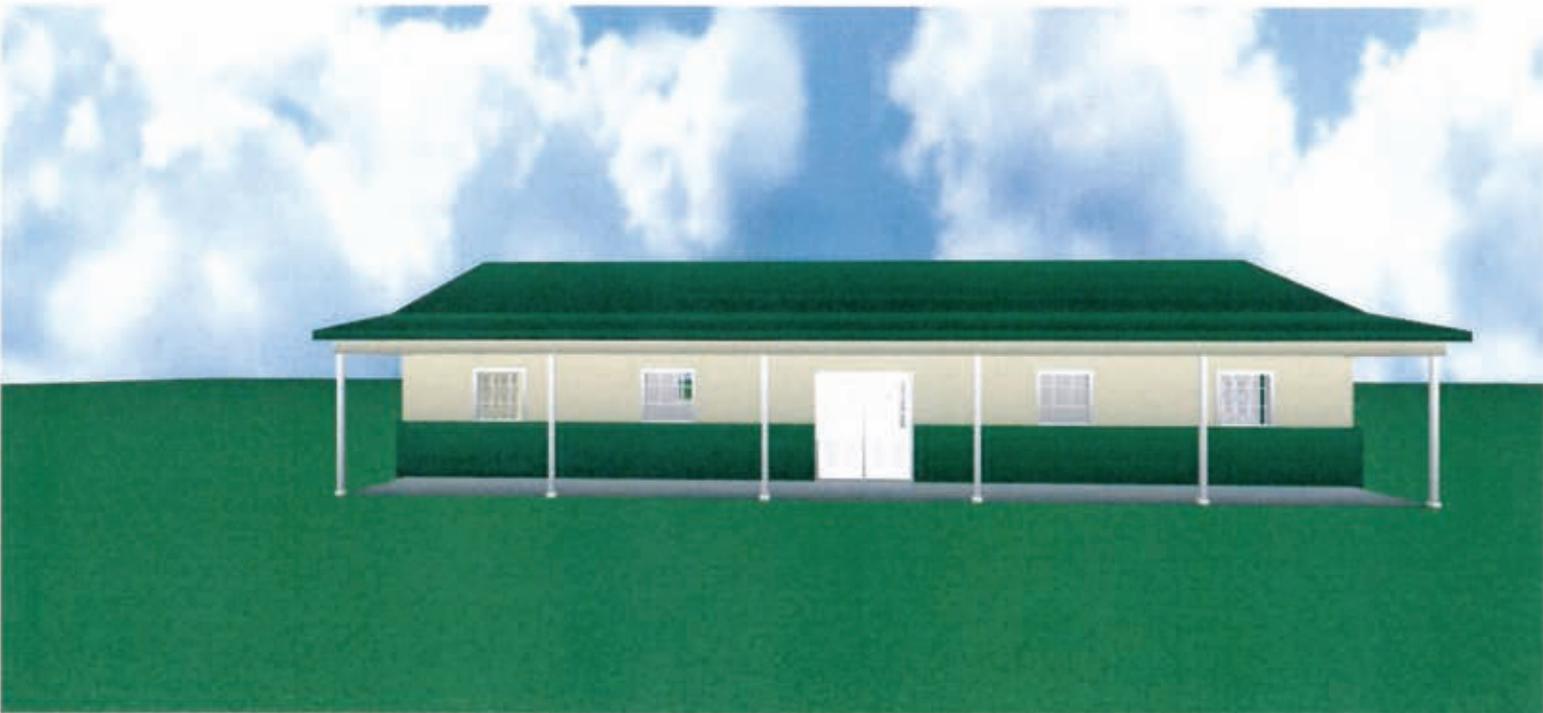
City Staff recommends approving the replacement of the golf cart shed for \$49,880 which includes low bid from Quality Structures Incorporated for \$35,980 and concrete/electrical costs.

Action Requested

Approve the replacement of the golf cart shed for \$49,880 which includes a low bid from Quality Structures Incorporated for \$35,980 with funding from the Park Improvement and Special Parks and Recreation funds.

Supporting Documentation

Rental Golf Cart Shed Replacement Attachment 1 (damage)
Rental Golf Cart Shed Replacement Attachment 2 (proposed)
Rental Golf Cart Shed Replacement Attachment 3 (location)
Rental Golf Cart Shed Replacement Attachment 4 (bid tab)





Bid Tabulations – Rental Golf Cart Shed

- 1) Quality Structures Incorporated, Haven, KS - \$35,980
- 2) Paul-Wertenberger Construction, Hays, KS - \$54,400



CITY OF HAYS

AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 11

MEETING DATE: 2-12-15

TOPIC:

Utilities Maintenance Facility – Award of Bid

ACTION REQUESTED:

Approve the construction of a Utilities maintenance facility for \$300,000 which includes a low bid from Haselhorst Construction of Hays with alternates for \$285,700 and rock drive/sidewalk improvements from the Water/Sewer Capital Fund.

NARRATIVE:

The Utilities Department is requesting approval to construct a maintenance facility to store weather sensitive vehicles and maintenance equipment. Currently, this equipment is stored in the Public Works buildings and when removed will give Public Works much needed space. Staff recommends constructing the facility at an expected cost of \$300,000 which contains a low bid from Haselhorst Construction and separate site work including sidewalks, gravel and stormwater drainage to be completed in-house. A new maintenance facility has been planned for many years. However, remediation of the prioritized site located just south of the Water Plant stalled further development until now. The City has a 30 year lease on the site from Dow that ends in December 2038. The Utility Department Director and staff have offices in the Plant which makes this nearby location ideal for management and security.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Toby Dougherty, City Manager
Bernie Kitten, Director of Utilities

ADMINISTRATION RECOMMENDATION:

Approve construction of the Utilities maintenance facility for \$300,000 which includes a low bid from Haselhorst Construction of Hays with alternates for \$285,700 and rock drive/sidewalk improvements from the Water/Sewer Capital Fund.

ATTACHMENTS:

- 1) Staff Memo
- 2) Map of desired building location.
- 3) Compare to 2012 Parks Building
- 4) Elevation View
- 5) Bid Tabs
- 6) Haselhorst Proposal Details and Contract

Commission Work Session Agenda

Memo

From: Bernie Kitten, Director of Utilities

Work Session: February 5, 2015

Subject: Utilities Maintenance Facility

Person(s) Responsible: Bernie Kitten, Director of Utilities

Summary

The Utilities Department is requesting approval to construct a maintenance facility to store weather sensitive vehicles and maintenance equipment. Currently, this equipment is stored in the Public Works buildings and when removed will give Public Works much needed space. Staff recommends constructing the facility at an expected cost of \$300,000 which contains a low bid from Haselhorst Construction and separate site work including sidewalks, gravel and stormwater drainage to be completed in-house.

Background

To create office space in the Public Works remodel in 2014 the Utilities meter and piping parts inventory was moved to one of the leased DOW buildings. The Utilities Maintenance Division personnel and large equipment create additional crowding in the main Public Works building. To alleviate this, a maintenance facility was budgeted within the capital improvement plan for \$300,000 in 2014. The new building project was delayed until now as the DOW property was in the process of remediation of soil contamination. Contaminants have been addressed and DOW will continue to monitor the site. DOW and KDHE have accepted a plan to build on the leased property located adjacent and south of the Water Plant.

The City has a 30 year lease that ends December 2038. The lease has an option to purchase at the end of the lease or upon achievement of the contamination cleanup. The purchase option allows Staff to feel comfortable with building on a lease with 25 years remaining.

Discussion

The creation of new Public Works office and meeting space required the Utilities Maintenance Division to move into a temporary location. Utilities still keeps several weather sensitive vehicles and pieces of equipment in the Public Works facility. A new maintenance facility has been planned for many years. However, remediation of the prioritized site located just south of the Water Plant stalled further development until

now. Several designs were explored. The optimal location is adjacent and just south of the Water Plant off of Vine Street. The Utility Department Director and staff have offices in the Plant which makes this nearby location ideal for management and security.

Haselhorst Construction of Hays was the low bid. A bid tab is attached to this memo. To assure the facility would not detract from Vine Street, alternates for aesthetics were added. Haselhorst is proposing the addition of a 3 foot tall wainscot on the long west wall and a 12 foot by 4 foot deep awning over the West walk-in doors. As an added benefit, Haselhorst is providing a larger standard sized 60 by 120 building at no additional cost.

Staff will provide labor to complete the site with rock drive, concrete sidewalks, and storm drainage.

Project Cost:

Haselhorst Construction, Hays	\$278,200
West wall wainscot and awning	\$ 7,500
Rock Drive (In house)	\$ 2,800
Concrete apron and sidewalks (In house)	\$ 8,800
<u>Storm drains and culverts (In house)</u>	<u>\$ 2,700</u>
Total Project Cost	\$300,000

Many color combinations are available. Staff recommends Sentinel colors: Light Stone walls, Gallery Blue trim and Gallery Blue wainscot. This is to color coordinate with the Water Plant light brick and limestone facade. All doors will be white. The roof is quoted as energy efficient reflective brilliant/galvalume.

In the future, staff desires to add to the beautification and education along the South Vine Street Corridor. The facility creates an opportunity to showcase a potential demonstration garden as well as rainwater runoff containers that could be installed in-house.

Legal Consideration

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

Financial Consideration

City staff budgeted \$300,000 for the Utility maintenance facility construction from the Water/Sewer Capital Fund. The recommendation contains a proposal from Haselhorst Construction for a 60 x 120 pre-engineered steel equipment building at \$285,700 and in-house rock drive, sidewalks and stormwater site improvements at \$14,300. Total project cost will be \$300,000.

Options

The City Commission has the following options:

1. Approve construction of the Utilities maintenance facility for \$300,000 which includes a low bid from Haselhorst Construction of Hays with alternates for

\$285,700 and rock drive/sidewalk/stormwater improvements from the Water/Sewer Capital Fund.

2. Provide Staff with further direction.
3. Take no action.

Recommendation

City Staff recommends approving the construction of the Utilities maintenance facility for \$300,000 which includes a low bid from Haselhorst Construction of Hays with alternates for \$285,700 and rock drive/sidewalk/stormwater improvements from the Water/Sewer Capital Fund.

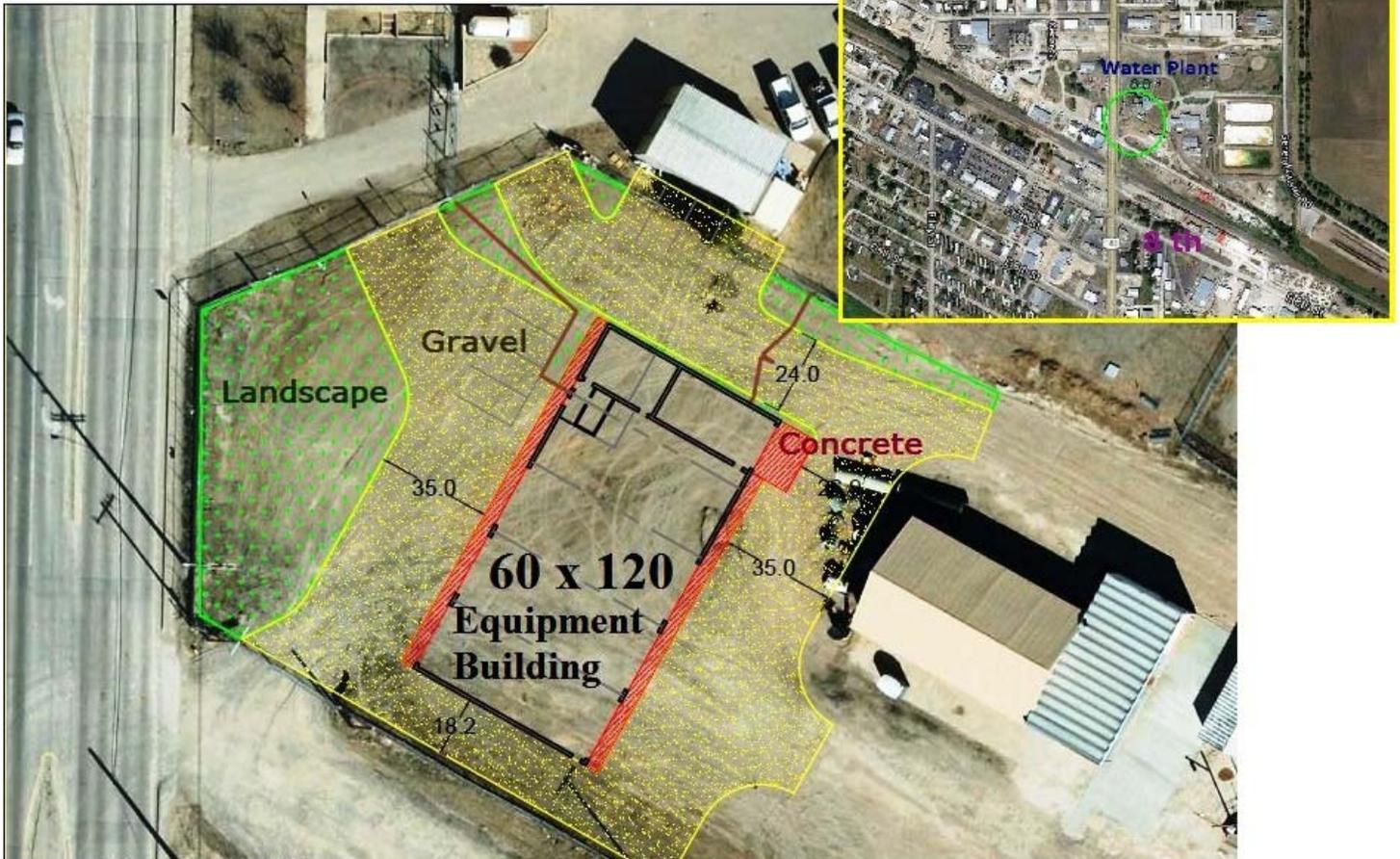
Action Requested

Approve construction of the Utilities maintenance facility for \$300,000 which includes a low bid from Haselhorst Construction of Hays with alternates for \$285,700 and rock drive/sidewalk improvements from the Water/Sewer Capital Fund.

Supporting Documentation

- 1) Map of desired building location.
- 2) Compare to 2012 Parks Building
- 3) Elevation View
- 4) Bid Tabs
- 5) Haselhorst Proposal Details and Contract

Location Map



The Utilities Department Equipment Building is tentatively located as shown.

- This location is just south of the Hays Water Softening Plant located at 1000 Vine.
- The area along Vine may have a demonstration Xeriscape garden as a separate project.
- A stormwater permit will be required. As a separate project, Staff is considering installing tanks to catch rain to meet the stormwater permit. The Conservation Specialist would test benefits of large rain barrels.
- The Utility Department has offices in the Plant which makes this nearby location ideal for management and security.
- Gravel or millings will be installed by Public works for driveways and parking areas.
- Any Concrete aprons will be done in-house by Public Works.
- Unsightly fencing along Vine will be removed.
- Existing fencing will be connected to the North and South side walls of the proposed building to create a secure area east of the building.

Size Comparison 2012 Parks 50' x 80' Building versus Proposed Utilities 60' x 120'



Parks Department built a 50' x 80' building in 2012 for \$136,218 = \$34.10 / sqft
Adjusting for 3 years inflation of 2% = \$36.15 / sqft
The building did not have interior rooms.

Compared to:

The proposed Utilities building base bid is \$278,200 for 60' x 120' = \$38.63 / sqft
The building will have interior walls for a restroom and climate controlled break/dressing area. Also, a wall for a wash area is included.

Elevation View Sentinel Buildings

The utility building will be a Plainsman Model manufactured by Sentinel Buildings.
 There will be three 22' wide by 14' high garage doors on each side and one 12' by 14' on the east wall
 The building will be 120' by 60' with 16' high sidewalls
 Paint option shown is Light Stone Walls with Harmony Blue Wainscot and Trim



The style would be similar to below with side garage doors and an awning over the walk doors



BID TABS:

Summary of Proposals- COH 2014-25, Utilities Equipment Building

Compiled by Johnny O'Connor Assistant Director of Utilities

Company	Haselhorst Const. Inc.	Deines Const. Inc.	Paul Wertenberger Const. Inc.
Site Prep	\$5,200.00	\$9,200.00	\$8,950.00
Foundation & Slab	\$54,000.00	\$55,000.00	\$52,500.00
56'x116' Eng. Metal Building (Complete)	\$219,000.00	\$235,000.00	\$252,050.00
Base Bid	\$278,200.00	\$299,200.00	\$313,500.00
Alternate Options			
1 Vine. St. Side Façade economical	\$7,500.00	\$7,000.00	\$3,000.00
2 20' Concrete App. At all 6 doors	\$18,500.00	\$19,500.00	\$19,000.00
3 5'x5' Concrete in front of 4 man door	\$900.00	\$690.00	\$1,200.00
4 Add. or Alt. wall insulation	na	\$7,300.00	\$0.00
5 Add. or Alt. ceiling insulation R/19	\$1,000.00	\$7,500.00	\$6,000.00
6 Frame/Finish 2nd restroom 8x13	\$8,000.00	\$6,500.00	\$9,000.00
7 Frame/Finish 13x24 storage rm	\$6,900.00	\$2,100.00	\$10,500.00
8 Cost to change doors 14x20 - 14x22	\$0.00	\$2,400.00	\$8,000.00
9 Finish work space		\$2,700.00	
10 Alt. foundation		\$4,800.00	
11 Wash pit & grates			
Alternate Cost	\$42,300.00	\$60,490.00	\$56,700.00

Staff Recommends Base and Alt 1: **\$ 285,700.00**

EXHIBIT E

PROPOSAL
COH PROJECT NO. 2014-25
Utilities Equipment Building

1. The undersigned declares he/she has examined the Request for Proposals and all attached documents, has examined the site of work, and has determined for himself/herself the conditions affecting the work. The Contractor hereby proposes to do the work called for in the RFP at the following rates and prices.
2. The Undersigned further agrees that if the proposal is accepted by the City, he/she will commence work within the timeframe set out in Section 13 - Projected Schedule of Events and shall complete the work as specified within the RFP and attached Exhibits; and that he/she shall pay liquidated damages in the amount of Six Hundred Dollars (\$600) for each calendar day, that the work remains uncompleted after expiration of the mutually agreed upon Contract Completion Date.

Base Bid

1. <u>Site Prep</u>	\$ 5,200.00
2. <u>Foundation and slab</u>	\$ 54,000.00
3. <u>56'x116' Engineered Metal Building (Complete)</u>	\$ 219,000.00
TOTAL BASE BID	\$ 278,200.00

Alternates

1. <u>Architectural Street Side Façade "economical"</u>	\$ No Bid
2. <u>20 foot concrete approach at all 6 overhead doors.</u>	\$ 18,500.00
3. <u>5' x 5' concrete in front of all 4 man doors</u>	\$ 900.00
4. <u>Additional or alternate wall insulation</u>	\$ No Bid
5. <u>Additional or alternate ceiling insulation</u>	\$ 1,000.00 R/19
6. <u>Frame and Finish second 8x13 restroom</u>	\$ 8,000.00
7. <u>Frame and Finish 13x24 future meter storage room</u>	\$ 6,900.00
8. <u>Added cost to change 14 x 20 doors to 14 x 22 ft</u>	\$ 50.00

Required Documents Attached

<i>Client References -</i>	<u>(Yes / No)</u>
<i>Contract Terms and Conditions - (Draft Agreement for Services)</i>	<u>Yes</u>
<i>Responses to Functional Requirements -</i>	<u>Yes</u>
<i>Acknowledgement of Addenda</i>	<u>No</u>
<i>(If Any # ____, # ____, # ____)</i>	<u>N/A</u>

Dated this 19th day of November, 2014.

Signature of Proposer

By



Name

Glenn Haselhorst

Title

President

Name of Firm

Haselhorst Construction Inc.



UNITED FIRE & CASUALTY COMPANY

118 Second Avenue SE, PO Box 73909
Cedar Rapids, Iowa 52407-3909 319-399-5700
(A Stock Company)

BID BOND

KNOW ALL BY THESE PRESENTS, that we
Haselhorst Construction Inc.

as Principal, hereinafter called the Principal, and the UNITED FIRE & CASUALTY COMPANY, a corporation duly organized under the laws of the State of IOWA, as Surety, hereinafter called the Surety, are held and firmly bound unto Trego County Historical Society

as Obligee, hereinafter called the Obligee, in the sum of Five percent of bid
Dollars (\$ ** 5% **), for the payment of which sum well and truly to be made, the said principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for
Trego County Historical Society Museum Addition

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or contract documents with good and sufficient surety for the faithful performance of such contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 19th day of November, 20 14.

Haselhorst Construction Inc.

By _____ (Seal)
Glenn Haselhorst (PRINCIPAL)

President
(TITLE)

UNITED FIRE & CASUALTY COMPANY (Seal)
(SURETY)

By _____
(ATTORNEY-IN-FACT)
Mallory Wellbrock

(WITNESS)

(WITNESS)

Proposal



2900 E. 8th St • PO Box 706 • Hays, KS 67601
(785) 625-3466 • Fax (785) 625-4798

Proposal Submitted To <i>City of Hays</i>	Phone <i>785-628-7380</i>	Date <i>11-19-14</i>
Street <i>1507 Main Street</i>	Job Name <i>RFP for Utility Maintenance Building</i>	
City, State And Zip Code <i>Hays, KS 67601</i>	Job Location <i>1000 Vine Hays KS</i>	
Architect	Date Of Plans	Job Phone <i>785-628-7380</i>

We hereby submit specifications and estimates for:

"RFP for Utility Maintenance Building"
To include the following:

*60' x 120' x 16' Pre Engineered Metal Building
manufactured by Sentinel Building Systems, and all
scope of services requested by City of Hays and
Bernie Kitten. FAQ #1 + FAQ 2 email topics
have also all been addressed in proposal.*

Any questions Glenn's cell 785-623-0211

Thank You

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

two hundred seventy eight thousand two hundred dollars (\$ *278,200⁰⁰*).

Payment to be made as follows:

*monthly draws to be determined if we are
awarded contract*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note:

This proposal may be withdrawn by us if not accepted within *70* days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

City of Hays
Request for Proposals

COH Project 2014-25
Utilities Equipment Building

Date of Issue: October 29, 2014

Proposal Due Date November 19, 2014

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1. Introduction

The City of Hays is currently soliciting qualified companies to submit proposals for the complete turn-key construction of an equipment building at the City of Hays Utilities Department. Hays is a community of 20,000 located along I-70 in west central Kansas. It is the intent of the city to enter a contract with a company to provide complete services from design to final construction meeting all applicable codes and regulations. This may be considered a design-build solicitation. The scope of services in **Exhibit A** provides details about the building specifications.

This written Request for Proposal (RFP) states the scope of the City of Hays requirements and specifies the general rules for preparing the proposal.

The proposal should clearly demonstrate how the firm can best satisfy the requirements of the City of Hays. The City of Hays shall reserve the right to enter an agreement with the firm presenting the proposal that is most advantageous to the City of Hays.

2. Rules of Preparation

The submitted proposals must follow the rules and the format established within this RFP. Adherence to these rules will ensure a fair and objective analysis of all proposals. Failure to comply with any portion of this request may result in rejection of a proposal.

3. Inquiries

The Utilities Department of the City of Hays has prepared this RFP and has designated Bernie Kitten, Director of Utilities, as project manager. Please direct questions or comments concerning the administrative requirements of this RFP to:

Bernie Kitten, Director of Utilities
City of Hays Utilities Department
1000 Vine Street
P.O. Box 490
Hays, Kansas 67601-0490
(785) 628-7380 office
(785) 650-1013 cell phone
(785) 628-7382 fax
bkitten@haysusa.com

To ensure a timely response, questions requiring a response should be faxed or e-mailed to the specified numbers or addresses above.

4. Submission of Proposals

Please prepare and submit three (3) copies of the proposal. Completed proposals should be sealed and clearly marked "RFP for Utility Maintenance Building" and

be submitted no later than 3:00 P.M. (CST) **November 19, 2014**, to the City Clerk's Office, 1507 Main Street, PO Box 490, Hays, KS 67601.

Proposals received after the above date and time will be considered late and will not be accepted. Any late proposals will be returned unopened to the firm. Responses will be evaluated objectively based on the firm's responses to the RFP.

The City of Hays will not pay costs incurred in the proposal preparation including the costs for printing, demonstration, negotiation process, etc. All costs for the preparation of the proposal shall be borne by the proposing firm.

5. Notification of Withdrawal of Proposal

Proposals may be modified or withdrawn by an authorized representative of the firm or by formal written notice prior to the final due date and time specified for proposal submission. Submitted proposals will become the property of the City of Hays after the proposal submission deadline.

6. Minimum Specifications/Scope of Services

Proposals should address all engineering, architectural, design and construction services necessary to complete the project. Services required include, but may not be limited to the Scope of Services detailed in **Exhibit A**.

List in detail how you propose to provide the services along with a schedule of fees to provide such services.

The site map in **Exhibit B** shows the location for the proposed utilities building.

Each proposal shall include a draft Agreement for Services. The agreement should include but not be limited to: definition of project scope, scope of services to be provided, and the scope of services to be provided by the City, time schedule, and compensation. For the purpose of evaluating proposals, the Consultant shall complete and sign the proposal sheet in **Exhibit E**.

7. Contractual Obligations

The successful firm will be required to enter an Agreement for Services with the City of Hays in which the firm will undertake certain obligations. These obligations include, but are not limited to, the following:

Inclusion of Proposal - The proposal submitted in response to this RFP will be incorporated as part of the Agreement for Services.

Indemnification and Insurance - The successful firm(s) shall indemnify and hold the City of Hays and its officers, agents, employees and assigns, harmless from any liability imposed for injury whether arising before or after completion of work hereunder, or in any manner directly or indirectly caused, occasioned or contributed to, or claimed to be caused, occasioned or contributed to, in whole or in part, by reason of any act or omission, including strict liability or negligence of firm, or of anyone acting under firm's direction or control or on its behalf, in connection with or incident to, or arising out of the performance of this contract. Successful firm shall maintain the following insurance requirements during the time of performance of these services and contract period. An insurance certificate must be on file with the City Clerk's office within four weeks of the signing of the contract by both parties.

- a. General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate
- b. Automobile Liability Insurance, with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident
- c. Worker's Compensation insurance in accordance with statutory requirements and Employer's Liability Insurance, with a limit of \$500,000 for each occurrence
- d. Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

The successful firm shall require all of its subcontractors to maintain general aggregate insurance with limits of not less than \$1,000,000 per accident.

Costs - All costs are to be stated in exact amounts. All costs must be detailed specifically in the cost summary section of the proposal; no additional charges (e.g. for sales tax, container packing, installation, training, out-of-pocket expenses, etc.) will be allowed unless so specified in the proposal.

Selection - The final award is subject to the approval of the Hays City Commission.

8. Right of the City of Hays to Reject Proposals

The City of Hays reserves the right to reject any and all proposals or any part of any proposals, to waive minor defects or technicalities, or to solicit new proposals on the same project or on a modified project that may include portions of the originally proposed project as the City of Hays may deem necessary in its best interest. The City also reserves the right to negotiate with any firm, all or part of any proposal that is in the best interest of the City.

9. Evaluations

The City of Hays will evaluate each proposal based on:

- Technical content,
- Previous background and experience,
- Adequacy and completeness of the proposal, and
- Fee schedule

The intent of the city is to hire the most qualified firm to meet the needs of the city within the funds budgeted for this project. Any contract is subject to approval by the city commission.

10. Non-limitations to RFP

The format of the RFP must be followed and all requested information must be submitted as indicated; however, the City of Hays is receptive to any additional suggestions pertaining to services development, additional related capabilities, and any alternative methods for providing related services. Any exceptions to the RFP terms and conditions must be included in writing in the proposal.

11. Pre-proposal Conference

No Pre-proposal conference will be held in conjunction with this project.

12. Interpretations and addenda

No interpretation made to any respondent as to the meaning of the RFP shall be binding on the City of Hays unless repeated in writing and distributed as an addendum by the City of Hays. Interpretations and/or clarification shall be requested in writing from the contact person listed in Section 3.

13. Projected Schedule of Events

Release of RFP Document	<u>10/29/2014</u>
Last day to submit proposals	<u>11/19/2014</u>
Request for Award to the City Commission for approval	<u>12/04/2014</u>
City Commission Meeting – earliest contract approval date	<u>12/11/2014</u>
Anticipated Notice to Proceed	<u>1/15/2015</u>
Required Completion Date	<u>10/01/2015</u>

14. Proposal Response Format

In order to facilitate the analysis of responses to this RFP, firms are required to prepare their proposal in accordance with the instructions outlined in section 4.

Proposals should be prepared as simply as possible and provide a straightforward, concise description of the firm's capabilities to satisfy the requirements of the RFP. Emphasis should be concentrated on accuracy, completeness, and clarity of content.

The proposal shall include, as a minimum:

1. An introduction and executive summary of the proposal.
2. The project approach, including comments on schedule, coordination with City, project management, understanding of the work and what work, if any, you would expect the City to perform. Discussion and interpretation of the scope of work including those tasks or aspects that you believe require special attention, alternate approaches or revisions suggested based on experience, and descriptions of work elements presented in the proposed scope of work that should be expanded and/or modified to address any special considerations or approaches.
3. Qualifications/Experience:
 - i. Describe and document your involvement with other community's in similar type work.
 - ii. Provide references from those communities.

- iii. An organizational chart of key staff that will be assigned to this project and a summary of their experience. Identify the Project Manager and other key staff/special consultants and their qualifications.
4. A schedule of sufficient detail to convey an understanding of the timing and sequence of the work elements.
5. A draft Service Agreement.
6. An estimate of fees to accomplish the scope of work as defined in your proposal. Contractor shall honor fee proposal prices for at least 60 days after proposal due date.

15. Confidentiality of Documents

All responses to the RFP submitted by firms shall be deemed public documents at the time opened by City of Hays. The RFP is intended to be worded in a manner so as not to elicit proprietary information from the firm. If proprietary information is submitted as part of the proposal, such information is to be labeled proprietary and be accompanied with a request that the information is to be returned by the City of Hays to the submitter. Any proposal that is submitted with a blanket statement or limitation that would prohibit or limit such public inspection shall be considered non-responsive and shall be rejected.

16. Legal Notice

The City of Hays reserves the right to reject any and all proposals and waive any or all technicalities, as determined by the City Manager of the City of Hays.

The City of Hays, Kansas, will not award contracts to nor accept proposals from individuals or entities that attempt to include any of the following in any proposed contract or Request for Proposal:

1. Reduce or diminish the common law or statutory standard of care, make any attempt to limit liability, or reduce responsibility of the contractor for mistake, error, or negligence of any type.
2. Attempt to limit liability for breach of contract or negligent performance to the amount of the payment to the contractor by the City.
3. Attempt to claim ownership of intellectual property created during the performance of the contract with the City.
4. Include binding arbitration agreements.
5. Provide for damages for breach by the owner contrary to common law or statute, including, especially, any attempt to provide for attorney fees as part of recoverable damage.
6. Attempt to select any forum for resolution of disputes other than Ellis County, Kansas.
7. Attempt in any way to reallocate risk contrary to common law or statute, unless specifically requested as an alternate proposal or bid by the City of Hays, Kansas.

The City of Hays expects a professional job, done commensurate with the standards and practices of the profession/or business.

All persons awarded and/or entering into purchase orders with the City of Hays shall be subject to and required to comply with all applicable City, State and Federal provisions.

The City of Hays has an affirmative action program. Any firm will be required to include the following statement in any contract with the City of Hays:

"Contractor shall not discriminate in the employment of persons engaged in the performance of this Agreement on account of race, color, national origin, ancestry, religion, sex, marital status, physical handicap, or medical condition, in violation of any federal or state law. Contractor shall comply with all requirements of the City of Hays pertaining to affirmative action with regard to employment while this Agreement is in effect."

All parties doing business with the City of Hays should familiarize themselves with the provisions of Chapter 2, Article XI, Sections 2-576 through 2-580, prior to proposing any contract to the City of Hays.

To the extent any contract entered into by or on behalf of the City of Hays, Kansas omits any of the contract provisions required by Section 2-576 of this article, the article will prevail and the required contract provisions will be read into the contract. To the extent any contract entered into by or on behalf of the City of Hays, Kansas contains any of the contract provisions barred by Section 2-577 of this article, the article will prevail and the offending provisions shall be null and void and shall be unenforceable as to the City of Hays, Kansas. Section 2-580.

17. KDHE Environmental Use Control Agreement

As per our lease with Dow and according to the EUC-10-0011 Environmental Use Control Agreement, EUCA, we are to get permission for construction activities on the Dow property from Dow and from KDHE. The current DOW/ CITY lease contract on the building site is for 30 years and started in 2008. KDHE gave an assurance letter saying the use of the property by the city for the Equipment Building is acceptable if we follow the current and any future EUCA. The building site is on an area of the property that contaminated soil was hauled away and filled with clean compacted soil.

The contractor shall notify the City when excavation is going to occur. City will contact the Dow Representative (currently CH2M Hill) for any special instructions or precautions for the contractor's workers to follow when excavating in remediation area.

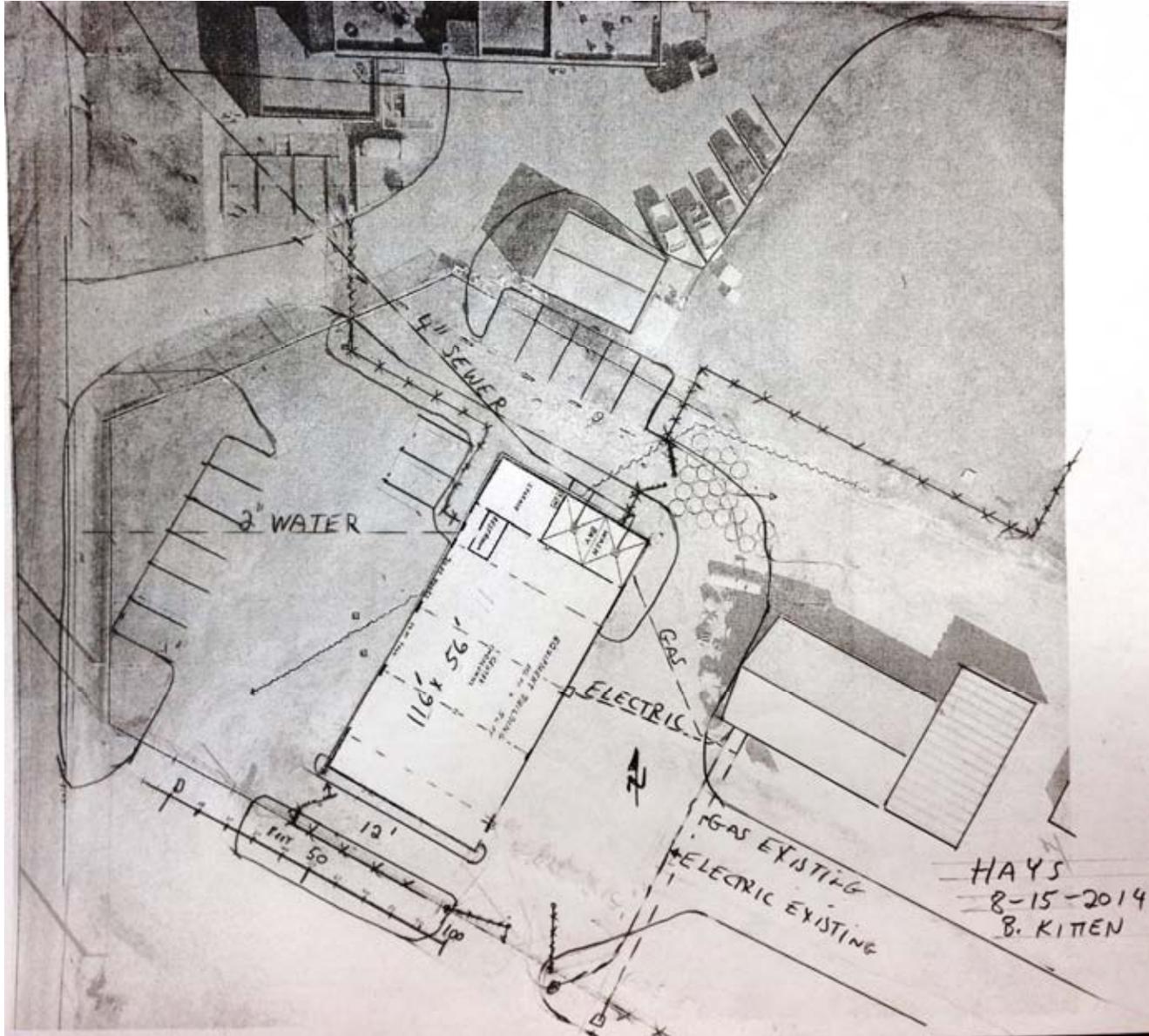
Exhibit A

SCOPE OF SERVICES

The base proposal should include:

- 56' x 116' pre-engineered steel building
 - All steel components to be supplied with primer and to be finish coated after erection. (*Factory primer on structural steel components is adequate for this building so no final finish coating is required*)
 - All sheeting to be minimum 26 gauge with a 30 year manufacturer's warranty finish. Owner to choose color from standard manufacturer's colors. Galvalume finished products acceptable for roof.
 - Building to have appropriate guttering with downspouts.
 - Wall height to be controlled by minimum 14' door clear opening height on drive through doors.
 - Minimum R-13 insulation WMP-10 Facing insulation on all walls, ceiling, and door.
 - Interior metal sheeting liner panels from floor to 7' high min.
 - 4 – 3' x 7' insulated steel doors with metal frames and finish hardware located on front and rear of building.
 - Six overhead doors will have a minimum clear door opening of 14' high x 20' wide including all necessary rubber door seals. All doors to include electric openers with a single one-touch operations button inside the building for each door. Two (2) remote controls capable of operating each door individually.
 - Shop area, gas fired radiant heaters to maintain a minimum temperature of 45 degrees when outside is -5 deg
 - Wash bay, gas fired radiant heater to maintain a minimum temperature of 45 degrees when outside is -5 deg
 - Frame and finish one 8x13 ADA Restroom and a 25x16 storage (dressing) area, with 125 psf load rated mezzanine storage area above restroom and storage room.
 - Residential heat/cool unit sized to allow for total 1,000 SF of proposed and future conditioned space.
 - Install rough plumbing for a second future restroom.
 - Install plumbing for washing machine in storage/dressing area.
 - Install plumbing for pressure sprayer and janitor sink.
 - Three (3) operable insulated windows.
 - In the equipment area, floors shall slope a minimum .1 inches per foot to a minimum of three (3) drains. Long gutters are optional. Drain to mud/sand separator sump(s)
 - An approximate 17 ft by 30 ft wash bay room will drain to a mud/sand separator sump.

- As part of the proposal, the aforementioned drains shall empty into a sewer line to be determined before construction begins. Cleanouts are required. Four (4) inch minimum piping. Proposals shall include all items needed for complete installation.
- 200 hundred amp electrical service. Underground Main electrical service line from MWE drop to building. Main disconnects and breaker box with breakers. Appropriate electrical wiring in conduits to outlets, switches, light fixtures, heaters, etc. Adequate Commercial florescent lighting for equipment storage. Approximately twelve (12) 110V electrical outlets evenly distributed throughout building, power to electric doors, two (2) 50 amp 240 volt outlets/connection points for owner supplied air compressor and welder One (1) 35 amp 240 outlet in the wash bay for sprayer. One (1) 50 amp 120/240 outlet in the storage area for clothes dryer. All electrical work must be accomplished by an electrician licensed in the City of Hays and comply with the 2005 NEC.
- Building foundation and concrete floor slab
 - Foundation designed for the proposed building, and stamped and sealed by architect/engineer.
 - Finished floor will be a minimum of twelve (12) inches above the original grade.
 - Slope away from building at one quarter inch per foot
 - All concrete slabs shall be minimum 6” thick, 4000 psi concrete over 6 inches of coarse sand. Fiber mesh and/or welded wire fabric in slabs.
- Site work, construction, and erection of the foundation, floor, building, doors, and all components complete.
- As-built drawings, full set of manuals, and staff training for completed building
- Minimum one-year warranty on all products and workmanship.
- All construction shall comply with the 2006 International Building Code.
- **Contract and Payment Bonds will be required of the successful bidder for 100% of proposal cost. (See Exhibits C and D).**



CONTRACT BOND

KNOW ALL MEN BY THESE PRESENTS THAT WE, _____

_____ a Corporation organized and existing under and by virtue of the laws of the State of _____, as Principal, and _____

_____ a Corporation organized and existing under the laws of the State of _____, as Surety are held and firmly bound unto the City of _____, Kansas, their successors and assigns, hereinafter called the "Owner", in the penal sum of _____

(\$_____) in lawful money of the United States of America, for the payment of which well and truly to be made to said Owner with the understanding that such designation shall be held and taken to apply to them or to their successors, lessees and assigns, as the circumstances now or to any time in the future under the terms hereof shall require, we, said Principal and Surety, do hereby bind ourselves and our respective successors, lessees and assigns, jointly and severally, forever firmly by these presents.

DATED, SIGNED AND SEALED THIS _____ day of _____, 20_____.

THE CONDITION OF THE ABOVE OBLIGATION, HOWEVER, IS SUCH THAT:

WHEREAS, said Principal has entered into a certain Contract in writing, bearing date of _____ day of _____, 20_____, and has designated City of Hays – Utilities Equipment Building with said Owner, under which said Principal has undertaken the work of construction of equipment building improvements in the City of Hays, Kansas.

WHEREAS, it is provided in said contract that said Principal shall furnish a bond in the sum herein stated conditioned for the faithful performance of said contract in writing as well as any supplement or supplements in writing thereto covering additional or other work to be performed by the Principal pursuant to the terms and conditions of said Contract.

NOW, THEREFORE, if said Principal shall in all respects faithfully and fully perform each and all of the terms, provisions, conditions, and undertakings of said Contract in writing to be by it performed, together with like performance of any and all supplements in writing thereto covering additional or other work to be performed by the Principal, notice of any such supplement or supplements being hereby waived, then this obligation shall be null and void; otherwise it shall remain in full force, virtue and effect.

It is expressly understood and agreed that notice of any default in or non-performance of any duty or obligation on the part of the Principal under the terms of said Contract in writing or supplement in writing thereto covering additional or other work to be performed by the Principal, is hereby expressly waived by the Surety, and that any such default in or non-performance of any duty or obligation shall not absolve or release the Surety from its joint and several absolute and unconditional undertakings of indemnity, irrespective of whether the Owner shall or shall not call upon the Principal for compliance therewith or performance thereof, and that these presents shall remain in full force, virtue and effect during the existence of said Contract, City of Hays – Utilities Equipment Building of the _____ day of _____, 20____ or of any supplement in writing thereto covering additional or other work to be performed by the Principal, and thereafter for the purpose of adjusting rights and obligations which shall have accrued during the life of said written Contract, or any supplement in writing thereto covering additional or other work to be performed by the Principal.

IN THE WITNESS WHEREOF, said Principal and Surety have duly executed these presents the day and year hereinabove written.

Name of Organization

Name of Organization

By _____
Principal

By _____
Surety

Title of Person Signing

Title of Person Signing

ATTEST:

ATTEST:

Secretary

Secretary

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that _____

_____ as "Principal", and _____, a Corporation authorized under the laws of the State of _____, with general offices in _____ and authorized to transact business in the State of Kansas, as "Surety", are held firmly bound unto the State of Kansas, in the penal sum of _____

_____ (\$_____) lawful money of the United State for the payment of which sum well and truly to be made said Principal and Surety bond themselves, their heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

SIGNED, SEALED AND DELIVERED this _____ day of _____, 20_____.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, said Principal has entered into a written contract with the City of Hays dated _____, 20_____, for the furnishing of all materials and labor and performing all work for constructing of **City of Hays- Utilities Equipment Building** in the City of Hays, Kansas.

NOW, THEREFORE, if said Principal shall well and truly perform all of the covenants, conditions and obligations of said Contract on the part of said Principal to be performed and which shall hold the City of Hays, Kansas, harmless against all claims, loss or damage which it may sustain or suffer by reason of any breach of said Contract by said Principal, or by reason of any injury to persons or property occasioned by the action of said Principal, or his employees, and if said Principal shall maintain the improvements to be constructed by him as provided for in said Contract and shall repair and make good all defects in material and for workmanship in the manner and for the period of time provided for in the Specifications above referred to, then his obligation shall be void, otherwise to remain in full force and effect.

IN TESTIMONY WHEREOF, said Principal has duly executed these presents and if a corporation has caused same to be executed by its duly authorized officers and its corporate seal hereunto affixed and said Surety has caused these presents to be executed in his name, and its corporate seal to be hereunto affixed, by his duly authorized agent or agents all as of the day and year first above written.

ATTEST:

Secretary

Name of Organization

By _____
PRINCIPAL

Title of Person Signing

ATTEST:

Secretary

Name of Organization

By _____
SURETY

Title of Person Signing

PROPOSAL
COH PROJECT NO. 2014-25
Utilities Equipment Building

1. The undersigned declares he/she has examined the Request for Proposals and all attached documents, has examined the site of work, and has determined for himself/herself the conditions affecting the work. The Contractor hereby proposes to do the work called for in the RFP at the following rates and prices.

2. The Undersigned further agrees that if the proposal is accepted by the City, he/she will commence work within the timeframe set out in Section 13 - Projected Schedule of Events and shall complete the work as specified within the RFP and attached Exhibits; and that he/she shall pay liquidated damages in the amount of Six Hundred Dollars (\$600) for each calendar day, that the work remains uncompleted after expiration of the mutually agreed upon Contract Completion Date.

Base Bid

1. <u>Site Prep</u>	\$ _____
2. <u>Foundation and slab</u>	\$ _____
3. <u>56' x 116' Engineered Metal Building (Complete)</u>	\$ _____
TOTAL BASE BID	\$ _____

Alternates

1. <u>Architectural Street Side Façade “economical”</u>	\$ _____
2. <u>20 foot concrete approach at all 6 overhead doors.</u>	\$ _____
3. <u>5' x 5' concrete in front of all 4 man doors</u>	\$ _____
4. <u>Additional or alternate wall insulation</u>	\$ _____
5. <u>Additional or alternate ceiling insulation</u>	\$ _____
6. <u>Frame and Finish second 8x13 restroom</u>	\$ _____
7. <u>Frame and Finish 13x24 future meter storage room</u>	\$ _____
8. <u>Added cost to change 14 x 20 doors to 14 x 22 ft</u>	\$ _____

<u>Required Documents Attached</u>	<u>(Yes / No)</u>
<i>Client References -</i>	_____
<i>Contract Terms and Conditions – (Draft Agreement for Services)</i>	_____
<i>Responses to Functional Requirements –</i>	_____
Acknowledgement of Addenda (If Any # ____, # ____, # ____)	_____

Dated this ____ day of _____, 2014.

Signature of Proposer

By _____

Name _____

Title _____

Name of Firm _____

COMMISSION INFORMATIONAL MEMORANDUM

TO: City Commission
FROM: Toby Dougherty, CPM
City Manager
DATE: February 6, 2015

Attached are the following items:

1. The minutes of the September 16, 2014 meeting of the **Ellis County Wellhead Protection Committee.**
2. The minutes of the September 18, 2014 meeting of the **Hays Convention and Visitors Bureau Advisory Committee.**
3. The minutes of the November 3, 2014 and January 5, 2015 meetings of the **Fort Hays Municipal Golf Course Advisory Board.**
4. The minutes of the November 20, 2014 meeting of the **Hays Beautification Committee.**
5. The minutes of the November 20, 2014 meeting of the **Sister Cities Advisory Board.**
6. The minutes of the December 1, 2014 and January 5, 2015 meetings of the **Airport Advisory Committee.**
7. The minutes of the December 9, 2014 meeting of the **Hays Public Library Board.**
8. The minutes of the December 10, 2014 meeting of the **Hays Area Board of Zoning Appeals.**
9. The minutes of the December 15, 2014 meeting of the **Hays Area Planning Commission.**
10. The minutes of the December 17, 2014 regular meeting and the January 7, 2015 special meeting of the **Hays Recreation Commission Board.**
11. The minutes of the December 29, 2014 meeting of the **Hays Housing Authority Board.**
12. The January 2015 **Skywest Airlines On-time Report** for the Hays Regional Airport.

If you have any questions regarding this information, please do not hesitate to contact me.

aw

Minutes of the Ellis County Wellhead Protection Committee Meeting
September 16, 2014

Members Present: James Leiker, Ken Richmeier, Jean Gleichsner

Non-Voting members: Matt Windholz, City of Ellis Ex officio, Karen Purvis-Recording Secretary

Guests: Dr. Phil Barnes- KSU – Watershed Water Quality & Climate

James Leiker, Chairman, **called the meeting to order** at 5:37 p.m.

James called on Dr. Barnes to talk about watershed information. Dr. Barnes gave lots of useful information about Blue Green Algae throughout Kansas, Marion Lake Reservoir, and other major runoff events.

Minutes- There was one correction to the minutes. It was from the treasurers report. The amount should have been \$500.00 instead of \$50.00. It was moved by Ken and seconded by Jean that the minutes be approved as corrected. Motion carried.

Treasurer's Report – The treasurer was absent so no report.

Old Business - *Environmental Tour- Tomorrow* We reminded members of the Environmental tour that is scheduled on Wednesday, September 17.

New Business

- a) **Events-** No report
- b) **Education-** James reported that he is scheduled to go to Wilson Elementary on Thursday of this week to give an educational demonstration on the water model.
- c) **Legislative-** No report
- d) **Membership- By-Laws- Members at Large** – Karen read the By-laws of the committee. There is only two members appointed as members at large at this time, therefore one more appointment could be done. We will work on appointing another member at large.
- e) **Other-**

Date for next meeting will be Tuesday, October 21, 2014. 5:30 p.m. at Tomanek Hall – room 222. Jason Riege from the City of Hays

The meeting adjourned at 6:39 p.m.

Submitted by Karen Purvis, Recording Secretary

Chairman

Date

**HAYS CONVENTION & VISITORS BUREAU
MINUTES**

**Thursday, Sept. 18th, 2014
Lunch Meeting**

Welcome Center Conference Room

PRESENT

Andy Stanton - Chair

Lina Miller

Don Westfall

Tammy Younger

GUESTS

Paul Briseno

Staff

Jana Jordan

Janet Kuhn

The Hays Convention and Visitors Bureau Advisory Committee Meeting was called to order by Chair Andy Stanton.

APPROVAL OF MINUTES FROM THE APRIL MEETING – Andy

There was a review of the April meeting. No revisions were made.

CVB STAFF CHANGES – Jana

Jana reported that Ruben had decided to retire a couple of months ago. Staff was in the process of hiring his replacement. The City Manager had asked the process be put on hold for a couple of months.

Jana also informed the group she would be retiring and in fact Friday the 19th of Sept. would be her last day with the City of Hays. She expressed her thanks for all the assistance and support she has received over the years and assured the group they will be left in good hands.

2015 Proposed Budget/Revisions – Jana & Paul

Jana reviewed the budget that had been presented earlier for the CVB 2015 budget. Several changes have occurred over the summer months. The decision has been made to pay the Welcome Center building debt off in the fall of 2014. The current ordinance reads that when the building is paid off the local TGT will revert from 5% to 4%.

Paul explained over the summer months the City Commission had a great deal of discussion about the TGT and appropriate use of those funds with the budget process. Through discussion of the advisory group, it was decided the TGT should remain at 5% and help fund five different requesting agencies as well as additional CVB opportunities. Paul noted in November the Commission will need to address returning the TGT to 5%. Don made a motion and Lina seconded to write a letter of support from the CVB Advisory Board to keep the TGT at 5% and support City Commission action. Motion carried.

I-70 Welcome Signs – Jana

Jana reported the Welcome Sign project is moving ahead. There needs to be several details worked out but the project should be a reality in 2015. Paul will be taking the lead on the project.

DIRECTOR & STAFF REPORTS

Jana reported the convention center project is still moving ahead. It is in a private developers hands and for more detailed information please contact Aaron White.

The CVB Advisory Board is in terrible shape and needs new members as soon as possible. We are especially low in representation from the lodging industry. Six of the 11 members must represent the lodging industry. Jana strongly suggested the group meet in November to discuss Advisory Board members before Dec. 1st when several terms expire.

Janet talked about the groups she is working with this fall including the Sept. 20th Church Tour. This is the last one of the season and there are approx. 25 participants on the tour. An evaluation should be conducted to assess the value of the tours.

OTHER BUSINESS – Andy

There being no other business Andy graciously thanked Jana for her years of service and wished her luck in the future.

ADJOURNMENT – Andy

Andy adjourned the meeting.

**Fort Hays Municipal Golf Course
Advisory Board Meeting
November 3, 2014**

In Attendance:

Jim Krob, President	Jeff Boyle, Director, Parks Department Absent
Ron Speier, Vice President	Travis Haines, Parks Superintendent
Karen Schueler, Secretary Absent	Kevin Kamphaus, Golf Course Superintendent
Bill Bieker	
Ron Augustine	Rich Guffey, ProShop Manager, Tournament Chair
Doug Huston, Men's Association	
Martha Brungardt, Ladies Association	

In attendance: Ron Mellick, Guest

The meeting was called to order at 5:30 pm.

1. Approval of the minutes from September 2014 meeting: Approved as written.

2. Board membership: current status - appointed members (3 year terms)

<i>Bill Bieker 07/01/15</i>	<i>Ron Speier, 07/01/16</i>	<i>Jim Krob, 07/01/17</i>
<i>Karen Schueler 07/01/15</i>		<i>Ron Augustine, 07/01/17</i>

3. Old Business:

- *Review progress of Pro-Shop restroom remodel and shed replacement:* Restroom remodel is going to be started as budgeted in 2015. The cart shed building is on hold. Estimate on car path to be ground up as millings from Apac was \$22,000 on back-nine. Millings could be saved for parking lot. Kevin is looking at a sled from the City of Winfield to lay concrete. This would be free compared to WaKeeney's. Have planted seventy-four (74) new trees on back-nine. Kevin thanked Nick Niernberger for his hard work.
- *Continue discussion on creative ways to increase revenues including fee changes:* This item was tabled.

4. New Business:

- *Fore! software:* Travis stated that someone was going to demo Fore! software which would provide online tee time booking and other features for the clubhouse.

5. Pro-Shop report: Rich Guffey

	Rounds Played			Year-to-Date Rounds Played	Greens Fees Paid	Total Greens Fees for Year
	2014	2013	2012			
October	1388	1679	1504	19,563 (2014) 20,227 (2013) 22,067 (2012)	\$9,361.00 (2014) \$6,994.00 (2013) \$4,967.00 (2012)	\$115,318.00 (2014)
September	2069	2221	2328	18,475 (2014) 18,548 (2013)		\$109,212.00 (2014)

August	3141	3168	3665		\$ 20,326.00 (2014) \$ 19,538.00 (2013)	\$ 99,853.00 (2014) \$ 93,802.00 (2013)
July	3076	3330	3110	13,265 (2014) 13,953 (2013) 14,570 (2012)		
June	3029	3379	2980		\$ 19,802.00 \$16,682.00 (2013)	\$ 64,096.00
May	3326	3190	3203		\$22,986.00 \$16,327.00 (2013)	
April	1859	1912	2564		\$ 9,796.00	\$ 20,861.00
March	966	897	2139		\$ 5,139.00	\$ 8,170.00
February	292	489	474			
January	717	456	23			
				End of year 2013 / 21,945 2012 / 23,649 2011 / 22,990		2013 - \$109,446.00 2012 - \$115,742.00

Rounds are down but greens fees are up due to new rates.

6. Tournament report: Ellis Golf Club won the Ellis County Challenge which was held at Ellis.

7. Course report: Kevin reported that the greens are in good shape and growth is slowing down. Seed is coming up on tee boxes and fairways. Soil samples in some places show high salt content.

8. Parks Department update: Nothing further needed discussion.

Golf Course improvement Balance - 10/22/14

Cart Path Trail Fees: \$61,079.34

Donation Money: \$2,525.85 includes

- Putting Green (Men's Association): \$2,224.00
- Trees: \$ 226.41
- Carry over from previous tournament funds: \$75.44

9. Ladies' Association report: Inactive

10. Men's Association report: Inactive.

Add-ons: none

Adjourned: 5:55 pm.

Submitted by Ron Augustine

November 14, 2014

**Fort Hays Municipal Golf Course
Advisory Board Meeting
January 5, 2015**

In Attendance:

Jim Krob, President	Jeff Boyle, Director, Parks Department
Ron Speier, Vice President	Travis Haines, Parks Superintendent
Karen Schueler, Secretary	Kevin Kamphaus, Golf Course Superintendent
Bill Bieker	
Ron Augustine	Rich Guffey, ProShop Manager, Tournament Chair
Doug Huston, Men's Association	
Martha Brungardt, Ladies Association	

The meeting was called to order at 5:30 pm by President Jim Krob.

1. Approval of the minutes from November 2014 meeting: Approved as written.

2. Board membership: current status - appointed members (3 year terms)

Bill Bieker 07/01/15

Ron Speier, 07/01/16

Jim Krob, 07/01/17

Karen Schueler 07/01/15

Ron Augustine, 07/01/17

3. Old Business:

- *Review progress of pro-shop restroom remodel and shed replacement:* Jeff reported that the bids for the shed are due this week. Approximately \$40,000 is available for this replacement. Plans are for a 30 X 60 building with concrete extended out on the east side, and an awning. The proshop remodel will not be as extensive as previously hoped for, primarily due to lack of funding, and will not get started until after the summer season.
- *Progress on Disabled Golfer Policy:* Jeff reported that the City attorney said there are no legal concerns with the proposed updates for that policy.
- *Continue discussion on ways to increase revenues such as fee changes:*
 - *9-hole fee:* After some discussion, Doug Huston made a motion to recommend to the City of Hays, a 9-hole fee of \$14.00, and to eliminate the current "twilight" fee. Players would be on the front or back nine, at the discretion of the proshop. Karen Schueler seconded the motion. Motion carried unanimously.
 - *Discount punch card:* Following discussion, the group decided that a punch card with ten rounds of golf for \$180 would be a good recommendation. This would be for weekdays or weekends. Doug Huston made a motion on this, Bill Bieker seconded, and the motion carried unanimously.
 - *Time Twilight begins:* The board agreed that the twilight fee should be eliminated, and replaced with the 9-hole fee.
 - *Progress on cart path repair and replacement:* Kevin reported that the old paths need to be crushed and hauled off, which will be the first step. Intentions are to be ready to start pouring concrete by spring.

4. New Business: Jeff brought up that many of the lights by the cart sheds are not working and in bad shape due to rain, rust, etc. Plans are in place to replace those with LED lights designed for outdoor use.

5. Pro-Shop report: Rich Guffey reported:

	Rounds Played			Year-to-Date Rounds Played	Greens Fees Paid	Total Greens Fees for Year
	2014	2013	2012			
December	301	533	470	20,534	\$118,207	\$ 118,207.00
				End of year 2013 / 21,945 2012 / 23, 649 2011 / 22,990		2013 - \$109,446.00 2012 - \$115, 742.00 2011 - \$102,732.00

Even though total rounds were down from previous years, the revenue is up, primarily due to the increase in tournament fees.

Travis reported that they are considering purchasing software that will allow players to schedule tee times on-line.

6. Tournament report: Rich reported that the tournament schedule for 2015 is the same as last year, with the addition of a request for Friday, July 24, 2015 by the Shriner's, who are having a convention in Hays at that time. He will e-mail us a copy of the proposed schedule before the February meeting.

7. Course report: Kevin Kemphaus reported that the irrigation system was blown out when the weather turned cold, to protect from freezing. The crew is currently working on cleaning and rebuilding ball washers from the course, and minor preventive maintenance on other equipment.

Kevin, Kerry and Garret attended the Kansas Turfgrass Conference in Topeka this fall, where they attended classes, viewed new equipment, and networked with others.

8. Parks Department update: Jeff reported that he will be reporting to the City of Hays on the items discussed this evening, as well as giving them an update regarding the results of the increase in tournament fees.

Golf Course improvement Balance - 12/16/14

Cart Path Trail Fees: \$61,096.14

Donation Money: \$2,525.85 includes

- Putting Green (Men's Association): \$2,224.00
- Trees: \$ 226.41
- Carry over from previous tournament funds: \$75.44

9. Ladies' Association report: Inactive

10. Men's Association report: Inactive.

Add-ons:

Bill Bieker: Has a person who wants to donate Austrian Pines. A decision was made in recent years to not plant those because they are very susceptible to disease, so Jeff would rather not accept such a donation. He said he would be willing to explain that to the person if Bill would have the person contact him.

Adjourned: 6:25 pm.

Typed and *submitted by Karen Schueler, Secretary*

January 6, 2015

HAYS BEAUTIFICATION COMMITTEE

Minutes of November 20, 2014 Meeting

CALL TO ORDER:

Members Present: Joni Phelps, Judy Dawson, Jim Strine, Carol Heiman, Dorothy McRae, Doris Wing

Ex-Officio Present: Holly Dickman, Bryan Peterson, Jo Ann Schroller

Absent: Linda Stahlman, Janis Lee, Marcia Tacha, Jeff Boyle

Approval of Minutes: Carol Heiman moved, Judy Dawson seconded, that the minutes of the October 16, 2014 meeting be approved. All voted in favor of approval.

Old Business: In Jeff Boyle's absence, JoAnn Schroller updated the HBC on the following:

Welcome to Hays Signs: A meeting will be held on December 1, 2014 to discuss the Request for Proposals for the signage, which will then be submitted to the City Commission for approval. Following that approval, the RFP will be distributed to vendors.

8th and Vine Street Park: The Parks Department will be removing 5-7 Siberian Elm trees over the winter. A barrier between the park and the Union Pacific property was discussed and it was felt that a tree barrier would be cheaper and more attractive than a wooden fence.

Adopt-A-Spot Certificates and Letters: Doris presented a sample certificate and minor changes were made to the design. It was decided that the certificates would be mailed this year. It was suggested that in future years, the certificates be presented at a Commission meeting by the mayor to the individual groups.

New Business: Elections: Joni opened the floor for nominations for Chairman, Vice-Chairman, and Recording Secretary.

Dorothy McRae moved, Carol Heiman seconded, that Doris Wing be nominated for Chairman. All voted in favor.

Doris Wing moved, Joni Phelps seconded, that Judy Dawson be nominated for Vice-Chairman. All voted in favor.

Judy Dawson moved, Dorothy McRae seconded, that Carol Heiman be nominated for Recording Secretary.

Committee Project Reports:

Adopt-A-Spot: Dorothy McRae was assigned to this committee to work with Doris Wing

Arbor Day: Jo Ann Schroller asked the committee to think of possible locations to hold the annual Arbor Day ceremonies next April. Bryan Peterson suggested the Hays Dog Park.

Tree Rebate: Jeff Boyle will be speaking to the City Commissioners about increasing the tree rebate at the December 18, 2014 Commission meeting.

Vine Street Beautification: It will cost approximately \$7,500 to get water lines ran to the four ramp areas. The HBC felt this option is more desirable than hauling water to the site.

Add-Ons: Dorothy McRae moved, Doris Wing seconded, that no monthly meeting be held in December 2014. All voted in favor. The next meeting will be January 15, 2015

Dorothy McRae moved, Carol Heiman seconded, that the meeting be adjourned.

Submitted by: Doris Wing, Recording Secretary

**Sister Cities of Hays Committee Meeting
November 20, 2014
Minutes**

Attendees: Ann Leiker, Greg Sund, Olga Detrixhe, Mehran Shahidi, Corrie Zimmerman, Helen Robson, Dawne Leiker
Meadowlark Room, FHSU Memorial Union

President Ann Leiker called the meeting to order. The treasurer's report, read by Dawne Leiker, showed a balance of \$21,134.47.

Ann suggested the committee consider ways to memorialize Marianna Beach, founding member of Sister Cities, who died recently. Dawne will check with the managing editor of the Hays Daily News to see if the paper plans a tribute article for Marianna, then perhaps, Lia Blanchard's story of Sister Cities can be formatted to work into a tribute to Marianna. Mehran said he would like to know if Francis Schippers had been honored by the committee. Ann said she would check and see if anything was done for Francis at the time of his death.

Greg said he will check with Toby Dougherty to see if a city official will attend future Sister Cities meetings.

Five task areas were identified by the strategic planning committee, along with a point person for each:

Paraguay contacts and relationship status: Max Maximov

New German Sister City: Olga (Max)

Re-establishment of relationships with Sister City in China: Helen (Carol Solko)

Communication and social media: Dawne

Community service and diversity: Patricia Levy (Corrie, Max)

- serving as liaison between other Sister Cities - Mehran

Strategic planning and bylaws: Greg (Ann)

Ann asked that each task area move out into the community and involve others. Olga will move ahead working with Orin Winholz and Leo Dortzweiler on German cities. Greg asked that each task area report on progress at each meeting in the future - and that each had 3-5 goals set and send out in December. Then have timelines ready in January.

Olga asked that all members make an effort to have the meetings start on time in the future, and that we come up with parking lot topics.

Dec. 18 is set as an optional time for task force meetings. Greg moved that each subcommittee identify 3-5 goals by Dec. 15 and that by Jan. 18 we have timelines ready. Olga seconded the motion. It passed unanimously.

Ann said that Helen and Carol's appointments will need to be reapplied for in January. Sister Cities won an award from the U.N. Dawne said she would make sure that

information got on the Facebook page.

Mehran reported on his attendance at last summer's Sister City conference in San Jose. He said it was a "fascinating gathering," and that it was a privilege to represent Hays at the conference. He gave dignitaries there keys to the city of Hays, also city of Hays pins.

He said we need to share activities of our group with the international organization so they can be included on the organization's website.

He said he was struck that all the vendors at the conference were focused on ways to help people.

Next Sister Cities conference will be in July in Minnesota.

Mehran suggested we have a city of Hays flag produced. He also would like to see the creative award promoted locally, and that we should have Sister Cities business cards and brochures designed before the next conference.

Dawne said she would look into producing a brochure.

Airport Advisory Committee Meeting Minutes
December 1, 2014

Members Present;

John Braun
Don Benjamin
Chris Springer
Dan Stecklein
Lyle Noordhoek
Nathan Marcucci
Gary Wentling
I. D. Creech
Errol Wuertz

1.) Call to Order.

2.) Approval of November 3, 2014 meeting minutes.
Minutes approved.

3.) Airport Manager Update.

Airport manager Nathan Marcucci discussed his todo list including the December FAA airport inspection, Fly-Hays marketing efforts, airport fuel farm and flight operations.

4.) Discuss Airport Facility Charge Update.

City approved the facility charge.

5.) Discuss Terminal Expansion Update.

Contractors are doing finishing work inside the new construction. Roof is in place. Work is on schedule.

6.) Discuss SkyWest Performance.

There were 932 enplanements in November. That is the highest November number since 2012. In November, 3 flights were canceled due to weather. Most passengers comments are positive. The biggest complaint passengers have is having to arrive an hour before the flight.

7.) Discuss Airport Promotions.

On December 8th. the City of Hays will sponsor the Fort Hays basketball game. Fly Hays shirts will be given out and two free flights will be given away. Members from the airport advisory committee will be helping out.

8.) Discuss Crosswind Runway Rehabilitation.

Burns and McDonald have a contract to come up with a design to fix the crosswind runway problems. Construction for the project will be bid in March. Project should be completed before the end of 2015.

9.) Discuss Capital Improvements Projects.

The capital improvement plan Hays has been working on will be reviewed by the FAA in February.

10.) Discuss Hangar Area Lighting.

The FBO and some hangar owners would like more light in the hangar areas. Some points discussed were; FAA does not require light in the hangar areas except for the purpose of airport security, too much light can make it harder for pilots to transition to night vision before a night flight, more light would make refueling in front of hangars at night safer.

11.) Other Topics.

Lyle Noorhoek will be giving rides to kids at night to view Christmas lights again this year.

12.) Schedule Next Meeting.

January 5, 2015 at 6:00 PM.

13.) Adjourn.

Respectfully submitted,

Chris Springer

Airport Advisory Committee Meeting Minutes
Jan 5, 2015

Members Present:

John Braun
Don Benjamin
Errol Wuertz
Mike Konz
Gary Wentling
Chris Springer
Dan Stecklein
Nathan Marcucci
Lyle Noordhoek

1.) Call to order.

2.) Approval of December 1, 2014 meeting Minutes.
Minutes approved.

3.) Airport Manager Update.

A storm chaser team will be in Hays on May 31st. They will have an open house discussion of their activities and the public will be invited. They plan on having a King Air aircraft in Hays from July 1 through July 15 that will be flying in the area to study the atmosphere during thunderstorm activity.

There will be a KDOT aviation meeting in the State House in Topeka on February 3rd. Nathan Marcucci is invited and may be making a presentation about the Hays airport.

There will be a tabletop exercise based on an in flight bomb threat scenario that is part of certification training required by the FAA for airport first responders. It is a requirement for first responders but other airport associates can attend. The discussion is a training aid on how to respond to this type of in flight emergency.

4.) Passenger Facility Charge Update.

The City Commission has approved the facility charge and Hays is waiting for FAA approval. The funds would be used for terminal and runway improvements.

5.) Terminal Expansion Update.

Work continues on the interior. The "secure area" bathrooms are being used while the main bathrooms are being remodeled. The project is still on schedule to be completed by the end of February.

6.) SkyWest Performance.

Enplanements were still strong in December in spite of at least 9 flights being canceled on account of weather. Also the morning flight was lost due to a shortage of airplanes. SkyWest says that we can expect the morning flight to return in April.

7.) Airport Promotions.

The basketball game promotion went well and the Fly Hays Committee will probably do another one next year. While the Fly Hays group will continue to meet and discuss ways to promote the airline, word of mouth still seems to be the most effective promotion tool.

8.) Crosswind Runway Rehabilitation.

The crosswind runway is being inspected and cement cores are being extracted so that a repair design can be drafted. Bids for the design will begin around March 25th. Construction will follow and the project should be completed in 2015.

9.) Capital Improvements projects.

The capital plan will be discussed at the next City Commission work session on January 15th at 6:30 PM. John Braun discussed the project that will be presented at the meeting.

10.) Hangar Area Lighting.

There was a discussion on the pros and cons of having more light in the hangar area without a consensus on how to proceed. After hearing several points of view, Nathan Marcucci and Chris Springer will meet to discuss options that would address specific lighting concerns seeking resolution.

11.) Other Topics.

None discussed.

12.) Schedule Next Meeting.

February 2, 2015 at 6:00 PM.

13.) Adjourn.

Respectfully submitted,

Mike Konz

Minutes of the Hays Public Library (HPL) Board Meeting
12-09-14

The meeting was called to order at 4:01pm by Judy Flax.

Present Board Members:

Judy Flax	Eric Norris	David Dunn	David Goodlett
Kathy Schukman	Pam Shaffer	Delbert Stanton	Katherine Wolfe

Absent Board Members: Henry Schwaller

Guests: Patty Rohr, HPL Financial Admin

Public Comment: None

Bills: It was moved and seconded (Goodlett/Stanton) to approve the November 2014 bills for payment. The motion passed unanimously.

Minutes: It was moved and seconded (Stanton/Dunn) to approve the November 2014 minutes as presented. The motion passed unanimously.

Director's Report

~IT Administrative Interviews: Eric reported that they've received 12 applications and conducted 6 interviews for the IT Admin position. Out of those 6 interviews, 2 applicants will be asked back for a second interview.

~Director Evaluation: Eric emailed out eval forms for the Board to prep in advance and brought the eval forms completed by the other staff members. He also provided his current salary for discussion.

~County Courthouse and Law Enforcement Center Remodel: Eric provided an update re the remodel and parking situation.

~Frost Fest 2014: This was reported to be a great success.

Department Reports See packet for other department reports.

Old Business

~Change to Vacation Policy: It was moved and seconded (Dunn/Shaffer) to make the recommended change to the vacation policy found on page 14 of the Personnel Policy. This was a second vote for this change. The motion passed unanimously.

New Business

~Yearly Fund Transfer Authorization (K.S.A. 12-12-58): It was moved and seconded (Delbert/Dunn) to authorize this fund transfer from the general operating fund. The motion passed unanimously.

~Copy Machines: It was discussed that the two copy machines we currently have are showing their age and have no service contracts available at this time. The Board asked Eric to collect bids for new copy machines.

Executive Session: It was moved and seconded (Goodlett/Dunn) for the Board to go into Exec Session in order to discuss the Director's Evaluation. Executive Session started at 4:41pm and closed at 4:53pm with no action take.

~Director's 2015 Salary: It was moved and seconded (Dunn/Shaffer) to give Eric a 3% raise in 2015. The motion passed unanimously.

The meeting was adjourned at 5:02pm.

Next meeting will be January 13, 2015 at 4pm.

HAYS AREA BOARD OF ZONING APPEALS
COMMISSION CHAMBERS IN CITY HALL
MINUTES
December 10, 2014
8:15 A.M.

1. CALL TO ORDER: The Hays Area Board of Zoning Appeals met on Wednesday, December 10, 2014 at 8:15 a.m. in Commission Chambers at City Hall. Chairman Lou Caplan declared a quorum was present and called the meeting to order.

Roll Call:

Present: Lou Caplan
Gerald Befort
Jerry Sonntag
Thomas Lippert
Shane Pruitt

City Staff Present: Toby Dougherty, City Manager, I.D. Creech, Director of Public Works, Jesse Rohr, Superintendent of Planning, Inspection and Enforcement, Linda Bixenman, Administrative Assistant of Planning, Inspection and Enforcement.

2. CONSENT AGENDA:

A. MINUTES: Jerry Sonntag moved, Gerald Befort seconded the motion to approve the minutes from the November 12, 2014 meeting. There were no corrections or additions to those minutes.

Vote: Ayes: Lou Caplan
Gerald Befort
Jerry Sonntag
Thomas Lippert
Shane Pruitt

3. PUBLIC HEARING ITEMS:

A. CASE # 11-14 – PUBLIC HEARING TO CONSIDER A REQUEST FROM F & F IRON & METAL CO FOR A SPECIAL USE PERMIT FOR THE INSTALLATION OF A FULL SERVICE RECYCLING FACILITY ALLOWED PER SECTION 71-642(1) WITHIN THE “I-2” HEAVY INDUSTRIAL ZONING DISTRICT WITH THE ISSUANCE OF A SPECIAL USE PERMIT FOR 1201 GENERAL CUSTER ROAD: Jesse Rohr gave a brief power point presentation that included an aerial image of the subject property on the overhead visual. The property is on an L shaped lot located at 1201 General Custer along 13th Street within an “I-2” Heavy Industrial Zoning District.

The applicant has requested a special use permit to allow construction of a full service metal recycling facility. A recycling facility is allowed within this zoning district with no special use permit; although the addition of a scrap processing yard does require it; thus the reason for the request. The proposed full service recycling facility would consist of a

100 foot X 150 foot building that would be constructed on the north corner of the property within a yard with screening wrapped around the perimeter. There would be an eight foot fence around the perimeter except to the north side would be a 20 foot fence. There were a couple of renderings to portray the proposed development.

The operation would be conducted within a noncombustible building or within the screened-in area.

There is visibility to 13th Street and the surrounding property is a retail store (Fastenal) to the west, UPS Delivery Warehouse, and City of Hays Public Works facility to the south.

The applicants have a recycling facility at Norton and Garden City. There are pictures of the inside and outside of each of the facilities. There were pictures of the facility to be shown when requested during the public hearing.

Chairman Lou Caplan explained to the audience that the board would discuss the case and then be opened up for the audience for comments. He asked that the comments be brief and concise and introduce something new and not repeat what was already said.

The applicants Von and Kiel Fahrenbruch were asked to come before the board to answer any questions.

Jerry Sonntag asked the applicants to speak about their operation; what it would look like outside and inside the facility, about the type of materials handled and about the type of equipment, noise and traffic. He was concerned about this type of land use at this location. He believed there is a need for this type of operation, just not at this location within the City.

Mr. Fahrenbruch explained the recycling and scrap metal operation. They would process non-ferrous metal inside the building. There would not be burning, battery breaking, smelting or shredding activity. He said they were interested in getting into non-metallic's, paper, plastics and possibly electronics.

The outside operations would be the baling of scraps of loose sheet metal, appliances, and car bodies that are hydraulically compressed. They do have a drain station for the cars; the fuel tank is completely removed and all contaminant parts must be off of them. The mercury switches on older vehicles must also be removed. Some of the fluids are reclaimed for recycling by other companies.

He provided a list of unacceptable items. If it is not recyclable they do not want it.

The baled scrap is shipped out on flatbed semis to "Shredder" facilities.

The equipment would be a 5,000 lb forklift, Down Stroke Baler that bales aluminum, radiators, etc, wheel loader, material handler with a 20 foot boom and grapple fork.

The Norton and proposed Hays plant would be feeder yards and the Garden City operation is used for further processing and shipping by rail. The Garden City Operation handles the sheer iron and larger sophisticated materials.

The scrap recycling operation is subject to The Clear Air Act, Occupational Safety and Health Administration, Department of Transportation, Clean Water Act, Resource Conservation and Recovery Act, Toxic Substances Control Act, Resource Conservation and Recovery Act, and Comprehensive Environmental Response, Compensation, and Liability Act.

"We utilize the latest technology to aggressively combat metal's theft with all transactions electronically recorded from beginning to end with scanned customer information, jpegs of every scale weight with time and date and customer pictures."

There are no activities that required the operators to have hearing protection as checked out by KDHE and OSHA. The baling sound is muffled inside the baler.

The materials are condensed and continuously baled in 3,000 lb bales and shipped out. They make their money on the margin so the materials are turned quickly. They do not resell the parts; it is brought in as a scrap item.

He explained that they explored different areas to locate a property that was zoned correctly for their operation in Hays and in Ellis. They found this property was zoned correctly for a recycling center.

He explained that there is a tremendous need for this type of operation with the broad spectrum of customers from car body shops and appliance dealers etc.

Jerry Sonntag asked the applicant why he chose this location when he is knowledgeable about the stringent requirements and the perception of a scrap metal yard. He agrees there is the need for this type of operation, but he is concerned that this location is not the correct one.

Tom Lippert concurred with Jerry Sonntag.

He acknowledged that the Fahrenbruch's had gone above and beyond in responding to questions and concerns of the City and the board. They appear to be upstanding and outstanding members of each of the Garden City and Norton communities and with the right location could be a part of our community. He thanked them for addressing the noise level.

He asked about the items that were not acceptable at this location at this time. Mr. Fahrenbruch explained about the items that were not acceptable at this time. They must be environmentally safe for the employees and public.

Jerry Sonntag asked the applicant to address his concerns if there is the possibility of piles of cars on the lot and how tall of a pile. He asked about the turnover rate and what it takes to ship them out.

Mr. Fahrenbruch explained that they accumulate 8 to 15 full car bodies at a time before they are drained, compressed and shipped out.

He pointed out that the city can hold this over them if they do not operate as stated. This is a considerable investment so it would be foolish if they did not do their part. He stated that with the compost site and easy access along that road, it would accommodate the residents to drop off their recycling.

Tom Lippert asked what the potential number of vehicles that would use the facility per day. Mr. Fahrenbruch answered that based on the other facilities there would be 100 to 110 customers per day. Most are pickups, car trailers or passenger vans used to drop off their items. They don't anticipate heavy truck traffic.

Shane Pruitt asked what they plan to do with the 300 feet to the north of the property. Mr. Fahrenbruch answered that he perceives to rezone the property.

Mr. Fahrenbruch stated that without the special use permit, a recycling center would be allowed. They are weighing the economic feasibility of all options.

Lou Caplan read one of the conditions the board has to consider on a use exception for a scrap yard. One of them is "No Junk, salvage, scrap or other materials shall be piled or stacked higher than the top of the required fence or wall."

He asked what equipment could be visible over the 20 foot fence. Mr. Fahrenbruch answered that the boom, cab of wheel loader and top of the drain station would be visible. There would not be any viewable piles of scrap that could be seen from behind the fence.

Shane Pruitt pointed out that anything within the fenced area could be seen going west on 13th Street; he asked if approved, if they would consider a 20 foot fence on the east side.

Gerald Befort asked Mr. Fahrenbruch if he thought the business would affect the property values in that area. Mr. Fahrenbruch answered that with the new construction of a quality operation; he did not believe it would be a detriment to property values. The business draws many folks to town.

Lou Caplan asked how wide an area they service. Mr. Fahrenbruch answered that they serve a 60 to 80 mile area.

Tom Lippert and Jerry Sonntag asked that the pictures be shown of the Garden City and Norton facilities at this time.

Jesse Rohr showed the pictures of the inside of the buildings and outside yards of each of the facilities.

Lou Caplan asked if there was anyone in the audience for comments. He read a letter submitted by **Bruce Arnhold**, 1600 E 13th St that was not able to attend.

“For safety of the drinking water supply, he recommended to relocate the project because of the concern of water contamination. In the past, a dry cleaning business located in the area was creating a water contamination danger which took years to resolve. He was also concerned about the property valuations.”

Errol Wuertz, General Certified Appraiser of the State of Kansas and FHA approved board presented some information to the board that he asked them to consider on their deliberation of the project.

There are three types of depreciation used for an appraisal of a property.

1. Physical Depreciation
2. Functional Obsolescence
3. Economic Obsolescence -

The definition of Economic Obsolescence is the loss of value caused by influences outside of the property line. An example is a busy street, railroad tracks, poorly maintained property in the area, undesirable odors of a plant operation or any other outside influence that causes the loss of the value to a property. In theory, the economic obsolescence is always incurable once it is established because it is out of control of the owner of the subject property.

External Obsolescence is an appraisal term referring to the loss of value attributed to factors outside the property itself such as changed economic conditions, changes in zoning, and construction of nearby nuisances.

Incurable Deprecation is caused by factors not on subject property such as environmental, social, and economic factors.

He explained to the board that the decision they make today will affect a number of people for years to come. He posed the following question to the board: “If your home set across the street in a neighborhood of a facility like this and it deteriorated or devalued the biggest investment in your lifetime, would you approve it?”

Connie Mermis, 1111 E 13th Street, homeowner across the street from the subject property came before the board to urge them to deny the special use request for the scrap metal processing facility and transfer station at 1201 General Custer Rd.

She stated the following: “When you vote, please vote as if it was your home at 1111 E 13th Street or your business in the area. How would you like be a neighbor to the proposed facility? I urge you to deny this special use permit for F & F Iron. Welcome them to Ellis

County, but deny them the right to put this business in the heart of the community. Urge them to place the facility in a place more appropriate outside of city limits in compliance with the Comprehensive Plan, not within the neighborhood they propose to locate. Again please deny the request for the scrap processing facility and transfer station in the heart of Hays, a community that is proud of the way we look."

She thanked the members of the board for their service to the community and their role in protecting the look and feel of the city. She purchased her home 15 years ago and has lived in Ellis County since 1988. She expressed appreciation to the board for letting her express her concerns about the request for a scrap processing and transfer station by F & F Iron.

She stated that the Board of Zoning and the Planning Commission are responsible for conserving the values of property as it relates to the environmental quality, amenities, character, economic opportunity, mobility and utility infrastructure of the city. The facility would be detrimental to the value of her home and other neighboring homes and businesses in the area due to debris, noise and visual discontent.

She stated "I ask myself how this even got past the city staff office. Is it in line with the recent completed comprehensive plan that we paid a lot of money to have experts help us develop. At the application hearing, the applicants made special note of the unsightliness of the scrap area near I-70 and Bunker Hill; however not mentioning the unsightliness of their facility as per the pictures of the Norton facility."

She noted that at the last meeting the applicant side stepped a question about the height of the scrap piles and the turn around time by focusing on their efforts to prevent metal theft and putting much stock in the ATM dispensing of cash and tracking their customers. Even though that is great, technology and a 20 foot fence do not prevent blowing of cardboard, scrap metal etc on to the streets, neighboring businesses and yards of residents. Winds can be in excess of 50 miles per hour. It does not prevent materials from being dropped from trailers and trucks and finding their way into the neighbors yards, tires, creek beds and ditches.

Like the facility in Garden City that is located outside the City Limits, this facility should be located outside the city limits; not in the city. She quoted the expression by City Staff "That it is still a scrap yard no matter how you dress it up." She wanted to know how this fit into the Comprehensive Plan. She asked what would be the cost to the environment, property value, visual appearance for future purchase and development and appeal of the well-groomed thoroughfare that is the gateway to Vine Street and downtown and from the High School, Interstate 70 and Highway 40.

She pointed out that vehicles are not allowed to set on a property for more than a 30 day period without being moved; why would piles of metal be allowed on 13th Street?

She pointed out that there was a recent facelift to 13th Street paid for by invested local tax dollars and matching funds. How do the roads stay viable from this type of use?

She identified the existing similar type businesses that are located outside the city limits of Hays.

She stated that even though the applicant believes this would be an attractive thoroughfare that would draw customers to his business, it is not attractive to the neighborhood; due to health concerns and visual appearance. This is their investment and livelihood.

Elinda Mages, homeowner at 1112 E 15th St, asked the board to deny the special use permit. She was concerned about the affect this type of business would have on trying to sell their home they recently placed on the market. The facility would be seen from their backyard.

Laura Sadeghi, Real Estate Agent, came before the board to voice her concerns. She stated that she was born and raised in Hays where the people have prided themselves in the beauty of the community that is also recognized nationally. Other than the obvious, this is a mistake for a scrap metal yard at this location; what about the trailers and trucks hauling scrap materials that will be traveling down Vine and 13th Street, the same streets used by people visiting the community.

If it is approved, she asked if there was a way to control a possible change in the business model such as an expansion that may involve handling larger items. Do we have a way to stop it? With the hard work on updating the zoning regulations, this is a step backward.

Mel Sauer, Attorney, on behalf of Fastenal Company at 1110 E 13th Street, came before the board to state that the special use permit must be denied based on the supporting information in his 15 page letter submitted to the board. He emphasized that this is a very serious matter. The board would have to weigh the consequences of the health, safety and well being of the public at large versus the risk. This is not a need for the public at large.

Even after listening to the applicant's presentation, it did not change anything.

Fastenal would like this applicant to have a successful business; although this is not the right location. He emphasized that this type of business in the respective location would be unlawful and unreasonable.

Mr. Sauer, as a citizen, added that the special use permit must be denied.

Galen Rome, real estate agent, came before the board to voice his concerns:

1. Dirt issue – He has worked with two other similar facilities. Dirt is kicked up by the trucks and equipment. If there would be a south wind, the dirt would blow to the northern properties. With the attempt to control the dirt with a water truck, there is a problem with mud tracked in and out of the facility.

2. Vermin Problem

3. Visibility of the yard from 13th Street and from the property to the east over an 8 foot fence since it sets higher than the subject property.

4. If this is approved, he asked they add a condition on the type of fencing that could be a nice looking fence that could be maintained appropriately. The two other facilities have guardrails, galvanized tin and metal materials used for their fencing.

Tom Dechant, on behalf of his mother at 1019 E 13th Street, asked how much revenue from this business would end up in the city coffers. He asked how many would they employ. There would be skunks and vegetation problems in this type of yard. The water supply would be affected from the wash off from the control substance for vegetation and materials in the yard.

He explained that he works for an oil company and knows that salvage yards are an eyesore. He asked why not locate the business out in the country where they are supposed to be and not in the middle of town. He asked why let someone in that would change everyone else's plans for 13th Street.

Austin Goodrow, nearby property owner, voiced concern about the noise with the crushing of cars and bailing of materials. The other concern was the decrease in property values.

He explained that there is nothing appealing about the Norton facility per his research using Google Maps. There is junk setting outside the fences and there are no gates. He asked what would prevent them doing the same thing here down the road.

Henry Schwaller, came before the board noting that he was joined by three other commissioners for this public hearing. He explained that he was representing the residents of the City not the City Commission.

He explained that he had been on the steering committee with the stakeholders involved with the development of the 2012 Comprehensive Plan. He had worked directly with the consultant. The direction was for infill growth for multi-use within the existing city limits in addition to adding continuous subdivisions for urban sprawl. This area was identified as residential and new commercial uses not industrial. This was not the kind of infill anticipated.

13th Street was changed from 4 lanes to 3 lanes to add bicycle lanes in anticipation of growth of residential development.

He noted the 14 action report standards the board is to consider to grant a special use permit. He pointed out three factors that did not meet the standards for the special use permit request.

1. The stability and integrity of the various zoning districts.

2. Encouragement of improvements and land uses in keeping with overall planning.

3. Traffic Impact

He noted that Public Works and UPS are located south of the subject lot. There have been complaints of odor from the compost site and the stacking of brick etc. This is not the proper location for Public Works and UPS because of these detrimental factors.

John Moravek, nearby property owner, came before the board to voice his concerns about increased traffic drawn by the proposed facility. 13th Street is a main thoroughfare and additional traffic is just that. The High School traffic is at 8:00 a.m. and 4:00 p.m. There are cross country runners that run along 13th Street.

Tom Lippert asked Jesse Rohr to speak about the future land uses per the new comprehensive plan for this area. Jesse Rohr answered that the Future Land Use map per the Comprehensive Plan depicts this area as commercial land uses. The comprehensive plan bears a lot of weight on a rezoning request.

Lou Caplan explained that the main problem is the property is not zoned in conformance with the newly adopted 2012 Comprehensive Plan. He referenced the following from the zoning and subdivision regulations:

“Section 71-3 Relationship to the comprehensive plan and other policies”

“It is the intention of the city that this chapter shall implement the planning policies of the adopted comprehensive plan. The city reaffirms that this chapter is in conformance with the comprehensive plan.”

He recommended that the City Commission should relook at the previous zoning of properties that have not been developed to be sure they are properly zoned to avoid problems that have resulted in this case.

Jerry Sonntag thanked those in the audience for their comments. He understands their frustration. He has mixed feelings because the community needs this and it is encouraged to have infill; although this land use is not in conformance with the comprehensive plan. We would not be in this situation if the property was zoned correctly.

He commended the applicants for wanting to bring their business to Hays. The applicant is a good person and runs a good competitive business.

Lou Caplan asked if there were any other comments from the audience. There were none.

Lou Caplan entertained a motion.

Case #11-14 DENIED

Gerald Befort moved, Tom Lippert seconded the motion to deny the special use permit to Von and Kris and Kiel Fahrenbruch of F & F Iron & Metal Co at 1201 General Custer Road due to the potential devaluation in property values and that the land use is not in conformance with the Adopted 2012 Comprehensive Plan.

Vote: Ayes: Lou Caplan
Gerald Befort
Jerry Sonntag
Thomas Lippert
Shane Pruitt

Lou Caplan informed the applicants that they could appeal the decision to District Court within 30 days.

B. CASE # 15-14 – PUBLIC HEARING TO CONSIDER A REQUEST FROM V-J RENTALS LLC (VAUGHN MCMURTRIE AND JOHN ZIEGLER) FOR A SPECIAL USE PERMIT TO CONSTRUCT MULTI-FAMILY HOUSING ALLOWED PER SECTION 71-504(18) WITHIN THE “C-2” GENERAL COMMERCIAL AND SERVICE DISTRICT WITH THE ISSURANCE OF A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 2704 AUGUSTA LN:

Jesse Rohr gave a brief introduction of the case with a power point presentation that included an aerial image of the site layout of the subject property located one lot north of 27th on Augusta Lane. The applicant is requesting a special use permit to allow an existing commercially zoned property to allow multi-family housing to be constructed on the property.

The proposal is for two or more 2 story 12 unit studio apartments to be constructed in various phases. There is a private drive adjacent to the proposed apartments. The surrounding land uses are:

- West - Multi-family and duplexes
- North - Mini Storage Units
- East - Office Facilities and bank and grocery store
- South – vacant - zoned for residential/commercial

Von McMurtrie, owner, came before the board to ask if there would be any problems with some type of barrier on the private street to keep traffic from taking a short cut across the business property to the east. They wanted to be in compliance with the regulations for fire and police projection. He explained that the owner of Eagle Plaza (Ken Braun) requested there not be access through his office facilities and they agreed to this request.

Shane Pruitt asked if there were any fire code regulations that would prevent blocking off the access to the business area.

Lou Caplan asked if there could be a fence to block the traffic or put up a “Do Not Enter Sign”. City Attorney John Bird explained that the city cannot put up the sign, although the owners can. This is a dedicated, unplatted private drive. The owners of the two properties

would have to have their own agreement. Jesse Rohr added that there are several access points to the property.

Lou Caplan asked if there were any comments from the audience.

Ken Braun, owner of the office facilities to the east, came before the board to explain that he is not against the project. He had sold the subject property to the applicant. He asked that access be blocked from the private drive to keep traffic from taking a short cut across his business area. There is traffic from the area now that uses the private drive to cut across his property to the point they had to put in speed bumps. He pointed to the area on the aerial map. He suggested a curb. Von McMurtie stated that they would work to come up with an agreement with Ken Braun.

Lou Caplan asked if another access point would resolve the problem. Von McMurtie noted that there was access through the concrete alley.

Lou Caplan asked Ken Braun if there is a way he could block that access from this property. Ken Braun answered that there was not.

Lou Caplan entertained a motion.

Case #15-14 APPROVED

Shane Pruitt moved, Thomas Lippert seconded the motion to grant a special use permit to V-J Rentals (John Ziegler and Vaughn McMurtie) per Section 71-504 (18) to allow construction of multi-family dwellings on the property commercially zoned property zoned "C-2" General and Commercial Service District at 2704 Augusta Lane based on that considerations have been met to issue a special use permit.

Vote: Ayes: Lou Caplan
Gerald Befort
Jerry Sonntag
Thomas Lippert
Shane Pruitt

C. CASE # 16-14 – PUBLIC HEARING TO CONSIDER A REQUEST FROM LANNY JONES AND BRIAN DEIBERT FOR A SPECIAL USE PERMIT TO CONSTRUCT MULTI-FAMILY HOUSING ALLOWED PER SECTION 71-532(1) WITHIN THE "C-3" CENTRAL BUSINESS DISTRICT WITH THE ISSUANCE OF A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 212 W 11TH STREET:

Jesse Rohr gave a brief introduction of the case with a power point presentation that included an aerial image of the vacant lot on the overhead visual. The applicant is requesting a special use permit on an existing commercially zoned property to allow for construction of multi-family housing to be constructed on the property.

The proposal is for a two story four-plex to be constructed on the property with a fence adjacent to the alley. Off Street parking was recommended by City Staff. This would need to be included in the motion if the special use permit is approved.

The surrounding land uses are:

- East- Juvenile Corrections Center
- West – fenced in communication tower
- North – Multi-family and Condos
- South – commercial businesses adjacent to concrete alley

Lanny Jones, owner, came before the board to explain the project would offer affordable housing and be aesthetically pleasing to the area. The requirements by City staff on parking would be met. Some of the concerns are noise and trash in that area.

Shane Pruitt asked what type of fence. Lanny Jones answered that it would be a 6 foot privacy fence; wood or vinyl fence.

Tom Lippert stated that it was answered about the parking requirements. He asked about the type of fencing. He would suggest maintenance free fencing so its appearance would not need to be maintained since there is a change of ownership over time. Lanny Jones answered that they may construct a cedar or vinyl fence.

Tom Lippert asked if the design of the building would fit the appearance of the neighborhood. Jesse Rohr added that per the rewrite process of the zoning regulations, it has been recommended that new construction should be compatible with the existing neighborhood. It makes it more difficult in this case since this property is among various commercial and residential properties.

Larry Jones answered that they would comply with what was requested by the board.

Lou Caplan asked if there were any comments from the audience. There were no comments.

John Bird asked if they wanted to add any condition of the design of the façade to be compatible with the neighborhood as was discussed. Jerry Sonntag did not want that as a condition because there were too great a variety of different designs to try to match to the neighborhood.

Shane Pruitt asked that the motion include the condition that it be a solid fence.

Case #16-14 APPROVED

Jerry Sonntag moved, Gerald Befort seconded the motion to grant a special use permit to Western Investments and Lanny Jones and Brian Deibert per Section 71-532(1) to allow construction of a multi-family dwelling on an existing commercially zoned property zoned "C-3" Central Business District at 212 W 11th based on the considerations that have been met to issue a special use permit subject to the following conditions:

1. Private parking – off street parking cannot be counted to meet the parking requirements within the parking regulations

2. Private solid fence to be maintenance free located in the backyard adjacent to the alley of the property; although **NO** chain link fence

Vote: Ayes: Lou Caplan
Gerald Befort
Jerry Sonntag
Thomas Lippert
Shane Pruitt

4. NON-PUBLIC HEARING ITEMS: None.

5. OFF-AGENDA ITEMS/COMMUNICATIONS:

A. Zoning Regulations Rewrite: Jesse Rohr updated the commission on the zoning regulations rewrite and schedule. Module Two was submitted by the consultant. After review by City Staff, they are waiting on the revised module that will be available to the committees maybe before Christmas. The schedule has been revised accordingly.

B. Citizen Comments: None.

6. ADJOURNMENT: Lou Caplan adjourned the meeting at 10:03 a.m.

Submitted by: Linda K. Bixenman, Administrative Assistant,
Planning, Inspection and Enforcement

**HAYS AREA PLANNING COMMISSION
CITY HALL IN COMMISSION CHAMBERS
DECEMBER 15, 2014
MINUTES
6:30 P.M.**

1. CALL TO ORDER BY CHAIRMAN: The Hays Area Planning Commission met on their regularly scheduled meeting on Monday, December 15, at 6:30 p.m. in Commission Chambers at City Hall. Chairman Paul Phillips declared that a quorum was present and called the meeting to order.

Roll Call:

Present Paul Phillips Lou Caplan Matthew Wheeler Travis Rickford
Jake Glover Pam Rein Justin McClung Kris Munsch

Absent: Tom Denning

City Staff in attendance: Paul Briseno, Assistant City Manager, I.D. Creech, Director of Public Works, John Braun, Assistant Director of Public Works, Jesse Rohr, Superintendent and Linda Bixenman, Administrative Assistant of Planning, Inspection and Enforcement.

2. CONSENT AGENDA:

A. Minutes: Kris Munsch moved, Lou Caplan seconded the motion to approve the minutes from the November 17, 2014 meeting. There were no corrections or additions to those minutes.

Vote: AYES Paul Phillips Lou Caplan Matthew Wheeler Travis Rickford
Jake Glover Pam Rein Justin McClung Kris Munsch

3. PUBLIC HEARING ITEMS:

A. None.

4. NON-PUBLIC HEARING ITEMS:

A. Final Plat of Clubhouse Gardens II: Jesse Rohr explained that the final plat approved by the Planning Commission on November 17, 2014 was brought back because there was a change to remove the access easement that was platted with each lot for the purpose of easier recording and legal description. The access easement becomes its own parcel managed through a homeowners association set up in the plat and dedication. The lot size changed from 131 feet in depth to 116 feet, although it is the same buildable area.

The first phase was set up with the access easement being its own parcel, the same as this revised plat.

The access control along Hall Street is reflected on the revised plat per the recommendation by the Planning Commission from the November meeting.

Lou Caplan asked if the change was made because it would be easier to turn over to the city if they do not take care of the streets.

Pam Rein asked why the city allowed private access easements. Jesse Rohr explained that the city would not be able to access this development because access is from a private drive (Clubhouse Drive); therefore this was the best way to handle this infill development.

Paul Phillips asked if the homeowners association is yet to be set up. Jesse Rohr answered that it would have to be set up in the plat and dedication that is required before final action by the City Commission for plat approval.

Jesse Rohr explained another development with a private drive extension (Judith Drive) set up as a separate parcel. The taxes, maintenance etc are paid through the homeowners association.

Jake Glover asked if the city would have to go in and maintain the private access easement if the homeowners association did not meet their stated obligation. Jesse Rohr answered that the private access easement is a driveway privately owned by the adjacent property owners. There are mechanisms in place that assessments could be levied to adjacent property owners for repairs and taxes.

Paul Phillips entertained a motion.

Lou Caplan moved, Matthew Wheeler seconded the motion to recommend to the City Commission to approve the revised final plat of Clubhouse Gardens II.

Vote: AYES	Paul Phillips	Lou Caplan	Matthew Wheeler	Travis Rickford
	Jake Glover	Pam Rein	Justin McClung	Kris Munsch

B. Set a Public Hearing for Rezoning of Lots 7 through 20 in the proposed Z M M Development Addition from "R-1" Single Family Dwelling District to "R-3" Two Family Dwelling District: (Replat of Block 4, Seven Hills Addition): Jesse Rohr presented a power point presentation that included the location of the subject property. The property is located north of 33rd Street next to Seven Hills Park east of Hall Street.

This is to set a public hearing for January 19, 2015 to consider the applicant's request to rezone Lots 7 through 20 of the proposed Z M M Development Addition from "R-1" Single Family Dwelling District to "R-3" Two-Family Dwelling District. The

proposed final plat was approved at the November Planning Commission. The interior lots of the proposed plat are requested to be rezoned.

The Comprehensive Plan identifies this area as "civic uses" because it was owned by the School District at the time. Now that it is privately owned, the surrounding area is looked at for the best use.

The development is zoned "R-1" Single Family. The adjacent properties are zoned as follows:

- "R-1" Single Family Dwelling to the south
- "R-2" Single Family Dwelling and "R-4" Multi-family Dwelling to the north
- "R-4" Multi-family Dwelling District to the west
- "R-1" Single Family Dwelling; although this is location of Seven Hills Park – East

Paul Phillips asked if the outside lots would be the buffer between single family dwellings and two-family dwellings. Jesse Rohr answered that would be a buffer.

Lou Caplan asked if the lots were large enough to build duplexes. Jesse Rohr answered that they would be large enough to build duplexes (72 foot wide lots).

He explained about the publication notice for the public hearing and the notification process.

Paul Phillips entertained a motion.

Kris Munsch moved, Pam Rein seconded the motion to set the public hearing for January 19, 2014 to consider the rezoning of lots 7 through 20 in the proposed Z M M Development Addition (Replat of Block 4, Seven Hills Addition) from "R-1" Single-Family Dwelling District to "R-3" Two Family Dwelling District.

Vote: AYES	Paul Phillips	Lou Caplan	Matthew Wheeler	Travis Rickford
	Jake Glover	Pam Rein	Justin McClung	Kris Munsch

C. Update on the Zoning and Subdivision Regulations Rewrite: Jesse Rohr explained that the presentation from the consultant on Module II has been bumped to the January, 2015 meeting. Staff reviewed the Module II and it is being revised by the consultants based on staff comments. They will present a revised zoning map as well.

The draft of Module II will be sent out to the commission and the other committees and contacts upon receipt. He has notified all committees and residents that are associated with this project of the change in the schedule.

5. OFF AGENDA ITEMS/COMMUNICATIONS:

A. City Commission action and planning and development updates on Planning Commission issues. Jesse Rohr presented the above updates:

The public hearing for F & F Iron requesting a Special Use Permit for a full service recycling center at 1201 General Custer was denied by the Hays Area Board of Zoning.

Lou Caplan asked the City to look at the adopted zoning map to make sure properties are zoned appropriately.

B. Other – Strong Towns. Paul Briesno, Assistant City Manager presented a video associated with the booklet by “Strong Towns” that was handed out to the commission. He explained that the City Manager has challenged city staff to look at the infrastructure and operations on how we got to where we are right now. His challenge is to ensure growth and development be viewed as an investment with a positive return, not a future liability. Does there need to be a change in the development process of how it may impact the future?

He shared some data findings: the city increased in size from 100 acres in 1990 to 120 acres to and there was an increase in number of city employees etc.

It was figured that 1.2 million dollars should be for street maintenance; although the city spends much less that what is needed for maintenance of the streets; around \$535,000.00.

The city infrastructure is paid for by gas sales taxes that help Hays maintain a low mill levy on property tax. There was a chart in the hallway that reflected that Hays maintains a low mill levy compared to other cities in the state except Johnson County.

He encouraged the members to read the booklet and view the web-site on Strong Towns.

Paul Phillips asked if the direction is for higher density and less sprawl. Educating the public to accept duplexes would be important.

Paul Briseno stated that different design standards can help from the deterioration of properties as they age. They want to look at the best management practices and implement them.

Matthew Wheeler pointed out that there is no material that can last as long as the brick streets that have held up for 80 or 90 years. He asked if the figures were skewed on street maintenance because the brick streets do not require much maintenance.

John Braun answered that an algorithm of numbers were used to create the figure for the pavement assessment. The brick streets did not skew the numbers. The funding mechanism for the pavement maintenance is funded by the gas sales tax reimbursed by the state.

Paul Briseno added that there are no grants available anymore through the state for the shared cost of streets.

Pam Rein noted that all cities have the same need for street maintenance.

Travis Rickford asked for some examples that would cut the cost of street maintenance. He asked if the direction is to make the streets narrower.

Paul Phillips emphasized to keep the public apprised of this societal problem. This is the key to success.

Jesse Rohr stated that he would send the Planning Commission the video link that ties into the booklet handed out at the meeting.

C. Other – Training. Travis Rickford asked if there could be a presentation by the City Attorney to the commission and other committees of legal aspects of their duties; what they can and cannot do. He suggested January or February.

Jesse Rohr answered that a time could be determined to have this presentation.

D. Other – 19th and Fort. Paul Phillips inquired if the steel home being constructed on the property where there was a previous fire would fit into the neighborhood.

Jesse Rohr explained that a residential line of the Cleary building was being constructed at the site of 20th and Fort. They do meet the 2006 International Residential Code. He said they are aware of it.

He explained with the process of the rewrite of the zoning regulations, that it may require design guidelines.

6. ADJOURNMENT: Paul Phillips adjourned the meeting at 7:23 p.m.

Submitted by: Linda K. Bixenman, Administrative Assistant
Planning, Inspection and Enforcement

**HAYS RECREATION COMMISSION
REGULAR MEETING
December 17, 2014**

Chair called the meeting to order at 12:03 pm.

Roll Call

Chair	Jeff Briggs
Vice-Chair	Nancy Jeter
Secretary	Mark Junk
Commissioner	Dustin Armbruster
Commissioner	Tom Albers
Superintendent	Roger Bixenman
Staff	AJ Preisner, Grant Lacy, Keith Smith, Brandon Maska, Dave Quillen, Kristen Koster, Missy Droegemeier, Haley Nixon.

Approval of Agenda

Motion by Mark Junk to approve the agenda with amended agenda adding under New Business consider architect contract with Architectural Solutions. Second by Dustin Armbruster. Motion carried 5-0.

Approval of Minutes

Motion by Nancy Jeter to approve the minutes of the regular meeting for November 25, 2014. Second by Mark Junk. Motion carried 5-0.

Motion by Nancy Jeter to approve the minutes of the special meeting for December 3, 2014. Second by Mark Junk. Motion carried 5-0.

Audience Participation

Terry Ault-Architectural Solutions was in the audience to answer any questions concerning his contract with the HRC to be the architect on the building project.

Written Communication

No written communications.

Finances

Financial Statement

Motion by Mark Junk to approve the financial statement for November 2014. Second by Nancy Jeter. Motion carried 5-0.

Staff Reports

Sports Director

Keith and Brandon shared their respective reports with the board.

Program Director

Haley shared her report with the board. Gail was busy with a class so Roger shared her report with the board.

Aquatics Director

Grant shared his report with the board. Grant discussed the possibility of providing a family pool pass for 2015 based on a response from City Commissioner Eber Phelps at the joint city meeting. It was determined at this time the board could not make a recommendation until the January meeting.

Wellness Director

Dave and Kristen shared their report with the board.

Sports Complex Director

AJ shared his report with the board.

Superintendent

Roger shared his report with the board.

Unfinished Business

The Wave

This was tabled until the January meeting and was suggested that staff come back with a recommendation at that meeting.

Update of Personnel Manual

This was tabled until a later meeting.

New Business

Approval of Architect

Motion by Mark Junk to enter into a contract with Architectural Solutions-Terry Ault for providing architectural services for the purpose of providing these services for a new building project. Second by Dustin Armbruster. Motion carried 5-0.

Consider Bids for Gym Floor Auto Scrubber

Motion by Nancy Jeter to approve up to \$7,000 for the purpose of purchasing a gym floor autoscrubber. Second by Mark Junk. Motion carried 5-0.

Commissioner Tom Albers left the meeting.

Approval of Advisability Resolution VI

Motion by Nancy Jeter to approve the Advisability Resolution VI. Second by Mark Junk. Motion carried 4-0.

Board Member Reports

No Board Member Reports

Other Action

None

Executive Session

Motion by Nancy Jeter to move in to Executive Session to discuss personnel for a period not to exceed 10 minutes. Second by Mark Junk. Motion carried 4-0. Board went in to Executive Session at 1:10pm. Board returned to regular meeting at 1:20pm.

Adjournment

Motion by Dustin Armbruster to adjourn the meeting. Second by Mark Junk. Motion carried 4-0.

Respectfully submitted,

Roger Bixenman CPRP
Superintendent

**Hays Recreation Commission
Special Meeting
January 7, 2015**

Jeff called the meeting to order at 12:00pm.

In attendance:

Chair, Jeff Briggs

Vice Chair, Nancy Jeter

Secretary, Mark Junk

Commissioner, Dustin Armbruster

Commissioner, Tom Albers

Superintendent, Roger Bixenman

Health Insurance

Motion by Nancy Jeter to continue to pay full time employees the allotted amount of \$500 per employee per month including taxes to be taken from the general fund until quotes can be secured for group health insurance rates for HRC staff. At that time it will be revisited again. Second by Tom Albers. Motion carried 5-0.

Site Survey for Building Project

Motion by Mark Junk to approve the bid from Ruder Engineering & Surveying to conduct the site survey and Storm Water Management survey in the amount of \$5,640. Second by Dustin Armbruster. Motion carried 5-0.

WAVE

Motion by Mark Junk to discontinue the Wave Service for 2015 and review this for the following year. Second by Dustin Armbruster. Motion carried 4-1. Nancy Jeter voted nay.

Insurance

Motion by Nancy Jeter to approve HRC Liability Insurance from Insurance Planning in the amount of \$35,750. Second by Tom Albers. Motion carried 5-0.

Adjournment

Motion by Mark Junk to adjourn the meeting. Second by Nancy Jeter. Motion carried 5-0.

Respectfully submitted,

Roger Bixenman CPRP
Superintendent

**Hays Housing Authority
December 29, 2014**

The Board of Commissioners of the Public Housing Authority of the City of Hays met in the Community Room for the monthly meeting December 29, 2014.

Commissioners Present: Sue Rouse, Chair
Betty Innes
Cathy Van Doren
Daron Jamison

Commissioners Absent: Al Klaus, Vice-Chair

HHA Staff Present: Kathy Nelson, Executive Director

MINUTES

- Cathy Van Doren moved to approve the minutes of the November 24, 2014 meeting as presented, Betty Innes seconded the motion. All commissioners voted “Aye” – motion carried.

AGENDA

There were no changes or additions to the agenda.

SECTION 8 FINANCIALS

- November 2014 Section 8 financial reports prepared by the fee accountant were presented to the Commissioners. Daron Jamison moved to accept the reports as presented, Sue Rouse seconded the motion. All Commissioners voted “Aye” – motion carried. Housing assistance payments were made on behalf of 69 families for the month of December. One family will be changing to zero assistance. Five vouchers are currently outstanding. Three of those five will expire soon so will need to issue several more in a few days.

BILLS AND COMMUNICATIONS

- Kathy Nelson reported that Crystal Langley and John Coates have not made any payments on their balances due after move-out for unpaid rent and damages. After some discussion Cathy Van Doren moved to write-off \$430.39 owed by Crystal Langley and \$339.00 owed by John Coates, Daron Jamison seconded the motion. All Commissioners voted “Aye” – motion carried.

**Hays Housing Authority
December 29, 2014**

- November 2014 Public Housing financial reports prepared by the fee accountant were presented to the Commissioners. Daron Jamison moved to accept the reports as presented, Sue Rouse seconded the motion. All Commissioners voted “Aye” – motion carried.

OLD BUSINESS

- **Capital Fund Program** – Commissioners were provided with spreadsheets for the open Capital Fund Grants. The new spiral slide has been installed.

NEW BUSINESS

- Kathy reported that all units are currently leased and no new notices to vacant have been received at this time.
- A representative from the HUD field office has inquired about the possibility of Hays Housing Authority administering some HUD-VASH vouchers if the funding would be available. VASH vouchers (Veterans Affairs Supportive Housing) are rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs.
- The Housing Authority office will close at noon December 31st and January 1st for the New Year holiday.
- Kelly Kent with Lifewise Renovations from Kansas City and a colleague are researching the possibility of developing an affordable senior housing development in the Hays area. They have requested some time for a presentation during the February board meeting. Commissioners were agreeable; they will be placed on the agenda at 4:00 p.m. February 23rd.
- **2014 Public Housing Budget Revision** – Commissioners were provided with a copy of the 2014 Public Housing budget revision prepared by the Fee Accountant and a summary of the revisions with explanations for the changes. Minor revisions were made. Cathy Van Doren moved to adopt resolution #2014-9 approving the 2014 Public Housing budget revision, Betty Innes seconded the motion. All Commissioners voted “Aye” – motion carried.

Next meeting will be held Monday, January 26, 2015.


Kathy Nelson, Executive Director


Sue Rouse, Chair



