

**CITY OF HAYS COMMISSION MEETING  
THURSDAY, FEBRUARY 13, 2014 – 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 23, 2014. (PAGE 1)
3. **CITIZEN COMMENTS**: (non-agenda items).
4. **CONSENT AGENDA**: (Items to be approved by the Commission in one motion, unless objections are raised).  
[Mayoral Appointments for Approval](#): Sister Cities Advisory Board (PAGE 7)

**UNFINISHED BUSINESS**

(No business to review)

**NEW BUSINESS**

5. **41<sup>ST</sup> STREET WATER MAIN – DEVELOPER AGREEMENT**: Consider authorizing the City Manager to enter a Developer Agreement with Covenant Land and Developing, Inc. for the construction of waterline along 41<sup>st</sup> Street, with the City participating in the cost of over-sizing the waterline to be funded out of Water/Sewer Capital. (PAGE 11)
6. **RESOLUTION OF INTENT TO DEVELOP THE R9 RANCH**: Consider approving Resolution No. 2014-001 regarding the development of the R9 Ranch in Edwards County, Kansas, as a long-term water source for the City of Hays. (PAGE 19)
7. **REPORT OF THE CITY MANAGER** (PAGE 53)
8. **COMMISSION INQUIRIES AND COMMENTS**
9. **EXECUTIVE SESSION (IF REQUIRED)**
10. **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 23, 2014

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, January 23, 2014 at 6:30 p.m.

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

Chairperson Steward 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 January 9, 2014; the minutes stand approved as presented.

**3. FINANCIAL STATEMENT:** Finance Director Kim Rupp reported that month-to-date general fund sales tax collections were at \$594,061 which is an increase of \$38,857 as compared to last year. The year-to-date general fund sales tax collections are down -\$11,335 or -.15%. Therefore, the general fund sales tax collections ended the year flat at a total of \$7,302,199. The six month running average on general fund sales tax collections is at .92%.

The Finance/City Clerk's Office invested \$1,200,000 of maturing or renewing certificates with a weighted average interest rate of .20%. The portfolio of certificates of deposit on December 31, 2013 totaled \$52,000,000 with a weighted average interest rate of .23%. The total balance of the Money Market account on December 31, 2013 was \$750,000 with a current yield of .20%. Total investments are up \$3,300,000 when compared to this time last year.

Ron Mellick moved, Henry Schwaller IV seconded, that the Financial Statement for the month of December 2013 be approved.

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

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

**5. CONSENT AGENDA:** Chairperson Steward presented the following mayoral appointments, which will be presented at the February 13, 2014 City Commission meeting.

**Sister Cities Advisory Board**

Olga Detrixhe – three year term to expire January 1, 2017

Corrie Zimmerman – three year term to expire January 1, 2017

Eber Phelps moved to approve the appointments when it was discovered a motion was not required as it will be voted on at the February 13, 2014 Commission meeting. Commissioner Phelps withdrew his motion.

**NEW BUSINESS**

**6. HAYS AQUATIC PARK AND WILSON POOL FEES:** In an effort to increase revenue and be more consistent with other community pools throughout the state a recommendation is being made to add a third tier to the daily admissions at Wilson Pool and the Hays Aquatic Park. The Hays Recreation Commission Board and City staff recommend adding a third tier fee for individuals age 18 and up. The recommended fee for the third tier at the Hays Aquatic Park is \$4.00 and Wilson Pool is \$3.00 for the 2014 swim season. This is a \$1.00 increase in daily admission for those 18 and up.

Ron Mellick moved, Shaun Musil seconded, to approve a third tier fee at area pools for individuals age 18 and up for an amount of \$4.00 at the Hays Aquatic Park and \$3.00 at Wilson Pool for the 2014 swim season.

Chairperson Steward stated he does not think the increase is unreasonable, but won't support it and feels it is unrealistic to think we can make the pool self supporting. He stated even a one dollar increase will be a real problem for some people and he would rather that we collectively absorb the cost and keep the fees where they are.

Commissioner Schwaller stated that a \$3.00 fee for Wilson Pool is unreasonable and the logic for raising the prices is flawed, and that it will actually reduce the number of people that go to the pool.

Commissioner Musil commented that everything goes up and this is a safe place for kids to go and it is important to the community.

Vote Ayes: Eber Phelps

Shaun Musil

Ron Mellick

No: Kent Steward

Henry Schwaller IV

#### **7. FORT HAYS MUNICIPAL GOLF COURSE TOURNAMENT FEE INCREASE:**

The Golf Course Advisory Board has had numerous discussions over the last couple of years in regard to increasing tournament fees. The current policy and fee schedule for tournaments is outdated and well below what other courses from across the state receive for tournament green fees. The Golf Course Advisory Board and City staff request approval to proceed with a standard tournament greens fee of \$15.00 per person for all tournaments at the Fort Hays Municipal Golf Course.

Henry Schwaller IV moved, Shaun Musil seconded to approve the recommendation to proceed with a standard tournament greens fee of \$15.00 per person for all tournaments at the Fort Hays Municipal Golf Course.

Vote: Ayes: Kent Steward

Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

**8. FORT HAYS MUNICIPAL GOLF COURSE JUNIOR GOLF FEES:** The Fort Hays Municipal Golf Course Advisory Board recommends adding a Junior Golf Greens Fee for those ages seventeen and under for an amount of \$10.00. Adding a Junior Golf Fee will make the course more affordable for those seventeen and under which should increase play on the course and perhaps add future membership/greens fees for the course.

Shaun Musil moved, Henry Schwaller IV, seconded to approve the recommendation to add a Junior Golf Greens fee, for an amount of \$10.00, beginning March 1, 2014 at the Fort Hays Municipal Golf Course.

Vote: Ayes: Kent Steward

Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

**9. VEHICLE ABATEMENT – 412 WEST 8<sup>TH</sup> STREET:** This item was pulled since it has been abated.

**10. VEHICLE ABATEMENT – 600 AND 602 VINE STREET:** Director of Public Works I. D. Creech reported that only one of the vehicles to be abated remained on the properties at 600 and 602 Vine Street as of 6:00 p.m. that evening, all the other vehicles have been removed from the site.

Chris Miller, owner of Auto Tech, 600 and 602 Vine Street and Scott Simpson, owner of Best Radiator, addressed the Commissioners regarding the City ordinance on inoperable vehicles. They shared their concerns with the ordinance and will attend the February 4, 2014 work session when this issue will be discussed further.

Chairperson Steward stated that we don't have a motion on the floor and all the vehicles have been removed but one; it is not his wish to act on this agenda item.

The other Commissioners concurred that no action be taken at this time.

**11. PROGRESS REPORT:** Assistant City Manager Paul Briseno presented a monthly report of city-related activities, services, and programs.

**12. REPORT OF THE CITY MANAGER:** City Manager Toby Dougherty reported on long term land development planning. He distributed a map that showed the developable property that is either next to existing infrastructure or in relative close proximity to it. The map showed 1,747 acres available which indicates there is significant amount of residential, commercial and industrial land available for development.

**13. COMMISSION INQUIRIES AND COMMENTS:** Commissioner Mellick asked the City Manager to address the water main break.

City Manager Toby Dougherty stated that the Utilities Department has fixed the 10" water main break that occurred in the 100 block of East Main Street.

Chairperson Steward is concerned the public does not understand how serious the water situation is. He stated we are entering the fourth year of a drought and under established City guidelines if there isn't significant precipitation this winter or early spring we are going to enter next summer with a total ban on outside watering.

The meeting was adjourned at 7:45 p.m.

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

Brenda Kitchen – City Clerk



# CITY OF HAYS

## AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 4

MEETING DATE: 2-13-14

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**TOPIC:**

Mayoral Appointments for Approval

**ACTION REQUESTED:**

Consider approving Mayoral appointments to the Sister Cities Advisory Board.

**NARRATIVE:**

The following appointments were recommended by Mayor Steward at the January 23, 2014 City Commission meeting and are now being presented for approval.

**Sister Cities Advisory Board**

Olga Detrixhe – 3-year term to expire 1-1-17 (1<sup>st</sup> term)

Corrie Zimmerman – 3-year term to expire 1-1-17 (1<sup>st</sup> term)

**PERSON/STAFF MEMBER(S) MAKING PRESENTATION:**

Mayor Steward

**ADMINISTRATION RECOMMENDATION:**

N/A

**COMMITTEE RECOMMENDATION(S):**

N/A

**ATTACHMENTS:**

Applications

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

Email: [o.renner87@gmail.com](mailto:o.renner87@gmail.com)

Date: 1/14/2014

Name: Olga Detrixhe

Address: 425 W 12th Street

Day Time Phone Number: 785-625-7070 ext. 1620

Evening Phone Number: 785-259-8487

Place of Employment: Nex-Tech

How long have you been a Resident of Hays: Since May 2009 as an international student with some interceptions. Since May 2011 as a continuous resident.

Name of Board(s) you are interested in serving on: Sister City Advisory Board

How much time could you devote per month: 10 hrs/month, more if 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: As a transplant from a different country, I have experienced coming to and living in Hays with a diverse background, stumbling over roadblocks, but also experiencing the compassion, openness and kindness of people in Hays. Through my involvement in supporting and promoting cultural exchanges on and off campus, I have been able to contribute to raising awareness for those unique opportunities of personal and professional growth within our community. I firmly believe that diversity and internationalization are becoming more and more vital to the community of Hays, as demographics change and young people continue to be connected to the world beyond Kansas. The Sister City Board has the great opportunity to promote the potential and the tremendous value that a more integrated community, connected within and with the rest of the world, can hold for the future of Hays.

Please list any groups or activities that you participate in, or have previously participated in, that demonstrates your involvement in the community: Hays Area Young Professionals (Chair Leadership and Development Committee), CASA of the High Plains Volunteer, FHSU Community Drive, Avi Kempinski Memorial Scholarship Fund & Selection Committee.

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

Email: [czimmerman@usd489.com](mailto:czimmerman@usd489.com)

Date: 1/16/2014

Name: Corrie Zimmerman

Address: 1976 Vineyard Rd.

Day Time Phone Number: 785-432-1525

Evening Phone Number: 785-432-1525

Place of Employment: USD 489-Connections

How long have you been a Resident of Hays: 14 years

Name of Board(s) you are interested in serving on: Sister Cities

How much time could you devote per month: 2-3

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

If Yes, Explain: n/a

Briefly describe why you are interested in serving on a Board/Committee for the City of Hays: I am interested in the betterment of the City of Hays for people to people connections to enhance and bring about growth in the economy and diversity for the best interest of Hays.

Please list any groups or activities that you participate in, or have previously participated in, that demonstrates your involvement in the community: school events and sports, school functions (wrestling, larks games, baseball, softball, HMS and HHS football games); church group and community functions and events, ranging from children to elderly; Head Start Association; CASA, etc.



**CITY OF HAYS**  
**AGENDA ITEM COVER SHEET**

**COMMISSION AGENDA ITEM NO. 5**

**MEETING DATE: 2-13-14**

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**TOPIC:**

41<sup>st</sup> Street Water Main – Developer Agreement

**ACTION REQUESTED:**

Authorize the City Manager to enter a Developer Agreement with Covenant Land & Developing, Inc. for the construction of waterline along 41<sup>st</sup> Street, with the City participating in the cost of over sizing the waterline at a cost not to exceed \$17,800 to be funded out of Water/Sewer Capital.

**NARRATIVE:**

Covenant Land & Developing, Inc. has proposed a Developer Agreement for the extension of the water main along 41<sup>st</sup> Street adjacent to the King’s Gate Addition. The engineers estimate for total construction cost is \$85,000. The estimated City share of cost to upsize the waterline to 12” is \$17,800. The project is necessary at this time due to the proposed reconstruction of 41<sup>st</sup> Street. Staff recommends entering the agreement with the developer for the construction of waterline along 41<sup>st</sup> Street, with the City participating in the over sizing of the waterline at a cost not to exceed \$17,800 to be funded out of Water/Sewer Capital.

**PERSON/STAFF MEMBER(S) MAKING PRESENTATION:**

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

**ADMINISTRATION RECOMMENDATION:**

Staff recommends authorizing the City Manager to enter the agreement with Covenant Land & Developing, Inc.

**COMMITTEE RECOMMENDATION(S):**

N/A

**ATTACHMENTS:**

Staff Memo  
Location Map  
Developer Agreement

# Commission Work Session Agenda

## Memo

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

**Work Session:** February 4, 2014

**Subject:** 41<sup>st</sup> Street Water Main – Developer Agreement

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

### Summary

Covenant Land & Developing, Inc. has proposed a Developer Agreement for the extension of the water main along 41<sup>st</sup> Street adjacent to the King's Gate Addition. The engineers estimate for total construction cost is \$85,000. The estimated City share of cost to upsize the waterline to 12" is \$17,800. The project is necessary at this time due to the proposed reconstruction of 41<sup>st</sup> Street. Staff recommends entering the agreement with the developer for the construction of waterline along 41<sup>st</sup> Street, with the City participating in the over sizing of the waterline at a cost not to exceed \$17,800 to be funded out of Water/Sewer Capital

### Background

41<sup>st</sup> Street is scheduled to be reconstructed beginning in March 2014, and it is advisable to extend the 12" water main along 41<sup>st</sup> Street prior to the reconstruction of 41<sup>st</sup> Street. Covenant Land & Developing, Inc. is the developer of the King's Gate Addition, of which the public improvements for the first phase have already been constructed. Extending the waterline along 41<sup>st</sup> Street would provide the needed water service for future phases of the King's Gate Addition, and would complete the loop of the water main along 41<sup>st</sup> Street.

### Discussion

Covenant Land & Developing, Inc. has proposed an agreement with the City for the extension of the water main along 41<sup>st</sup> Street, which would allow for the City to pay the cost of up sizing the waterline to 12 inches. The attached drawing shows the proposed Water Main location and the adjacent Kingsgate Addition. The engineer's estimate for total construction costs is \$85,000. The cost to over-size the line to 12" is estimated to be \$17,800, which would be paid by the City at large. The Developer Agreement would allow the developer to apply the cost of the water line to the developer's share of costs on the next phase of the Kings Gate Addition. See attached Developer Agreement.

### Legal Consideration

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

## **Financial Consideration**

The developer would pay the costs associated with the design and construction of the water line. The City would reimburse the developer for the cost to oversize the line from 8” to 12” based on actual costs reviewed and approved by City Staff.

The estimated City share for over sizing is \$17,800 and would be funded out of Water/Sewer Capital.

## **Options**

The City Commission has the following options:

- Authorize the City Manager to enter the agreement with Covenant Land & Developing, Inc.
- Provide alternate direction to City Staff
- Do nothing

## **Recommendation**

Staff recommends authorizing the City Manager to enter the agreement with Covenant Land & Developing, Inc.

## **Action Requested**

Authorize the City Manager to enter a Developer Agreement with Covenant Land & Developing, Inc. for the construction of waterline along 41<sup>st</sup> Street, with the City participating in the cost of over sizing the waterline at a cost not to exceed \$17,800 to be funded out of Water/Sewer Capital

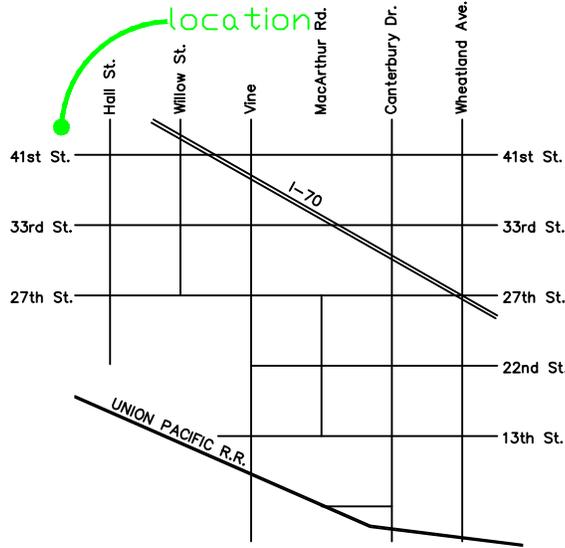
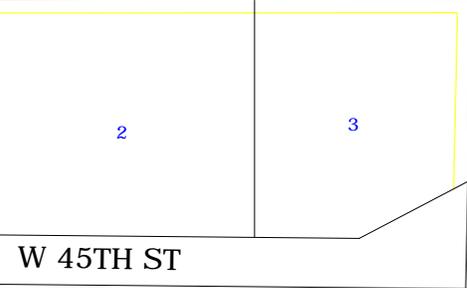
## **Supporting Documentation**

Location Map  
Developer Agreement

# City of Hays, Public Works Department

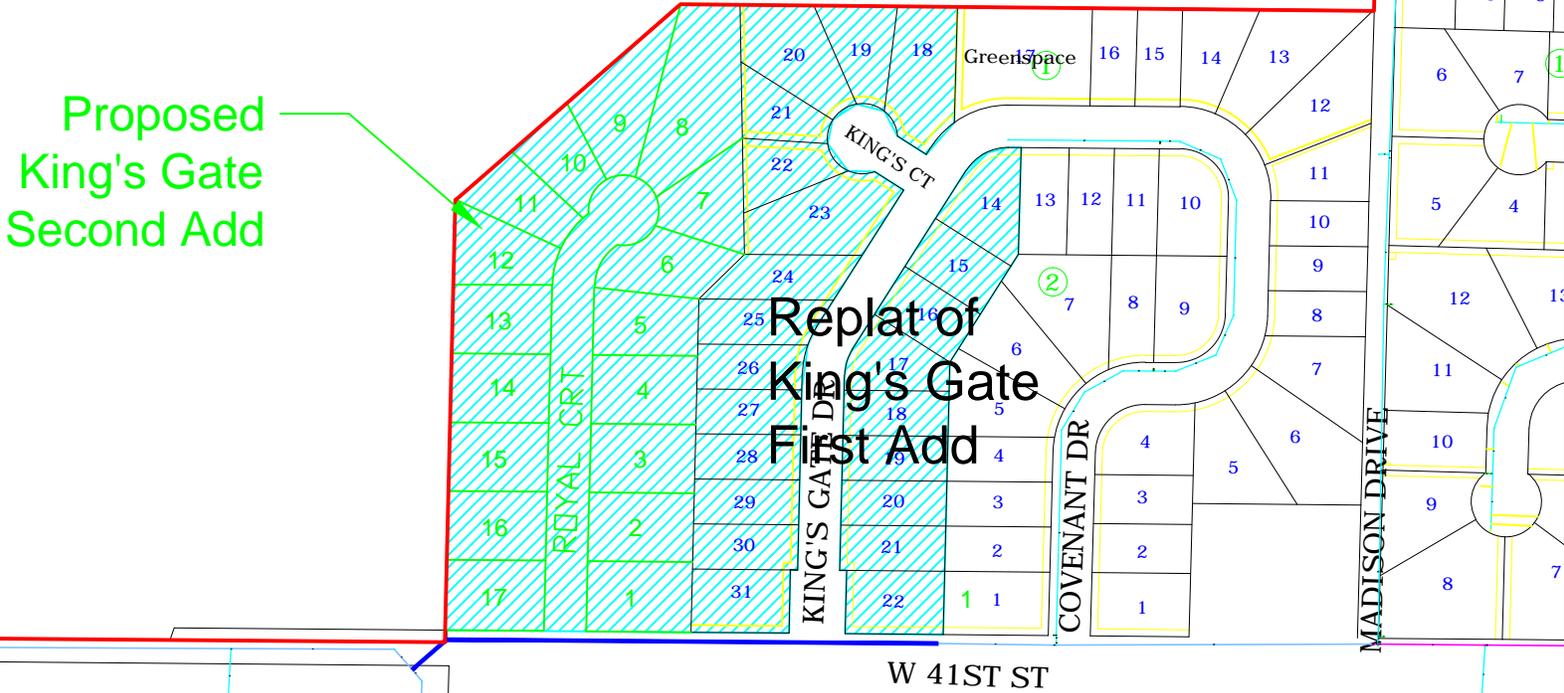
## 41st Street Water Main Developer Agreement

### January 2014



CITY OF HAYS, ELLIS COUNTY, KANSAS

Proposed King's Gate Second Add



-  City Limit
-  Undeveloped Area of Kings Gate Addition
-  Proposed Water Main

## Agreement

THIS AGREEMENT, made and entered into this 21 day of JAN, 2014, by and between the City of Hays, Kansas, a municipal corporation organized under and pursuant to the laws of the State of Kansas, hereinafter called "City" and Covenant Land & Developing, Inc., hereinafter called "Developer".

WHEREAS, Developer is the fee-titled owner to the following-described real estate, which is within the boundary lines of the City:

Lots 18-31, Block 1 and Lots 14-22, Block 2 all in the Replat of Kingsgate First Addition, to the City of Hays, Ellis County, Kansas, and

An unplatted parcel of property legally described as follows (the "Unplatted Property"):

A tract of land located in the Southwest Quarter (SW/4) of Section Twenty (20), Township Thirteen (13) South, Range Eighteen (18) West of the 6th Principal Meridian, Ellis County, Kansas, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 20, Township 13 South, Range 18 West; Thence on an assumed bearing of North 89 degrees 58 minutes 07 seconds West along the South line of said Section 20 a distance of 946.99 feet to the Point of Beginning; Thence continuing along the last described course a distance of 349.21 feet; Thence North 00 degrees 54 minutes 23 seconds East a distance of 662.35 feet; Thence North 48 degrees 29 minutes 53 seconds East a distance of 424.09 feet; Thence South 89 degrees 58 minutes 07 seconds East a distance of 84.00 feet; Thence South 01 degrees 32 minutes 50 seconds East a distance of 355.60 feet; Thence South 45 degrees 06 minutes 04 seconds West a distance of 90.62 feet; Thence South 00 degrees 54 minutes 23 seconds West a distance of 524.07 feet to the Point of Beginning. Said tract contains 6.652 acres less 41st Street right-of-way.

WHEREAS, Federal Aid Project 26U-2295-01, to reconstruct 41<sup>st</sup> Street from the US-183 By-pass to Hall Street is scheduled for construction to begin in March 2014;

WHEREAS, the above described property is adjacent to a portion of 41<sup>st</sup> Street to be reconstructed under Project 26U-2295-01;

WHEREAS, Developer intends to improve the described property for residential housing in accordance with the City's Development Policy - Infrastructure Guidelines for New Development dated October 22, 2009, hereinafter called Development Policy,

which requires the extension of public water main along 41<sup>st</sup> Street along the south boundary of the described property;

WHEREAS, Developer and City understand and agree that the described property cannot be developed in its entirety at once but must be developed in an orderly and systematic manner in accordance with the demand for residential lots in the city;

WHEREAS, Developer and City desire to have public water main along 41<sup>st</sup> Street installed prior to the reconstruction of 41<sup>st</sup> Street;

NOW THEREFORE, in consideration of the mutual benefits, the parties agree as follows:

1. Developer will be responsible for and will pay 100% of the cost associated with the installation of approximately 786 linear feet of 12" diameter public water main and associated appurtenances along 41<sup>st</sup> Street adjacent to the south boundary line of the described property, without petitioning for establishment of a special benefit district.
2. Developer's engineer shall provide to the City plans for the construction of said public water main in accordance with the "Standard Details and Specifications for Public Works Construction Projects" dated March 1999 as updated from time to time; secure the required KDHE permit for the construction of the proposed public water system improvements; supply the City with bid tabs and construction documents; provide for construction observation, testing and inspection; participate in the final inspection; and provide material submittals, test results, and as-built plans to the city. All proposed improvements shall be located in the public right of way or properly recorded easements. The City shall have final approval of contractor, total construction time, and access to the public right of way. The developer shall provide for a one-year warranty.
3. City will reimburse to the developer the cost of oversizing the water main from 8" to 12" diameter; such reimbursement is estimated to be \$17,768.
4. Developer shall provide justification of actual costs with invoices or other documentation acceptable to the City, and actual reimbursement will be made based on approved actual costs. The City's share of construction costs shall be reimbursable to the developer after the successful completion of construction to plan according to City standards and acceptance by the City.
5. Parties acknowledge and agree that the Development Policy, Section 11, Option 2 states, "The City will allow developers to use special assessment to finance the installation of streets, curb & gutter, water lines, sanitary sewer lines, storm sewer lines, park improvements, and the acquisition of property for public use. Prior to award of bid for construction, the developer shall be required to pay, with cash, 30% of the total specially assessed cost of the improvements, less the City-at-large contributions provided for elsewhere within this development policy.

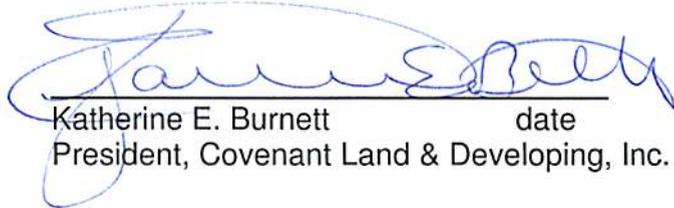
The remaining cost shall be assessed to the property owners through special assessments payable over 15 years.”

- 6. In consideration for developer paying for and completing the project described in paragraph 1 herein, the City agrees to modify the terms and conditions in the Development Policy insofar as they pertain to the development of the property described herein only and allow the developer's costs associated with the project described in paragraph 1 herein minus the City's reimbursement described in paragraph 3 herein to be applied to and reduced by the same amount the developer's 30% cash contribution of the total specially assessed costs associated with the future development on the property described herein, including the installation of streets, sewer and water lines to be assessed proportionately against the various lots in said development.
- 7. Parties agree that the terms and conditions of this agreement will remain in full force and effect for a period of ten (10) years from the date hereof. Should any part or portion of the described premises remain undeveloped at the expiration of said ten (10) year term, the then developer of such undeveloped land and the City will be bound by the terms and conditions set forth in the development policy of the City of Hays, Kansas, then in force and effect.

THE CITY OF HAYS, KANSAS

DEVELOPER

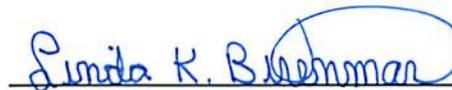
\_\_\_\_\_  
Toby Dougherty,                      date  
City Manager

 1-21-14  
\_\_\_\_\_  
Katherine E. Burnett                      date  
President, Covenant Land & Developing, Inc.

Attest:

Witness:

\_\_\_\_\_  
Brenda Kitchen                      date  
City Clerk

 1-21-2014  
\_\_\_\_\_  
Linda K. Blumman                      date



# CITY OF HAYS

## AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 6

MEETING DATE: 2-13-14

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**TOPIC:**

Resolution of Intent to Develop R9 Ranch

**ACTION REQUESTED:**

Approve Resolution No. 2014-001 regarding the development of the R9 Ranch in Edwards County, Kansas, as a long-term water source for the City of Hays.

**NARRATIVE:**

Maintaining an adequate supply of water has been a priority since the 1950's. Hays has addressed water shortcomings using conservation programs and efficiency measures. While successful in the short term, the measures are not significant enough to ensure the current sources will be adequate for a 50+ year planning horizon. After years of studying potential water sources, it has been determined that the R9 Ranch provides the most viable long-term option for Hays and the surrounding area.

**PERSON/STAFF MEMBER(S) MAKING PRESENTATION:**

Toby Dougherty, City Manager

**ADMINISTRATION RECOMMENDATION:**

Approve Resolution No. 2014-001 regarding the development of the R9 Ranch in Edwards County, Kansas, as a long-term water source for the City of Hays.

**COMMITTEE RECOMMENDATION(S):**

N/A

**ATTACHMENTS:**

Memo from City Manager Toby Dougherty  
Resolution No. 2014-001  
Overview of water sources  
Overview of R9 Ranch  
Comparison of Counties in excess of 15,000 population  
Listing of past water studies  
Summary of past water studies

# Commission Work Session Agenda

## Memo

**From:** Toby Dougherty, City Manager

**Work Session:** February 4, 2014

**Subject:** Resolution of Intent to Develop R9 Ranch

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

### Summary

Maintaining an adequate supply of water has been a priority since the 1950's. Hays has addressed water shortcomings using conservation programs and efficiency measures. While successful in the short term, the measures are not significant enough to ensure the current sources will be adequate for a 50+ year planning horizon. After years of studying potential water sources, it has been determined that the R9 Ranch provides the most viable long-term option for Hays and the surrounding area.

### Background

Since the 1950's, adequate water availability has been a pressing concern for Hays. The current sources are limited, subject to drought, and not a viable long-term option given the steady growth of the community. Several different sources have been investigated since that time. In 1994 the City of Hays purchased the 6,700 acre R9 Ranch in Edwards County. Later that year the City of Russell bought 18% of the R9. The City owns 8,000 acre-feet of water rights at the R9. Even after the purchase of the R9 the City continued to explore other options to meet the long-term needs. After 60 years of investigation, it has been determined that the most viable long-term option for Hays is the development of the R9 Ranch.

### Discussion

Hays is in a very unique situation compared to the other population centers in Kansas due to its geographical location. There are 34 counties in Kansas with a population of over 15,000. Thirty-three (33) of these counties are either along or East of Highway 81, where surface water flows are reliable, or on a major underground aquifer. The exception is Ellis County. Quite simply, the locally available water sources are not sufficient to sustain the long-term population needs.

Currently, Hays uses on average 2,100 acre feet of water annually. Hays is the statewide leader in water conservation with an average use of 95 gallons per capita daily. The regional average is 172 gallons per capita daily. Hays was an early adopter of water conservation techniques and continues to be at the forefront of the movement. Millions of dollars have been invested in conservation and efficiency programs as well as a comprehensive system of effluent water reuse for irrigation.

Despite the above-mentioned efforts, local sources continue to be vulnerable to drought, climate change, and challenges to aquifer recharge resulting from a decreased runoff due to changes in farming practices, as well as the blockage of the Smoky Hill River by Cedar Bluff Reservoir.

Hays is one of the few communities in Kansas exhibiting steady growth. Given this growth, it becomes clear that the current water sources will not meet demand in the future. As the limits of the sources are pushed, the impact of drought will become more frequent and damaging to the economy. It is imperative that Hays look at a long-term solution. Hays must not look 15 to 20 years into the future, but 50 to 70 years. At this time, all apparent options have been explored or investigated, and it has been determined that the R9 Ranch provides the most viable option for the 50 to 70 year planning horizon.

It is anticipated that the regulatory/permitting process required to develop the R9 will take up to seven years, if not longer. Design, right of way acquisition, and financing could easily add another five years. This means that, if the process were begun tomorrow, it could be 2026 before water is made available. Given the fragile state of the current water sources, it is best to not wait until they are no longer viable to begin the process to develop the R9.

The R9 is a regional solution to pressing water needs. In addition to the Cities of Hays and Russell, Ellis and Victoria have experienced water shortages in the recent past. There are also several smaller rural water districts that are limited by local source availability. Any one of these entities could benefit in the future by development of the R9.

### **Legal Consideration**

City Staff's recommendation that the Resolution be approved as presented poses no legal problem and there are no known legal obstacles to proceeding as recommended.

### **Financial Consideration**

At this time it is estimated that development of the R9 will cost 65 million dollars. In 1992 the residents of Hays voted to implement a ½ cent sales tax to be used for water projects. Some of this money has been used in the past in order to: fund water conservation and efficiency programs, create reuse water infrastructure, and maximize the yield of current water sources. However, the majority of sales taxes collected goes into a reserve. At this time there is approximately \$27 million available to assist with the costs associated with the development of the R9. This amount will increase in the future.

### **Options**

The City Commission has the following options:

- Approve the resolution as presented.
- Deny the resolution.
- Provide alternative direction to staff.

### **Recommendation**

City staff recommends approval of the resolution.

## **Action Requested**

Approve the resolution.

## **Supporting Documentation**

Resolution

Overview of water sources

Overview of R9 Ranch

Comparison of Counties in excess of 15,000 population

Listing of past water studies

Summary of past water studies.

**RESOLUTION NO. 2014-001**

**A RESOLUTION REGARDING THE DEVELOPMENT OF  
THE R9 RANCH IN EDWARDS COUNTY, KANSAS, AS A  
LONG-TERM WATER SOURCE FOR THE CITY OF HAYS**

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WHEREAS, the Governing Body of the City of Hays, Kansas, after consideration of the regional aspects and the exhaustion of all alternatives for meeting the long-term water needs of the City of Hays has determined that the development of the R9 Ranch in Edwards County, Kansas, as a long-term water source is the best viable option;

AND WHEREAS, there will be costs and expenses incurred with such development and the Governing Body of the City of Hays, Kansas, desires to commit to the expenditures necessary to develop the R9 Ranch in Edwards County, Kansas, as a long-term water source;

AND WHEREAS, the Governing Body of the City of Hays, Kansas, has determined that the development of the R9 Ranch in Edwards County, Kansas, should be pursued and completed as expeditiously as possible and desires to authorize the City Manager to expend the funds necessary to accomplish the development of the R9 Ranch in Edwards County, Kansas, in all respects, including but not limited to actions to obtain permission to transfer the water and change the use and point of diversion;

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

The City of Hays shall pursue the development of the R9 Ranch in Edwards County, Kansas, as a long-term water source for the City of Hays, Kansas, and the City Manager is authorized and instructed to expend the funds necessary and to take all actions necessary to develop the R9 Ranch as a long-term water source of the City of Hays, Kansas, and keep the City Commission informed of the progress.

This resolution shall be effective upon its passage.

Adopted by the Commission on the 13th day of January, 2014.

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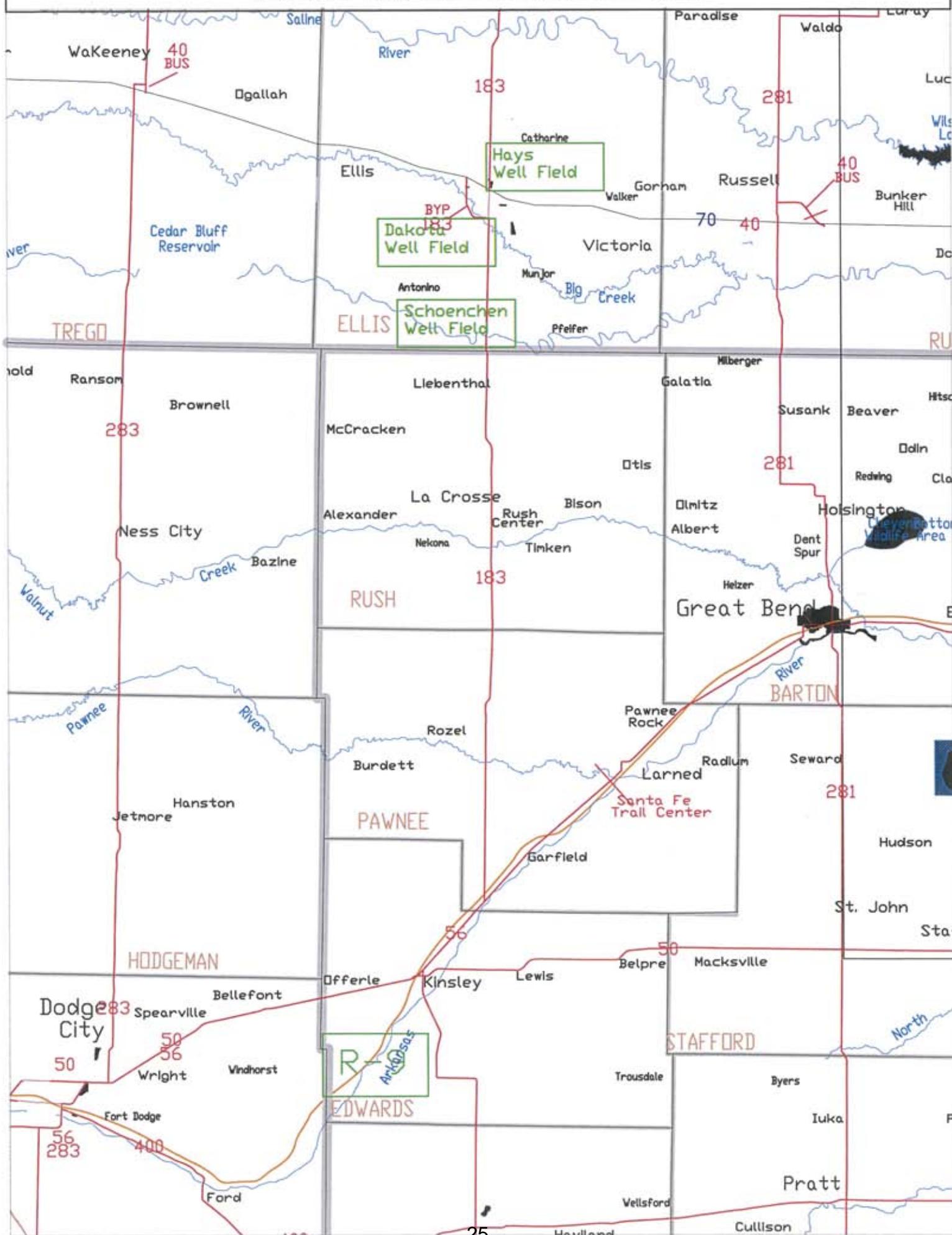
KENT L. STEWARD  
Mayor

ATTEST:

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BRENDA KITCHEN  
City Clerk  
(SEAL)

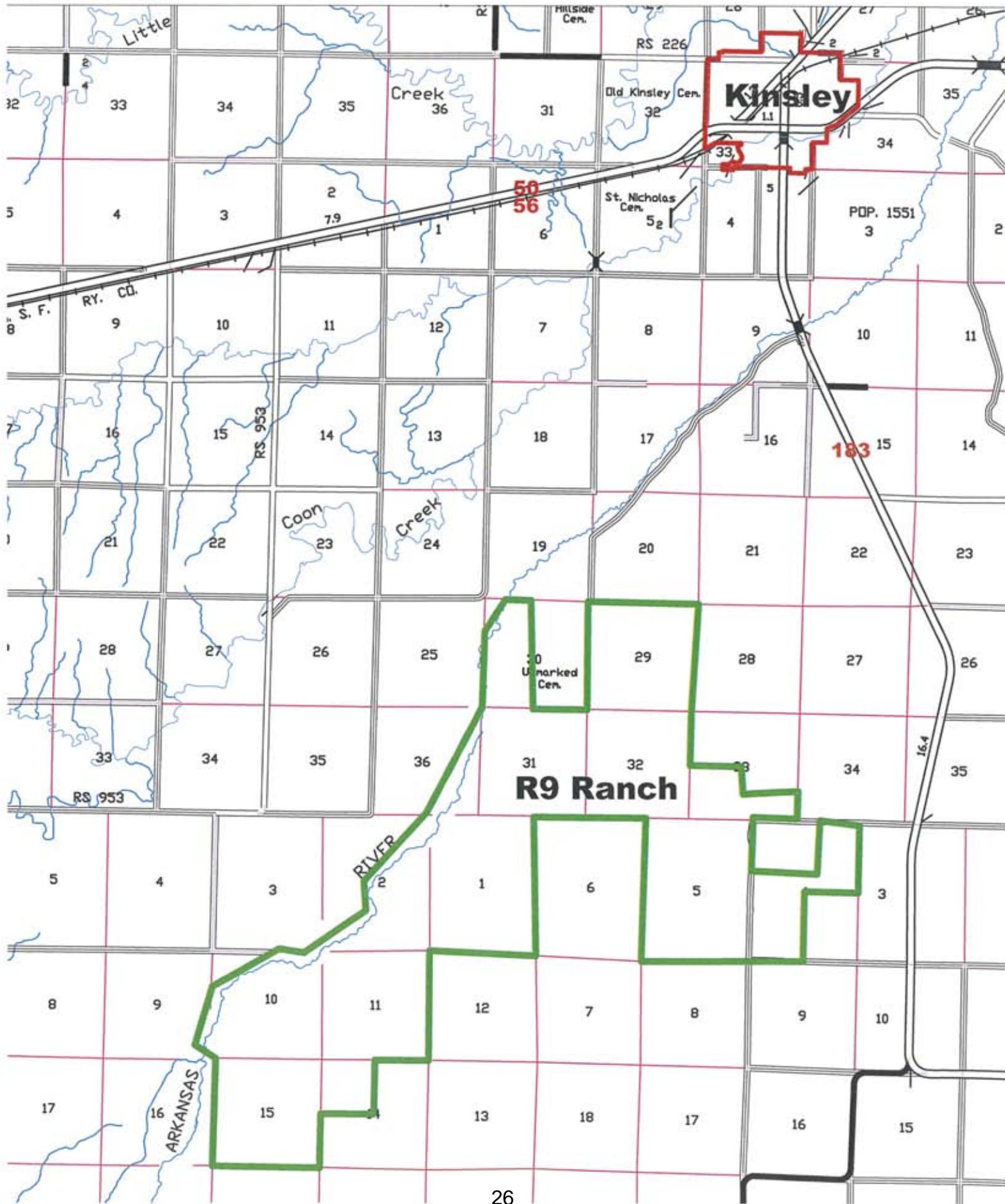
# HAYS WATER SOURCES



# R9 RANCH

Property Line

Scale: 1" = 6000'



## Why is Hays unique?

Hays is unique among population centers in Kansas. The following table shows all of the Kansas counties with a population in excess of 15,000 in the 2010 census. Every County except Ellis County is (a) on or east of U.S. Highway 81, the traditional dividing line between eastern and western Kansas; (b) over or near a major aquifer; or (c) both.

County	Population in 2010 Census	East of Highway 81	On Highway 81	Has access to a major aquifer
Johnson	544,179	X		
Sedgwick	498,365		X	Equus Beds
Shawnee	177,934	X		
Wyandotte	157,505	X		
Douglas	110,826	X		
Leavenworth	76,227	X		
Riley	71,115	X		
Butler	65,880	X		
Reno	64,511			Equus Beds
Saline	55,606		X	
Crawford	39,134	X		
Finney	36,776			Ogallala
Cowley	36,311	X		
Montgomery	35,471	X		
Harvey	34,684		X	
Geary	34,362	X		
Ford	33,848			Ogallala
Lyon	33,690	X		
Miami	32,787	X		
McPherson	29,180		X	Equus Beds
Ellis	28,452			
Barton	27,674			Ogallala
Franklin	25,992	X		
Sumner	24,132		X	
Seward	22,952			Ogallala
Labette	21,607	X		
Pottawatomie	21,604	X		
Cherokee	21,603	X		
Dickinson	19,754	X		
Jefferson	19,126	X		
Atchison	16,924	X		
Neosho	16,512	X		
Osage	16,295	X		
Bourbon	15,173	X		

Hays is unique because it has little access to additional groundwater or surface water supplies.

## PAST WATER STUDIES

	Category	Title of Study or Document	Date	By
1	Big Bend	Development of Big Bend Supply	1990	Black & Veatch
2	Big Bend	Arkansas River Sub Basin Study	1998	KS. Dept. of Agriculture
3	Big Bend	Big Bend Management District #5	1993	Central Kansas Utility Company, Inc.
1	Big Creek Alluvial	Static Water Level Fluctuations of the Big Creek Alluvial Aquifer in the Vine St. Area Thesis	Apr. 4, 1997	Karen Schmidt
2	Big Creek Alluvial	Geohydrology of the Big Creek Alluvial Aquifer Thesis	Dec. 18, 1986	Vilma Isabel Perez Bermudez
3	Big Creek Alluvial	Environmental Assessment, Project #12736.130	Oct. 18, 1989	Black & Veatch
4	Big Creek Alluvial	Eastern Smoky Hill Saline Basin Wholesale Water Supply Study	Apr. 3, 2003	KS Water Office
1	Big Creek Water Banking	Groundwater Hydrology Study Big Creek Area	1974	Layne-Western
2	Big Creek Water Banking	Water Banking Plan, Black & Veatch Project #17442.310	1991	Black & Veatch
3	Big Creek Water Banking	Water Banking Plan	1993	Black & Veatch
4	Big Creek Water Banking	Wastewater Reuse Update	2006	Bartlett & West
1	Cedar Bluff	Water Supply & Operations Study	1984	US Dept. of Interior
2	Cedar Bluff	Memorandum of Understanding Concerning Reformulation & Operation of the Cedar Bluff Unit	1987	KS Water Office
3	Cedar Bluff	Proposal for Assessment of Cedar Bluff Water Supply for PWWSD #15	2002	McLaughlin Water
4	Cedar Bluff	Artificial Recharge Pool Operations Agreement	2004	Agriculture, City of Hays, City of Russell
5	Cedar Bluff	Cattle Feeders Water Right Evaluation	2008	Burns & McDonnell
6	Cedar Bluff	Cedar Bluff Proviso Letter & Support Documentation	2003	PWWSD #15
1	Circle K Ranch	Circle K Ranch Water Supply Study	Jul. 2010	Burns & McDonnell
2	Circle K Ranch	Circle K Ranch Water Supply Study Executive Summary	Jun. 2010	Burns & McDonnell
3	Circle K Ranch	An Evaluation of Potential Hydrologic & Economic 3rd Party Effects in Edwards Co. Resulting from Hays-Russell Water Transfer Proposal	June 5, 1995	Eric D. Madden
4	Circle K Ranch	Observation Wells, City of Hays, Circle K Ranch	March 1995 to October 1996	Ground Water Associates
5	Circle K Ranch	City of Hays Groundwater Investigation, Circle K Ranch	August-November 1994	Ground Water Associates
6	Circle K Ranch	Summary Report Black & Veatch Project #23489.300	Dec. 21, 1994	Black & Veatch
7	Circle K Ranch	Agreement between City of Hays & R-9 Ranch for Purchase	1994	

	<b>Category</b>	<b>Title of Study or Document</b>	<b>Date</b>	<b>By</b>
1	<b>Dakota</b>	Test Hole Drilling Report for 7, 8, 9 & 10	Mar. 1988	Groundwater Management, Inc.
2	<b>Dakota</b>	Test Hole Drilling Report	Sept. 1987	Groundwater Management, Inc.
3	<b>Dakota</b>	An Evaluation of the Long-Term Effect of Water Resources Development on the Dakota Aquifer in the Vicinity of the Hays Wellfield	1997	City of Hays Submitted through KS Geological Survey
4	<b>Dakota</b>	Volume 1: Hydrogeologic Setting Draft Final Report	1998	KS Geological Survey
5	<b>Dakota</b>	Volume 2: Numerical Modeling Final Draft Report Received 2001	1998	KS Geological Survey
6	<b>Dakota</b>	Dakota Study/Safe Yield Executive Summary	1996	Paul Montoia & Black & Veatch
7	<b>Dakota</b>	Dakota Wellfield Operation 6-year plan	Dec. 2001	Paul Montoia
1	<b>Hays</b>	<b>Groundwater Hydrology Study Saline River North of Hays</b>	1974	Layne-Western
1	<b>Kanopolis</b>	Reallocation Report for Kanopolis Lake	Apr. 1995	Corps of Engineers
2	<b>Kanopolis</b>	Summary report developing water supply from Kanopolis for Hays & Russell, Black & Veatch, Project #36417.0110	May 13, 1997	Black & Veatch
1	<b>Misc.</b>	Ellis Unit Smoky Hill Division Pick-Sloan Missouri Basin Program Kansas Feasibility Report	Oct. 1971	Dept. of Interior
2	<b>Misc.</b>	Adjusting to Water Scarcity Case Study	1991	Christine Quader
3	<b>Misc.</b>	Public Water Supply Study Eastern Smoky Hill-Saline Basin Draft Final Report	Sept. 2003	URS
1	<b>MNI Wiconi</b>	Final Engineering Report Mni Wiconi Rural Water Supply Project, May 1993	May 21, 1993	Oglala Sioux Rural Water Supply System, West River Rural Water Supply System, Lyman-Jones Rural Water Supply System, Rosebud Rural Water Supply System, Lower Brule Rural Water Supply System
1	<b>Ogallala</b>	Report of the KS Agriculture Ogallala Task Force	Sept. 1993	Ogallala Task Force
2	<b>Ogallala</b>	The Ogallala Aquifer: The Challenge to Sustainability in Western KS	Oct. 1993	Mary Fund
3	<b>Ogallala</b>	Water Resources Evaluation, Black & Veatch Project #36417.110	March 27, 1997	Black & Veatch
1	<b>Post Rock-Kanopolis</b>	Post Rock Water Supply Alternative Executive Summary	2006	Burns & McDonnell
2	<b>Post Rock-Kanopolis</b>	Post Rock Financial Feasibility Analysis	2007	Ransion Financial Consultants
3	<b>Post Rock-Kanopolis</b>	Memo on cost for Post Rock to Paul Montoia, Black & Veatch, Project #58322.100	1998	Black & Veatch

	Category	Title of Study or Document	Date	By
1	PWWSD #15	Potential reservoirs near Hays/Russell Black & Veatch Project #58322.110	1999	Black & Veatch
2	PWWSD #15	Pikitanol Water Project Brochure		
3	PWWSD #15	Pikitanol Water Report (draft)	Feb. 25, 1999	Kansas Water Office
4	PWWSD #15	PWWSD #15 Partnership with the Pikitanol Water Project	Mar. 1999	PWWSD #15
5	PWWSD #15	Pikitanol Water Report	Feb. 25, 1999	Kansas Water Office
6	PWWSD #15	Alternative Drafts of Proposed Pikitaoi Bill for meeting with State Water Office	Dec. 1998	Mario Gonzalez
7	PWWSD #15	Pikitanol Rural Water Project	Jan. 1999	John Thomas
1	Smoky Expansion	Sustainable Yield from the Smoky Hill River Wellfield	Sept. 30, 2002	Tom Brikowski-University of Texas
2	Smoky Expansion	Permit Application	May 22, 1990 & June 27, 1990	Dept. of the Army
3	Smoky Expansion	Draft Amendment to add Smoky Hill and Wood River Projects	Sept. 18, 1989 & Sept. 19, 1989	U.S. Dept. of Interior Bureau of Reclamation
4	Smoky Expansion	Summary Report Smoky Hill River Wellfield Study	June 3, 2003	Burns & McDonnell
5	Smoky Expansion	Phase II Report, Smoky Hill River Wellfield Study	June 15, 2004	Burns & McDonnell
6	Smoky Expansion	Report to Smoky Hill River Task Force on Water Conditions in the Smoky Hill River Valley IGUCA	?	?
7	Smoky Expansion	Pursuit of Additional Supply, Black & Veatch Project #12736	July 18, 1989	Black & Veatch
1	Solomon River	Water right applications		
2	Solomon River	Waconda Lake requested information	August 9, 1989	US Dept. of Interior
1	South Russell Project	Water Supply Alternative Review for Hays & Russell	2003	Bartlett & West
2	South Russell Project	Groundwater Investigation of South Russell Area	2000-2003	Ground Water Associates
3	South Russell Project	Pipeline Route Study-B & V Project 58322.110	2000	Black & Veatch
4	South Russell Project	South Russell Water Project	2001	Ground Water Associates
5	South Russell Project	Black & Veatch South Russell Revolving Loan Fund (3-ring binder)	2000	
		South Russell Wellfield/Pipeline		
		Cedar Bluff		
		Schoenchen Wellfield		
		Package Proposal to PWWSD #15		
		Package Proposal to Hays City Commission		
7	South Russell Project	South Russell (3-ring binder)	2002	
8	South Russell Project	Smoky Hill-South Russell Project (3-ring binder)	2000	City of Hays Wellfield Planning Office

	<b>Category</b>	<b>Title of Study or Document</b>	<b>Date</b>	<b>By</b>
1	<b>Trego County</b>	Pursuit of Additional Supply, Black & Veatch Project #12736	July 13, 1987	Black & Veatch
2	<b>Trego County</b>	Pursuit of Additional Water Supply Eastern Trego Co.	Jan. 1987	Clarke Well & Equipment
1	<b>Trego Rural Water District</b>	Trego Water District #2 Correspondence	1992, 1993, 1994	
2	<b>Trego Rural Water District</b>	Trego Water District #2 Pipeline Proposal Black & Veatch Project #23489.300	1993	Black & Veatch
1	<b>Wilson</b>	Wilson Water Supply Storage Reallocation Report (file folder & black binder)	Sept. 1997	Corps of Engineers
2	<b>Wilson</b>	Wilson Lake Water Treatment Facilities Concept Design Report	2005	Burns & McDonnell
	<b>Wilson</b>	Reallocation Study. Was never completed due to lack of funding.	2009	Corps of Engineers/KWO
3	<b>Wilson</b>	Memo to Hannes Z. on water resource evaluations, Black & Veatch Project #23489.300	Aug. 1993	Black & Veatch
1	<b>Wilson &amp; Kanopolis</b>	Evaluation of Lake Wilson & Kanopolis Reservoir Final Report for Water Supply to PWWSD #15	Feb. 2003	Burns & McDonnell

# **City of Hays – summary of water studies**

## **Big Bend**

### ***Big Bend 1990 (Black & Veatch)***

Black and Veatch studied the Big Bend area of the Arkansas River for potential wellfield sites. A plan was presented to develop wellfields at three locations with the recommendation for a wellfield in the vicinity of the Pawnee River's confluence with the Arkansas. Project was slated to cost \$27 million. All options met with significant political resistance.

Black and Veatch also ranked the City of Hays' long term supply options they were: 1, 2, and 3 - Big Bend locations, 4 - Waconda Lake, 5 - Ogallala Graham County, 6 - Ogallala Trego and Gove Counties, 7 - Wilson lake.

### ***Big Bend Management District #5 (1993 by Central Kansas Utility Company, Inc.)***

Discussed various hydraulic units within Big Bend GMD #5

Gathered water quality information in Big Bend GMD #5

### ***Arkansas River Sub Basin (1998 by KS Dept. of Agriculture)***

Memo February 5, 1998: Early stages of study Rattlesnake Sub-basin Management Plan. Plan proposed the creation of an IGUCA in the area where Black and Veatch proposed the above-mentioned wellfield.

### ***South Ditch Association (1997)***

Group of property owners offered to sell the City of Hays 20,000 acre-feet of water rights for \$2,000 an acre-foot. The water rights were 10 miles west of Lakin, KS, or 35 miles west of Garden City.

## **Big Creek Alluvial**

### ***Groundwater Hydrology Study (1974 by Layne Western)***

Studied possible expansion of wellfield. Of the 30 sites drilled, eight were considered completely unsatisfactory. Nine wells could produce over 100 gpm and may produce more if moved closer to the stream. Most wells drilled and tested upstream of Hays

### ***Static Water Level Fluctuations of the Big Creek Alluvial Aquifer in the Vine St. Area ( Master's Degree Thesis, April 4, 1997 by Karen Schmidt***

Studied the Big Creek Alluvial aquifer to compare the recharge and discharge of the aquifer as it relates to precipitation and fluctuations in the water table over time.

Determined groundwater flow and aquifer recharge. Studied 17 wells over 14-month time period. Calculated the hydraulic gradients for selected areas of the aquifer to determine bedrock influence. Determined that Municipal pumping had an impact on hydrological flows.

### ***Geohydrology of the Big Creek Alluvial Aquifer of Hays & Vicinity, Ellis County (Master's Degree Thesis, December 18, 1986 by Vilma Isabel Perez Bermudez)***

Study to describe the Big Creek aquifer beneath the City of Hays & vicinity in terms of its areal extent and variability in lithology and hydrology and the configuration of the sub-alluvial consolidated surface. These characteristics include depth, width & length as well as groundwater movement and recharge.

# **Big Creek Water Banking**

## ***Water Banking Plan (May 1991 by Black & Veatch-Project #17442.310)***

- Plan was to purchase wells from Smoky Hill Country Club and Enersys, and in exchange provide them with effluent water.
- City would also relocate and drill new wells in the area.
- The above-mentioned exchange, along with the water banking strategy, would net the City 500 acre-ft of water a year.

## ***Water Banking Plan (1993 by Black & Veatch)***

- Recharge rate assumed to be 55% of the recharge water discharged.
- Recharge in basin will be 100%.
- Smoky Hill River wells used as much as possible.
- City will lease 195 of 196 acre-ft. from Smoky Hill Country Club.
- Plan designed to recharge into the Big Creek or basin.
- Volume pumped from the Smoky Hill River will depend on recharge rates of Big Creek-basin.
- Maximum withdrawal of 450 acre-ft. or 0.62 cfs from Banking Plan wells.
- Lots of water quality monitoring from wastewater plant and Banking Plan wells.
- Includes upgrades to wastewater treatment plant.
- Project cost \$5.95 million excluding denitrification (1990 dollars).
- Withdrawal wells placed to achieve 1 year travel time in aquifer.
- Maintenance and monitoring approx. \$75,000 per year (1990 dollars).

## ***Water Reuse Update (2006 by Bartlett & West)***

- Updated previous water banking plans and investigated regulatory issues.
- DWR interested in water rights/impacts downstream of Hays.
- Concern of putting "Emerging Pollutants of Concern" (EPOC) aka pharmaceuticals in the groundwater. Do not know effects.
- Will need updated and way more detailed plans to KDHE-DWR.

## Circle K Ranch

### ***Groundwater Investigation (August-November 1994 by Groundwater Associates)***

Investigation to determine water supply potential of various areas within the ranch. Looked at quantity and quality. Water quality issues identified were high nitrates. It was thought that these issues could be addressed within five to ten years with proper management.

15 test wells were drilled at various locations. Storage of aquifer is estimated at 37,000 to 42,000 acre-ft. If the property was not farmed and given average recharge, 3,745 acre-ft. would be available each year for use. (Approx. the combined use of Hays and Russell in 2011).

### ***Summary Report-Black & Veatch (December 21, 1994 by Black & Veatch)***

City asked Black & Veatch to conduct a groundwater investigation at the ranch. Study concluded that 3,500 acre-ft. of water could be blended with Hays and Russell's existing sources. Anything more than that would require desalination. This is the 1<sup>st</sup> and only reference to desalination at the ranch. All other models discuss R.O. Most likely due to age of report.

Study looked at probable costs for obtaining 5,500 acre-ft. of water from various sources. Waconda Reservoir was estimated at \$24 million. Wilson Reservoir was estimated at \$36 million. Ranch was estimated at \$40 million with desalination. Waconda was the most cost effective option because of high water quality. Very little treatment would be required.

### ***An Evaluation of Potential Hydrologic & Economic 3rd Party Effect in Edwards Co. resulting from Hays-Russell Water Transfer Proposal-Honors Degree paper by KU Student (June 5, 1995 by Eric D. Madden)***

Studies 3<sup>rd</sup> party impact of Hays and Russell transferring water from Circle K to Smoky Basin. Looked at hydrologic and economic impacts to the area. Study found the impacts to be minimal. Estimated impact to groundwater storage would be a loss of 147.4 acre-ft. annually. This represents 0.00001% of the 14,000,000 of groundwater in the county.

The paper has a nice history of the Water Transfer Act & its procedure.

***Circle K Water Supply Study 2010 (July 2010 by Burns & McDonnell)***

Comprehensive study that re-evaluated City of Hays future water demands, updated cost estimates for the Wilson Lake option and developed cost estimates for the development of the Circle K for water supply.

Study showed that the conservation culture developed in Hays as well as the improvements to our existing water sources were showing tremendous benefits. Coupled with more accurate population growth measures, our existing water supply is projected to last until 2030 even through drought conditions.

Study determined costs to develop ranch in phases and with options for Hays only and a Hays/Russell joint effort. Wilson is initially the cheaper option at \$55.6 million compared to \$62 million for the ranch but due to much higher operating costs for reverse osmosis, brine disposal and a substantial loss due to waste brine, the ranch is the most viable long-term option.

The study also demonstrated that both options were very costly when compared to current sources. It currently costs \$1.60 per 1,000 gallons to produce from existing sources. The cheapest option studied in this report was one of the ranch options with a cost of \$4.55 per 1,000 gallons.

## **Cedar Bluff**

### ***Water Supply & Operations Study (1984 by US Dept. of Interior)***

An assessment of present and future inflow to determine what water is available in the future for irrigation and other uses. This study was done in the interest of the Cedar Bluff Irrigation District, Bureau of Reclamation and the State of Kansas.

The study further documents groundwater and surface water conditions in the Smoky Hill River Valley IGUCA to compare the present conditions with historical data. Study found that inflow was significantly less than when reservoir was initially constructed and determined water should not be used for irrigation.

### ***Proposal for Assessment of Cedar Bluff Reservoir as Water Supply for PWWSD #15 (2002 by McLaughlin Water)***

Report contains a summary of Phase I tasks to evaluate Cedar Bluff Reservoir and determine if there are any "critical flaws" that may affect the reservoir as a potential source of supply for PWWSD #15 in meeting its members' current and future water demands. Concluded that Cedar Bluff was a viable source of water. Pushed for second phase of engineering study.

### ***Artificial Recharge Pool Operations Agreement (2004 by KS Water Office, KS Dept. of Agriculture, City of Hays, City of Russell)***

This is the actual agreement that recognizes the hydraulic connection between stream flow in the Smoky Hill River and the adjoining alluvium. The purpose of the agreement is to efficiently manage the water stored in Cedar Bluff Reservoir for artificial recharge under File 7,684 for benefit of all water users in the valley.

### ***Cedar Bluff Cattle Feeders Water Right Evaluation (2008 by Burns & McDonnell)***

Cedar Bluff Cattle Feeders (CBCF) expressed an interest in selling land and facilities including 904 acre-ft. of water rights. In 2005, the Kansas Dept. of Agriculture, DWR, KWO and the City of Hays jointly agreed, in a memorandum of understanding, to evaluate potential purchase and retirement of water rights with the goal of reducing water use impacts in the Smoky Hill IGUCA. The property was valued at \$1,000,000 by a State Appraisal. Owners were asking \$6,000,000.

## Dakota Aquifer

*(March 1988 & Sept. 1987 by Groundwater Management, Inc., 1997 by City of Hays submitted through KS Geological Survey, 1998 by KS Geological Survey, 1996 by Paul Montoia & Black & Veatch & December 2001 by Paul Montoia)*

In 1987 the need for additional water supply led the City of Hays (COH) to begin drilling test-wells in the Dakota Aquifer of southwestern Ellis County. As a result of initial testing, the COH applied for 860 acre-ft of water rights from the Dakota. The COH developed six wells in the area.

During the perfection process of the water rights, a safe yield study was required. The City commissioned the Kansas Geological Society to perform the study. The study found that the City's wells were located in confined system with little freshwater recharge. The study suggested that excessive pumping would deplete the aquifer and/or degrade the water quality. Ultimately the study did not determine a safe yield, but indicated it would be significantly less than original projections.

As a result of the study and the need to blend the mineralized Dakota water with existing water sources, the COH embarked on a pumping program to perfect their Dakota Aquifer water right. In 2010, 550 acre-ft of Dakota water right was perfected and certified by the COH. The wellfield is in use today.

# Kanopolis

## ***Reallocation Report for Kanopolis Lake, KS (USCOE-April 1995)***

- Report for reallocation of 12,500 acre-ft. under the water-marketing program.
- Primary interests from Post Rock RWD, Salina, Lindsborg, & McPherson.
- Water from Kanopolis is the cheapest route to meet Salina's needs.
- Kanopolis has no current allocation for low flow release.
- Reallocation would not allow for agricultural use.
- 20,000 acre-ft. not likely, too many negative wildlife impacts.
- 15,000 acre-ft. not likely, same negative impacts as 20,000 acre-ft. but not as severe.
- 12,500 acre-ft. still many negative impacts to wildlife and recreation.
- 10,000 acre-ft. still with wildlife and recreational impacts.
- Overall cost of \$506 per acre-ft. of storage.
- Recommend 12,500 acre-ft. reallocation.

## ***Summary Report Developing Water Supply from Kanopolis for Hays, Russell (Black & Veatch, May 13, 1997)***

- 20-inch pipe from Russell to Hays cost \$21 million (8 mile pipeline between Hays-Russell well fields)
- 12" pipeline from Hays to Russell cost \$1.4 million (same as above)
- Kinsley Ranch-produce 3,500 acre-ft. to Hays & Russell without desalinization. (best option)
  - If go to 5,500 acre-ft. need desalinization
  - High nitrate levels can be reduced with proper farm management
  - Probable construction cost is \$6.9 million for desalinization and \$1.0 million for brine disposal
- Wilson Reservoir-very salty, require desalinization
  - Assumed brine could go in oil field disposal wells
  - Cost to purchase required storage is approx. \$2.81 million
- Kanopolis Reservoir
  - KWO indicates cost of storage to be at \$538 per acre-ft.
  - Cost to purchase needed storage of 10,000 acre-ft. is approx. \$2.73 million
  - To purchase Post Rock would cost \$7.5 million
  - 12" diameter waterline from Post Rock is limiting
  - Hays will need a presedimentation basin
- Graham County
  - Does not appear to be cost effective
  - Cost to purchase would be \$20.2 million assuming 1 acre-ft is yielded from 1.05 acres

## **Misc.**

### ***Ellis Unit, Smoky Hill Division Pick Sloan (October 1971 by US Dept. of Interior)***

Plan was to construct "Round Mound" dam and reservoir in Eastern Trego County near Riga Road on Big Creek. Dam would be utilized for flood control and water supply for Ellis & Hays. Hays would build a smaller dam on Big Creek to build intake facilities. Study determined Hays' population to be 41,000 in 2011 consuming 7,000 acre-ft. of water. In 2011, the population is 20,500 and we consume 2,100 acre-ft. of water.

### ***Master's Thesis "Adjusting to Water Scarcity" (1991 by Christine Quader)***

Studied the method in which Hays has adjusted to an uncertain water supply. An in-depth study of the effect of various practices and resistance or acceptance by the residents.

### ***Planning Assistance to States-Eastern Smoky Saline Basin (September 2003 by URS)***

Focused study by the Corps of Engineers that developed solutions for water supply needs in the Eastern Smoky Hill River Basin. Plan was to meet demand projections to year 2040. Focused on Kanopolis with three alternatives.

- Alternative #1-Expand Post Rock RWD facilities and treatment capacity to facilitate its customer growth.
- Alternative #2-Provide raw water to a treatment plant that would serve Hays and Russell.
- Alternative #3-Provide raw water for treatment by Salina.

## **Pikitanoi Water Option**

***(February 25, 1999 by KS Water Office, March 1999 by PWWSD #15, December 1998 by Mario Gonzale & January 1999 by John Thomas)***

This file contains materials from 1999 that contemplates a relationship between the Kickapoo Indian Reservation in northeast Kansas and the Public Wholesale Water supply District #15 (PWWSD #15). The Kickapoo tribe was embarking on an ambitious water supply plan by the name of the Pikitanoi Water Project, and was seeking other entities to participate. It was anticipated that a majority of the project would be financed by federal sources. The plan called for water to be diverted from the Missouri River under Tribal reserved water rights to serve the reservation and other interested parties.

Discussions were held between PWWSD # 15 and the Kickapoo to explore a possible working relationship to supply Ellis and Russell Counties with water. At this time numerous studies were proposed, but the file contains no completed reports. A Google search uncovers a 2002 article reporting feasibility studies were continuing. It appears this project never proceeded beyond the exploratory phase before it became mired in governmental bureaucracy.

## **Post Rock-Kanopolis**

### ***Wilson Lake Project Feasibility Analysis 7-20-2007 (July 20, 2007 by Ranson Financial Consultants)***

City of Hays contracted with Ranson Financial and Burns & MacDonnell to evaluate the possibility of Hays acquiring Post Rock Rural Water District. Post Rock was experiencing financial difficulties and had not been making payments on USDA loans. Post Rock has easements and infrastructure in Ellis County, and surrounding Wilson Lake. However its treatment facility was under an abatement order from KDHE and they were experiencing 35% water loss in the system. Conclusion was that it would not be in Hays' best interest to acquire Post Rock, even if the USDA loans were forgiven.

### ***Post Rock Water Supply Alternative Executive Summary 6-14-2006 (June 14, 2006 by Burns & McDonnell)***

Studied issues regarding the logistics of the City of Hays acquiring Post Rock Rural water district and developing Kanopolis as a long-term source. Determined that Post Rock/Kanopolis is not in the best interest of the City of Hays as there are several downstream entities vying for a limited supply in Kanopolis (Lindsborg, Salina, McPherson, irrigators). Additionally, KWO submitted application to buy water from Kanopolis. Focus should be given to Wilson Lake as a long-term water supply.

### ***Black & Veatch Costs for Post Rock 4-6-1998***

Cost analysis on Kanopolis storage

## **Saline River**

**Groundwater Hydrology Study-Saline River Valley Area North of Hays, KS  
April 1974-Layne Western Company Inc. (April 1974 by Layne Western  
Company Inc.)**

- Studied possible development of wellfield in Saline river valley. Depositive type of water, not alluvial. The water was not good quality.
- Local point pollution of sodium chloride from oil field activity
- Even the best quality test location will deteriorate with Saline River water infiltration.
- Some test wells yield over 300 gpm

## Smoky Hill River

### ***Pursuit of Additional Supply (July 18, 1989 by Black & Veatch)***

The title does not match what was in the letter report. Report focuses on the City's ability to determine and define "emergency conditions" in the well field and to prepare to deal with those conditions.

### ***Environmental Assessment, Black & Veatch Project #12736.130 (October 18, 1989 by Black & Veatch)***

Came up with plan to build three small dams/retention structures in the Smoky Wellfield that would retain water long enough to recharge the aquifer. This would provide an emergency supply of potable water for the City of Hays. The emergency supply allows up to 2,400-acre feet with a cost of \$100,000.

Other investigation include further development of the Big Creek Alluvium, development of the Saline River Alluvium, Ogallala formation, Dakota formation, wastewater reuse and development of a supply from the Walnut River.

This study looks further at the environmental impacts of the various studies; however, it was geared more toward the detention structures.

### ***Dept. of Army & Bureau of Reclamation Reports Reports (May 22 & June 27, 1990 by Dept. of the Army, Sept. 18 & 19, 1989 by US Dept. of Interior Bureau of Reclamation)***

Hays applied for permits to build three small earthen dams, each approx. 100 ft. long on the Smoky and help recharge the aquifer. The permit was granted. It is not known if the dams were built, but they were only going to be allowed temporarily.

### ***Sustainable Yield from the Smoky (September 30, 2002 by Tom Brikowski University of Texas)***

Studied aquifer layout, effects of drawdown and historical stream flows. The report looks at historical lows for stream flow and determines a "worst hypothetical case" scenario that assumes no inflow. Recommends developing an aquifer storage policy, expanding well field to increase storage and using Dakota to store excess flow.

***Evaluation of Lake Wilson & Kanopolis Reservoir Final Report (Burns & McDonnell 2-20-2003)***

Detailed findings and recommendations to PWWSD #15 of Lake Wilson, Kanopolis Reservoir, Cedar Bluff and South Russell.

Studied possibility of developing a new wellfield beginning South of Russell and running East to South of Dorrance. (part fo South Russell project) Study concluded that this wellfield was not a viable option due to regulatory and political issues. Developed cost options for development of Wilson Lake (\$84 million) and Kanopolis (\$75 million).

***Summary Report (June 3, 2003 Burns & McDonnell)***

Purpose was to evaluate yield of well field and determine measures needed to enable Hays' full water rights to be pumped. Study found potential in redesigning and expanding well field and recommend moving forward with Phase II, which was investigating and testing.

***Phase II Report (June 15, 2004 by Burns & McDonnell)***

A follow-up to the summary report where well field was tested in order to determine the impacts of expanding and redesigning the well field. Final recommendation was to relocate 6 wells and increase size of well field from 12,000 acre-ft. to 20,000 acre-ft. Project was completed in 2009.

## Solomon River

A file search of this option revealed no formal studies. However, the file does include the following:

- A 1991 application to The Division of Water Resources from the City of Hays to appropriate 15,000 ac/ft from the Solomon River in Mitchell Co. Kansas. There is no response to the application in the file.
- A letter from the Solomon Basin Advisory Committee recommending against appropriating water outside of the basin and/or to a distance in excess of 10 miles. This letter appears to be a negative response to the application noted above.
- A study of chloride concentrations from the Solomon River was included in the file. The study reveals chloride concentration well below the 250-ppm drinking water threshold.

# South Russell Project

## *The project background and history*

The South Russell Project was developed by City of Hays and PWWSD #15 staff in the late 1990's. It was initially thought that there was significant potential for a wellfield in Eastern Russell County, along the Smoky Hill River alluvium. Several contractors and engineering firms were hired to conduct investigations along the Smoky Hill River in the area and the initial thought was that the area could produce up to 6,000 acre-ft of water annually.

In 2000 PWWSD #15 staff asked permission of the Hays Commission to study the concept further. Permission was granted and the project began to take shape very quickly. Initial studies and reports confirmed the early investigations that there was a significant potential for water in the area. Formal cost estimates were prepared showing the plan costs at around 20.8 million dollars.

In 2001 Ground Water Associates was hired to review the initial plans. Their review determined that the yield was not as high as originally thought. The review also questioned the ability of the area to provide water during a drought. In short, the alluvium would be subject to the same drought factors as Hays and Russell's current wellfields. This made the option less desirable as water would only be readily available when Hays and Russell's existing sources were also viable.

As the plan progressed, it became clear that the South Russell Project was not a long-term option, but a short-term one. In one meeting it was stated that South Russell would be the 20-30 year option, while the Ranch or Wilson would be the 70-100 year option. It also became apparent that the City of Hays' conservation efforts were paying off and that Hays did not have an immediate need for this water. The high cost of treatment was also a factor as the water would need to be desalinated.

Cost estimates also began to creep up and discussion turned to the logic of developing such an expensive source of water when there was no immediate need for it. The discussion then turned back to the bigger picture options. In 2002 the City of Hays hired Bartlett and West to conduct a review of all of the various options for water supply. The report suggested that the South Russell Project fell under the umbrella of "too expensive for the current need" along with other possibilities like the R9 Ranch and Wilson Lake. The report suggested the cities of Hays and Russell work together to better manage the available water in Cedar Bluff. Many aspects of this report were incorporated into the Cedar Bluff

Operations Agreement and Memorandum of Agreement with the State of Kansas.

***South Russell Project Concept (City Wellfield Staff and PWWSD #15 2000)***

This is a report from Paul Montoya (Hays Wellfield Planner) to the Board of PWWSD #15. City and PWWSD #15 staff had studied the alluvium of the Smoky Hill River South of Dorrance, East to the Ellsworth County line for a potential wellfield. The area was found to have great potential for development of a dependable source of water. The City and PWWSD #15 staff worked with various engineers and contractors in order to evaluate the area. Test wells were drilled and flow rates were determined in several areas. Further study was recommended. As a result of this report, the Governing Bodies of Hays and Russell were asked to support further investigation.

***Pipeline Study (Black and Veatch 2000)***

Study looked at the potential wellfield identified by City and PWWSD #15 staff and developed a rough pipeline and pumping configuration. The plan would connect the proposed wellfield to Hays and Russell's existing Smoky wellfields. Pipeline and pumping construction costs were estimated as 12 – 14 million dollars.

***Review of South Russell Project (Ground Water Associates 2001)***

This is a letter report for purposes of reviewing the South Russell project concept as was developed at the time. The concept had blossomed in to a plan that involved the development of a large wellfield as well as a desalination treatment facility.

Study concluded that the project would supply additional water, but not during drought conditions when the need would be the greatest. The new wellfield would be subject to the same drought factors as Hays and Russell's existing wellfields. Report also states that the wellfield would not meet the original yield projections. Study suggested expansion of existing Smoky Hill wellfields as a better drought-proofing option.

***Ground Water Investigation (Ground Water Associates 2002)***

Studied ground water quality in the areas suggested for the South Russell project. Some quality water was available, but most water was not good quality and would require RO treatment meaning high treatment costs, high water loss, and expensive disposal of the brine. This report led to cost estimates being raised for the project as a whole.

### ***Water Supply Alternative Review (Bartlett and West 2003)***

Bartlett and West was hired by the City of Hays to review all past options and make a recommendation on what was the best available. The report pushes for a "regional outlook" and pursuit of a "regional solution" to water issues. All of the long-term options (Wilson, R9 ...), were dismissed as too expensive due to the fact that Hays did not have an immediate, or even short term need for the water. The expense of developing these sources could not be readily absorbed and would cause a dramatic increase in rates. The South Russell project was devalued as it did not provide any substantial long-term drought protection.

The report recommended a more efficient, methodological, and substantial usage of water in Cedar Bluff. Not only by the City of Russell, which has surface water rights in Cedar Bluff, but by Hays on the grounds that the reservoir is impairing its Smoky Hill wellfield.

## **Trego County**

***(July 13, 1987 by Black & Veatch & January 1987 by Clarke Well & Equip.)***

Included in this file was a 1987 report from Clarke Well & Equipment describing the results of six test wells drilled in the northern portion of Township 12S Range 21W. Two of the wells justified further testing and were each found to have a saturated thickness of 34' and an estimated potential yield of 250 gpm. The report concluded a dependable source of water may be defined and developed in this area.

Also included in the file were negotiations between the City of Hays and Rural Water District #2. It was contemplated that Hays and RWD #2 would jointly develop pipelines from Trego into Ellis Co. to transport their respective water supplies. Hays would potentially transport the water mentioned in the above paragraph. RWD #2 eventually built the pipelines independent of Hays, as protests from the citizens of Trego Co. eventually doomed the collaboration.

Also found in this file was a 1987 recommendation from Black & Veatch for Hays to purchase an available 5,400 ac/ft in Cedar Bluff Reservoir from the Kansas Water Office. An IGUCA was eventually formed in Cedar Bluff precluding any possibility of acquiring water rights.

## **Ogallala**

***Report of the KS Agricultural Ogallala Task Force (September 1993 by the Ogallala Task Force)***

Report found that the Ogallala is a finite resource and is being depleted. Recommended that it not be pursued as an option.

## Waconda

*(August 9, 1989 by US Dept. of Interior)*

No formal studies were found in this file. However, the following items were encountered:

- A 1991 press release from Hays and Russell stating application had been made to KDWR for allocation of 15,000 ac/ft.
- A Black & Veatch estimate indicating the cost of the Waconda option at \$32 million in 1993 dollars. The estimate also reported there were no water quality issues.
- Black and Veatch consistently rank the Waconda option as the second best long-term source, behind Big Bend, due to good water quality.

## **Wilson**

### ***Reconnaissance Study for Reallocation (September 1997 by Corps of Engineers)***

Corps of Engineers studied possible reallocation of water in Wilson. Included a needs analysis, a yield study and supply alternatives study. Study focused on 30,000 acre-ft. of storage with a yield of 8,000 acre-ft. annually. Corps recommends that the storage be reallocated.

### ***Memo from Black & Veatch (February 2003 by Black & Veatch)***

Studied feasibility of developing intake at Wilson for either 4,000 acre-ft. or 8,000 acre-ft. Raw water would be pumped to a new treatment plant in Russell. After treatment, water would be pumped to Pfeifer well field and a new transmission line would be installed to take the water to the Smoky Well field. Total cost \$40 million.

### ***Wilson Water Treatment Facilities Design (2005 by Burns & McDonnell)***

Designed intake, treatment facilities and transmission line concept to supply water to Russell and Hays. Onsite reverse osmosis treatment facility with on-site disposal wells. Four (4) phases with a total build out to 8 MGD. Phase One-\$60.3 million. Total build out of all four phases \$72 million.

### ***Study for Reallocation (2009 by Corps of Engineers/Kansas Water Office)***

Corps of Engineers began studying possible reallocation of water in Wilson. Study was funded with a 2009 allocation, and a limited 2010 allocation. No funding was allocated to the project in 2011 or subsequent years. The study was halted due to this lack of funding and to date there has been no report generated.

## COMMISSION INFORMATIONAL MEMORANDUM

TO: City Commission  
FROM: Toby Dougherty, CPM  
City Manager  
DATE: February 4, 2014

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Attached are the following items:

1. The minutes of the October 14, 2013 meeting of the **Building Trades Board**.
2. The minutes of the November 19, 2013 meeting of the **Ellis County Wellhead Protection Committee**.
3. The minutes of the December 16, 2013 meeting of the **Hays Area Planning Commission**.
4. The minutes of the December 19, 2013 meeting of the **Hays Housing Authority Board**.
5. The minutes of the December 19, 2013 meeting and January 13, 2014 special meeting of the **Hays Recreation Commission Board**.
6. The minutes of the January 6, 2014 meeting of the **Airport Advisory Committee**.
7. The minutes of the January 6, 2014 meeting of the **Fort Hays Municipal Golf Course Advisory Board**.
8. The **Great Lakes On-Time Reports** for January 2014 and February 2014 are attached.

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

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**BUILDING TRADES BOARD MEETING**  
**Commission Chambers of City Hall**  
**October 14, 2013**  
**5:30 p.m.**

**1. CALL TO ORDER:** The Building Trades Board met on Monday, October 14, 2013 at 5:30 p.m. in Commission Chambers at City Hall.

**Roll Call:**

Present: Jerry Sonntag  
Dave Schoendaller  
Tim Jacobs  
Dale Befort  
Roger Mettlen - left at 6:30 p.m.

Absent: Arlen Flax

Chairman Jerry Sonntag declared that a quorum was present and called the meeting to order.

City Staff Present: Paul Briseno, Assistant City Manager  
Jesse Rohr, Superintendent of PIE  
Nick Willis, Stormwater Superintendent  
Mike Schlyer, Inspector of P.I.E.  
Dean Koehn, Inspector of P.I.E.  
Linda K Bixenman, Administrative Secretary of P.I.E.

**2. MINUTES:** Roger Mettlen moved, Dave Schoendaller seconded the motion to approve the minutes as presented from the July 29, 2013 meeting.

Vote: AYES: Jerry Sonntag  
Dave Schoendaller  
Tim Jacobs  
Dale Befort  
Roger Mettlen

**3. OLD BUSINESS:** None.

**4. LIST OF NEW LICENSED TRADE CONTRACTORS FROM May 28, 2013 TO SEPTEMBER 26, 2013:** The current list of new contractor's licenses was presented to the board for informational purposes.

## **5. GUEST SPEAKER ANDY VEATCH TO DISCUSS LAWN IRRIGATION INSTALLATION**

**AS IT PERTAINS TO THE GREEN CODE:** Nick Willis, Stormwater/Water Conservation Superintendent, explained that the purpose of the meeting was for input from the board and contractors on the lawn irrigation portion of the IAPMO 2012 Green Plumbing and Mechanical Code Supplement. A guest speaker will give a presentation and answer questions.

He used the overhead visual to present a GIS aerial picture of the city pointing out the newer areas having more turf than the older parts of the city. He used other studies and history of water usage to point out that the city is looking at facing water supply for the demand. Growth will catch up if water usage is not managed differently.

He introduced the guest speaker, Andy Veatch, to speak about lawn installation as it pertains to the green code.

Handouts were as follows:

1. Calculation of Precipitation Rate (PR) of Drip Emitters and Bubblers and Rotary Nozzles for compliance.
2. Effect of Rotary Nozzles and Cycle and Soak Scheduling on Landscape Irrigation Efficiency.
3. PowerPoint presentation by Andy Veatch on the 2012 Green Plumbing and Mechanical Code Supplement

Andy Veatch came before the board and audience and gave his credentials. He has been working in lawn irrigation since 1992. He is the owner and master license holder of lawn sprinkler services. He is a member of the MABCD Board of Appeals of Plumbers and Gas Fitters of Wichita, Sedgwick County. He is a certified irrigation designer, contractor, and landscape irrigation auditor. He is a KDHE licensed Backflow Installer/Tester.

He pointed out that there would be some serious water savings if the old lawn irrigation systems were brought up to a better standard. This is what would be called "low hanging fruit". The new systems would be affected by the new code supplement.

The presentation was in three basic parts:

1. What Section 413 means to installers
  - a. No more pop-up spray heads
  - b. Sub-surface Drip line for areas less the 4' wide
  - c. Pressure regulated sprinkler heads &/or pressure reducing valves
  - d. Maintain a precipitation rate standard with less on the slopes
  - e. Audit of sprinkler system to calculate accurate precipitation

2. What Section 413 means to authority having jurisdiction
  - a. Greater site review and user education
  - b. Accountability for backflow prevention testing, installation and compliance
  - c. Codes on amount and type of plant material
  - d. Demonstration of competency of contractors, installers & designers
  - e. Performance compliance – auditing of system
  
3. Recommendations
  - a. Require all sprinkler systems to have a rain sensor - automatically adjust for weather or soil moisture conditions
  - b. Set a performance target
  - c. Require audit of the installed sprinkler system
  - d. Accountability - Require all companies in the business of lawn irrigation to have a city license that would require a competency test. Require that the backflow preventer be installed by a KDHE licensed backflow installer tester. Require all new sprinkler systems be audited upon completion to insure the sprinkler system meets the requirements of the 413.9 and 413.11.

The highlights from the discussion from the board and licensed contractors were as follows.

Jerry Sonntag pointed out the importance of education and control as to what is allowed to be planted and having buffers next to hard surfaces. He suggested a landscaping design be approved and submitted up front along with the building plans for new homes. He thought if there were a code requirement and an inspection requirement with the installation; the thinking might change. He talked about having separate meters for inside and outside.

Guy Riedel pointed out that unmaintained lawn irrigation systems lose millions of gallons of water particularly from leakage of seals around the spray nozzles. He suggested having a maintenance contract because of the water situation.

Because some of the variations in size of lots; some being 2 acres or greater, he recommended that a percentage of the yard be xeriscape and a higher percentage of the lawn be warm season grass. He pointed out that no irrigation system would be needed for buffalo grass.

If landscaping design was required with the new building plans, a landscaper would need to be brought in at that time. He pointed out that the banker and mortgage processor would have to know that on average 10% of the cost of the home would be for the landscaping.

He stated that a buffer against the sidewalks and curb lines was a good alternative. He pointed out the importance of education the way a lawn should be watered and the installation of the system. It is important to have subsurface moisture to saturate the soil so the root system for the grass would go down and search for water, otherwise the grass can be easily stressed.

He stated that there is a problem with the lawn irrigation installation industry in Hays. There are fly-by-nighters that do not know the trade, installing some of the sprinkler systems. Licensing does not require proof of working under an experienced licensed contractor for a period of time like most trades. He also emphasized that home owners installing their own lawn sprinkler systems need to come to an end.

He estimated the cost to upgrade the existing systems on a regular sized lot would be around \$1,500.00.

Jesse Rohr noted that the homeowner is allowed to do the work for any trade. They have to follow the standards required by the trade.

Andy Veatch explained the licensing requirements in his jurisdiction. A potential contractor must have two years experience before being qualified to be a journeyman. They must have experience as a journeyman for two years before being qualified to become a master. They are required to take some continuing education classes. This trade is taken more seriously by other trades.

Bob Schumacher stated that the requirement of a rain sensor would not be worth it in our climate of little rainfall. He also pointed out that a lawn sprinkler system would not need to be turned on until June.

Hays Medical Center has an alarm system for notification of excess flow; although it is not cost effective for a residential owner.

Andy Veatch explained the importance of a rain sensor.

Tim Jacobs pointed out that planting the native grasses (Buffalo or Bermuda) would be a huge savings on water.

Jesse Rohr asked Mr. Veatch if they require their systems to be audited. He asked if there is any follow-up after the systems are installed.

Mr. Veatch answered that they do not require audits, although they require a permit. The city checks the backflow and irrigation tap. His company tests the backflow and sends the first report to the City and every 5 years the homeowner is notified that the backflow is to be tested. The city council is in the process of

developing regulations where rain sensors would be required to be on the systems.

Dave Schoendaller stated that he agrees of what is being said about the standards that need to be set for the trade. A backflow can contaminate the whole system. The design is not signed off or inspected like other trades or the job does not go on. A contractor needs to be held to a certain standard for their jobs. He asked where they start.

Nick Willis pointed out that this discussion for water conservation methods has prompted other issues that need to be addressed such as the back flow preventer.

He explained that what we are up against is water supply limits. Spending more for water does not create water supply. This topic will also be discussed at the Planning Commission. He and Jesse Rohr pointed out that the trigger is the irrigated areas, not the turf areas.

Jesse Rohr explained to the contractors and the board that a good starting point would be the recommendations listed by Andy Veatch in his presentation.

## **6. ADJOURNMENT**

Chairman Jerry Sonntag adjourned the meeting at 6:50 p.m.

Submitted by: Linda K. Bixenman  
Administrative Secretary  
Planning, Inspection and Enforcement



**Minutes of the Ellis County Wellhead Protection Committee Meeting  
November 19, 2013**

**Members Present:** John Heinrichs, Ken Richmeier, Allen Roth, James Leiker, Jude Scheck

**Non-Voting members:** Matt Windholz- City of Ellis, Karen Purvis- Recording Secretary.

**Guests-** Glenda Schuetz

John Heinrichs, Chairman, **called the meeting to order** at 7:01 PM.

**Minutes-** It was moved by James and seconded by Jude that we accept the minutes as written. Motion carried.

**Treasurer's Report-** The current balance of the treasurer's report is \$684.60.

**Old Business-**

- a) Events- December 9- Water festival in Hays- The WHP group will present the water model to the 200 kids. It will be held at Sternberg Museum. James stated that he could run the water model in the morning, and Karen stated that she could do it in the afternoon.
- b) Education- No report
- c) Legislative- The update of the former wastewater manager was discussed
- d) Membership- Member renewals in January- Karen needs to have the Ellis County Commissioners appoint a representative for a three year term. Ken Richmeier stated that he would volunteer to be on the committee for another term.
- e) Research – No Report
- f) Other- Hays Dog Park- John stated that he couldn't anybody to call him back to come and talk to the committee.

James Leiker gave an update on the RWD project. 11 new customers were added to the 1C water district because of the new lines.

Allen gave an update on the Russell water project- He stated that the laying of the pipe is done.

**New Business-**

- a) Officers for 2014- Will be voted in January-
- b) Other- Speakers- Karen will talk to the City of Hays Water specialist about coming to the committee meeting or have Swede Holmgren.  
It was discussed to have samples taken (water and/or soil) taken in various places in the spring, that way we have background samples.

**Date for Next Meeting-** Since the meeting night was changed – the next meeting will be held on TUESDAY, January 21st at 7:00 PM.

It was moved by Allen and seconded by Ken that we adjourn the meeting. The meeting was adjourned at 7:57.

Submitted by Karen Purvis, Recording Secretary



**HAYS AREA PLANNING COMMISSION  
CITY HALL IN COMMISSION CHAMBERS  
DECEMBER 16, 2013  
MINUTES  
6:30 P.M.**

**1. CALL TO ORDER:** The Hays Area Planning Commission met in regular session Monday, December 16, 2013 at 6:30 p.m. in Commission Chambers at City Hall. Chairman Larry Gould declared that a quorum was present and called the meeting to order.

**Roll Call:**

<b>Present:</b>	Larry Gould	Travis Rickford
	Tom Denning	Matthew Wheeler
	Jake Glover	Paul Phillips

<b>Absent:</b>	Pam Rein	Lou Caplan	Jim Fouts
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City Staff in attendance: John Bird, City Attorney, Toby Dougherty, City Manager, Bernie Kitten, Director of Utilities, I.D. Creech, Director of Public Works, Jesse Rohr, Superintendent of Planning, Inspection and Enforcement, Kyle Sulzman, Assistant Director of Utilities, Nicholas Willis, Stormwater/Water Conservation Superintendent and Jason Riegel, Water Conservation Specialist, and Linda Bixenman, Administrative Secretary.

**2. MINUTES:** The minutes from the November 18, 2013 meeting were approved by consensus.

**3. CITIZEN COMMENTS:** - None.

**4. CITY/COUNTY COMMISSION ACTION & PLANNING & DEVELOPMENT ISSUE UPDATES:** None.

**5. CONTINUE TO DISCUSS CHANGES TO THE LANDSCAPING AND IRRIGATION REGULATIONS WITHIN THE ZONING REGULATIONS & SET THE PUBLIC HEARING:** Larry Gould and Jesse Rohr explained that this was a continuation of the discussion from last month pertaining to water conservation. It is city staff's recommendation for changes to the landscaping ordinance that would initiate regulations on lawn irrigation systems and/or the choice of an alternative option to achieve similar results.

Nick Willis, Stormwater Conservation Superintendent, stated that the planning commission had asked for a content basis to support the reasoning for the

changes. He followed up with the information that the City Manager had provided at the last meeting.

In 2010, 34 counties in Kansas had populations greater than 15,000; 27 were on or east of Highway 81, and 6 are on the Ogallala. Ellis County is the sole county, this large, that is too dry to rely on surface supplies and is not located above a substantial aquifer. He presented a map with the counties in Kansas reflecting the volume of potential natural recharge. We have to be good stewards of the limited resources and need to take action.

He also noted that the planning commission voiced concern if there was a basis of how the percentages were arrived at for the percentage of the area of a lot allowed to be irrigated. He stated the basis of how the percentages were determined, explaining that it is somewhat of an arbitrary number.

The proposed area caps of water usage per year for residential properties to thrive are recommended to be 16,000 cubic feet of supplemental irrigation. The state of Kansas grants the City of Hays 8,000 cubic feet of water per person per year.

It is asked that the planning commission set a public hearing on the proposed changes to the regulations in the landscaping ordinance and/or consideration of alternative options with similar results.

He explained the alternative options presented by city staff to be considered for the comprehensive change to the zoning and subdivision regulations to achieve the similar results.

#### Alternative Option 1

- Cap residential lot size at 7,000 sq ft – & Cap commercial irrigated areas  
This would solve financially unsustainable infrastructure investments  
This would eliminate sprawl beyond fire coverage  
Note: There are 200 lots, mostly over 7,000 sq feet ready to be developed.
- Recommend more comprehensive analysis in rewrite of zoning and subdivision regulations.

#### Alternative Option 2

- Ban new private wells - Because this is under the State of Kansas Jurisdiction, it will not be easy to accomplish

#### Alternative Option 3 (Not Planning Commission Jurisdiction)

- Supply side water development paid for by new growth  
Considerations are how to arrive at the costs per new starts
- Cost to develop ranch is \$66 million in 2013 dollars with legal hurdles

#### Alternative Option 4

- Ban watering on all but one day a week
  - This would encourage warm season lawns
  - Explore the legal ability to regulate wells in this manner
  - May cause significant distribution problems

Larry Gould stated that he realized the urgency to address this issue and the options considered are not out of question; although the larger vision fails in the comprehensive nature of the solution for the water issue we have. He praised city staff for their work on this issue. This is the opportunity to put together a new set of zoning and subdivision regulations to address this issue; his criticism is that the comprehensive nature of the solution for the water issue should be there but is not there yet.

The principles and incentives are not clear. This does not take into consideration the liability and recovery of what we currently use. He used the example for the comprehensive nature of someone that had tried recycling water to run it back down stream.

There is a difference in the amount of water usage from one part of town to the other. One size does not fit all. He made mention to be cautionary to pick on residential conservation.

He pointed out the importance of public outreach so they are part of what Hays is trying to do is improve the quality of life. One thing pointed out was to outreach to the public on the importance of the existing irrigation systems to be more efficient.

Attorney John Bird stated that we do not want it to be like the "blind man and the elephant", we need to be feeding the commission and public so they can back up what we are trying to accomplish. It is not to impose regulations without alternatives. The Planning Commission is to be kept in the loop to what is being done like the incentives and water rates so it is of record.

Attorney John Bird explained that the internal process was made to recommend regulation of how water is applied through the land use function as opposed to criminalizing it. The state has preempted cities from regulating water wells, and until the state recognizes many cities have this problem, there can still be water wells, although the proposed changes to the ordinance would regulate how water is applied through the land use function. This is the main reason of wrestling with this rather than taking it to the governing body first, in his opinion, is it being legally risky to directly regulate water wells; although the city does have the ability to regulate land use within its boundaries.

City staff drafted the base language and it was given to his legal firm to write it in an ordinance to keep within the parameters that can be enforced and envision what they hope the Planning Commission would say grace over, or some version

of it. He stated there is no pride of authorship; the main purpose is to keep within the parameters that can be enforced to make this thing work with the citizenry.

Jesse Rohr explained that this is one piece of the pie of a comprehensive subject. The consideration to adopt the IAPMO 2012 supplement to the green plumbing code has gone before the Building Trades Board for discussion.

Paul Phillips asked if there should be a definition of xeriscaping in the section of definitions. Nick Willis explained xeriscaping was combination of vegetation that uses little or no water. John Bird answered that they would add the definition. He noted a driveway that was done in a combination of brick and vegetation.

John Bird pointed out to "think outside the box" to keep an eye on where you want to end up and the flexibility of how to get there.

Nick Willis listed the names of the institutions with privately owned wells that are under the non-domestic water rights, exempt from these proposed changes like the University, Hays High School and the Smoky Hill Country Club.

Tom Denning asked if the definition part of (71-1172 (5)) should include the rural water district within the 3 mile zone to be exempt from the irrigation plan requirements of this article like the privately owned wells with the non-domestic water rights.

Jesse Rohr explained that the city jurisdiction ends at the city limits for irrigation permits and trade contractors requiring a license. The City does not have the jurisdiction to enforce the irrigation systems nor require proof of contractor's license outside the city limits. John Bird stated that he would look into more information to this question.

**Section 71-1173 (Submissions)** - Jesse Rohr explained that a landscape plan and the permanent irrigation plan, if applicable, be part of the approval of the site plan prior to the issuance of a building permit on unimproved real estate, significant alterations and new systems on existing developments. The elements of a landscape plan are defined in the ordinance.

**Section 71-1174 (Applicability)** - Nick Willis explained that the proposed regulations would apply to all zoning districts. Originally landscape plans for duplexes and single family residences were not included; although the bulk of the irrigation systems for numbers and area are on single family properties; thus the reason for this addition. Also added was "The conservation of the City's water resources".

**Section 71-1175 (Approved Criteria)** Paul Phillips asked for clarification if all landscaping plans would go before the city agency. Jesse Rohr answered landscape plans would be required for new starts. On developed property, a landscape plan is required if they are installing a permanently installed irrigation system.

He asked if a drip irrigation system for new trees would trigger to adhere to the regulations. Nick Willis answered "Yes". It would fall under the 2012 Green Plumbing and Mechanical code.

Travis Rickford pointed out that there was confusion on the first sentence "reviewing a landscape plan or irrigation plan". It could be interpreted that all new landscaping plans require a submission to be reviewed for approval. John Bird stated that they would revisit that section to clarify that the landscape plan would only be triggered by a water component.

Jake Glover asked about the context of the statement added (9) "The conservation of the city's water resources". John Bird explained that the water features will be part of the approval process.

**Section 71-1176 (Requirements and Contents)** - Nick Willis stated that these requirements would be important criteria for the licensed landscaper/lawn irrigation sprinkler installation contractors. The names of the designer and installer would be listed on the permit application.

Jesse Rohr added that the owner of the property can also install a landscape/lawn irrigation sprinkler system under the regulations with the issuance of a permit. Landscaping/irrigation designs are available on line and home improvement stores at no cost that should be able to provide the information that is required by the city. The design does not have to be provided by a licensed architect; although it is welcomed.

Tom Denning asked for clarification on #14 (any other information requested by the City); he suggested using the word "pertinent". John Bird agreed. He suggested using "relevant".

**Section 71-1177 (Required Landscaping)** - Paul Phillips pointed out that this section needed to be revised in a way that property owners are not forced into planting trees and shrubs. There are points all through this section that need to be looked at. John Bird agreed they would review this section.

John Bird referenced that the landscaping requirements to be in compliance with ordinance 68-57 (landscaping not to interfere within the right of way for utilities).

Tom Denning voiced concern of the negative affect the restriction of the planting of tree seedlings would have on the 3 mile zone where seedlings are used to start a windbreak. Jesse Rohr noted that the stipulations already apply in the current regulations. John Bird stated that they would review this restriction specifically for the 3 mile zone. It was considered that shelter belts within the 3 mile zone would be the exception.

Jesse Rohr noted that no landscaping tree or shrub shall be placed in a way that would be an obstruction for traffic visibility.

**Section 71-1181 (Maintenance)** – Nick Willis explained this section.

Tom Denning pointed out that the 3 mile zone is a different world and should be treated differently. He stated that the restrictions on the total square footage for irrigation would not apply well in the 3 mile zone (part 3 & 4); particularly with the wind breaks being a part of this. Jesse Rohr suggested it could be addressed by being worded in such a way to specify the water source. John Bird said he and Jesse Rohr would look at some alternatives.

Jake Glover asked if number 3 might need to be clarified to state all things irrigated not just cool season turf.

John Bird suggested that it should state that the total permanently irrigated area, warm or cool season or otherwise should not exceed 5,000 square feet.

Nick Willis pointed out that the irrigation systems are to be designed and operated to avoid watering impervious surfaces and running down the curb along the streets.

Toby Dougherty gave an example of a how a resident prevented irrigation water runoff after receiving several police tickets. He has torn out the grass adjacent to his driveway and installed a buffer so the lawn irrigation water would not escape from the property. John Bird stated that there would be fewer violations for water runoff with the buffer as part of the landscaping.

Larry Gould stated that the police department had a good approach with citizens by calling them to let them know to take care of the problem of water escaping from their property.

**Section 71-1183 (Assurance of Performance)** Jesse Rohr explained that a certificate of occupancy is issued after a structure is complete and has met the building code requirements. With this revision landscaping would be a part of the criteria to be met before the issuance of a certificate of occupancy.

Because timing may be a factor when the landscaping can be done, a temporary certificate of occupancy can be issued until the season is favorable for landscaping.

**Section 71-1184 (Recording of landscape plans and irrigation plans)** John Bird explained that the new landscape/irrigation plans for the associated property would be recorded with the Ellis County Register of Deeds.

**Section 71-1185 (Period of validity for landscape plan or irrigation plan approval)** Travis Rickford asked which office would receive the landscape plan application

and what would be the turnaround time. Jesse Rohr answered that they would submit them to the Planning Inspection and Enforcement Office at 1002 Vine. This office would review the plans and coordinate with other departments that may need to be involved before a permit is issued, such as the Parks Department.

The turnaround time is approximately two days for residential and two weeks for commercial.

Jesse Rohr suggested setting a public hearing with these revisions. If there would be further review, they would not have to take action the night of the public hearing.

Larry Gould entertained a motion.

Travis Rickford moved; Tom Denning seconded the motion to set the public hearing for next month's meeting.

Travis Rickford stated that he would like to see the revisions and alternatives before the public hearing.

John Bird explained the process should be done in two steps. Before setting a public hearing they would need to review the revisions, potential alternatives, and how it pertains to the 3 mile area.

Travis Rickford withdraw his motion to set the public hearing.

**Book "The Big Thirst" by Charles Fishman:** Travis Rickford thanked Nick Willis for the book. Nick Willis explained the book is about how people handled their significant water problems.

**Rewrite of the Zoning and Subdivision Regulations:** Jesse Rohr stated that 9 consulting firms submitted proposals. He noted that Travis Rickford and Matthew Wheeler, representing the Planning Commission, were on the committee along with city staff to select a consulting firm to ultimately go before the governing body for the official selection.

**Convention Center Task Force:** Larry Gould, representing the task force, stated that a CID proposal by Aaron White, Executive Director of the Ellis County Coalition of Economic Development, will be forthcoming before the governing body.

**Adjournment:** Chairman Larry Gould adjourned the meeting at 8:30 p.m.

Submitted by: Linda K. Bixenman, Administrative Secretary,  
Planning, Inspection and Enforcement



**Hays Housing Authority  
December 19, 2013**

The Board of Commissioners of the Public Housing Authority of the City of Hays met in the Community Room for the monthly meeting Thursday, December 19, 2013.

Commissioners Present: Sue Rouse, Chair  
Gloria Funk, Vice-Chair  
Al Klaus  
Cathy Van Doren

Commissioners Absent: Daron Jamison

HHA Staff Present: Kathy Nelson, Executive Director

**MINUTES**

- Al Klaus moved to approve the minutes of the November 25, 2013 meeting as presented, Gloria Funk seconded the motion. All commissioners voted “Aye” – motion carried.

**AGENDA**

There were no changes or additions to the agenda.

**SECTION 8 FINANCIALS**

November 2013 Section 8 financial reports prepared by the fee accountant were presented to the Commissioners. Gloria Funk moved to accept the reports as presented, Al Klaus seconded the motion. All commissioners voted “Aye” – motion carried. Housing Assistance payments were made on behalf of 68 families for the month of December.

**BILLS AND COMMUNICATIONS**

- Kathy Nelson reported that Dana Kari and Amanda Strunk-Mendoza have not made any payments on their balances due for unpaid rent and damages. After some discussion Cathy Van Doren moved to write-off \$128.71 owed by Dana Kari and \$691.62 owed by Amanda Strunk-Mendoza, Gloria Funk seconded the motion. All Commissioners voted “Aye” – motion carried.
- November 2013 Public Housing financial reports prepared by the fee accountant were presented to the Commissioners. Gloria Funk moved to accept the reports as presented, Al Klaus seconded the motion. All commissioners voted “Aye” – motion carried.

**Hays Housing Authority  
December 19, 2013**

**OLD BUSINESS**

- **Capital Fund Program** – Commissioners were provided with spreadsheets for the open capital fund grants.

**NEW BUSINESS**

- A three bedroom apartment has been vacated and is currently being made ready for the next tenant.
- **2013 Public Housing Budget Revision** – Commissioners were provided with a copy of the 2013 Public Housing budget revision prepared by the Fee Accountant and a summary of the revisions with explanations for the changes. Minor revisions were made. Gloria Funk moved to adopt resolution #2013-3 approving the 2013 Public Housing budget revision, Al Klaus seconded the motion. All Commissioners voted “Aye” – motion carried.
- **2014 Public Housing Budget** – Commissioners were provided with the 2014 Public Housing Operating Budget in the HUD format that was prepared by the Fee Accountant. At the November meeting Commissioners approved a preliminary budget for submission to the Fee Accountant including a three percent increase for staff. After discussion Gloria Funk moved to adopt Resolution #2013-4 approving the 2014 Public Housing Budget, Al Klaus seconded the motion. All Commissioners voted “Aye” – motion carried.

Next meeting will be held Monday, January 27, 2014.

  
\_\_\_\_\_  
Kathy Nelson, Executive Director

  
\_\_\_\_\_  
Sue Rouse, Chair



**HAYS RECREATION COMMISSION  
REGULAR MEETING  
December 19, 2013**

Chair called the meeting to order at 11:00am.

**Roll Call**

Chair	Jeff Briggs
Secretary	Mark Junk
Commissioner	Nancy Jeter
Commissioner	Clint Albers
Superintendent	Roger Bixenman

Vice-Chair Lynn Maska-absent

**Approval of Agenda**

Motion by Nancy Jeter to approve the modified agenda. Second by Clint Albers.  
Motion carried 4-0.

**Approval of Minutes**

Motion by Nancy Jeter to approve the minutes of the regular meeting for November 27, 2013. Second by Mark Junk. Motion carried 4-0.

**Audience Participation**

Melissa Romme-ABB&B was present to review the financial statements year to date with the board.

**Written Communication**

Thank you letters were shared with the board.

**Finances**

Financial Statement

Motion by Mark Junk to approve the financial statement for November 2013.  
Second by Nancy Jeter. Motion carried 4-0.

**Staff Reports**

**Sports Director**

Information was shared with the board concerning sports.

**Program Director**

Information concerning all programming was shared with the board.

**Aquatics Director**

Information was shared with the board concerning aquatics.

**Wellness Director**

Information was shared with the board concerning wellness.

**Sports Complex Director**

Information was shared with the board concerning the sports complex.

## **Superintendent**

Special meeting date was set to discuss facility planning. Report on joint meeting with the City Commission was discussed. Also, update on sports complex maintenance building was shared with the board.

## **Unfinished Business**

No Unfinished Business

## **New Business**

### 2014 Pay Raises

Motion by Mark Junk to approve the recommendations of the Superintendent for staff raises for 2014. Second by Clint Albers. Motion carried 4-0.

### ABB&B Letter of Engagment

Motion by Mark Junk to approve the 2014 Engagement letter presented by ABB&B for Accounting and Bookkeeping services. Second by Clint Albers. Motion carried 4-0.

### 2014 Recommended Pool Rates

Motion by Nancy Jeter to recommend that daily pool rates for HAP and Wilson pool remain the same for 2014. Motion failed for a lack of a second.

Motion by Mark Junk to recommend that daily rates at HAP and Wilson pool increase by \$1.00 across the board for 2014. Motion failed for a lack of a second.

Motion by Nancy Jeter to recommend that daily pool rates for HAP and Wilson pool increase \$1.00 for anyone 18 & Older and remain the same for 3-17 yr. olds. Second by Clint Albers. Motion carried 3-1.

## **Board Member Reports**

None

## **Other Action**

None

## **Executive Session**

None

## **Adjournment**

Motion by Nancy Jeter to adjourn the meeting. Second by Mark Junk. Motion carried 4-0.

Respectfully submitted,

Roger Bixenman CPRP  
Superintendent

**HAYS RECREATION COMMISSION  
SPECIAL MEETING  
January 13, 2014  
Noon**

Chair called the meeting to order at Noon

**Roll Call**

Chair	Jeff Briggs
Vice-Chair	Lynn Maska-absent
Secretary	Mark Junk
Commissioner	Nancy Jeter
Commissioner	Clint Albers
Superintendent	Roger Bixenman

Meeting was held to discuss future facility needs. After discussion of facility needs the meeting was adjourned.



Airport Advisory Committee Meeting Minutes  
January 6, 2014

Members Present;

Dan Stecklein

Bob Johnson

Errol Wuertz

Mike Konz

Don Benjamin

Gary Wentling

I.D. Creech

Chris Springer

John Braun

Lyle Noordhoek

Guest - Brandon Goering from Great Lakes Airline

1.) Call to Order.

2.) December 2, 2013 Minutes Approval.

Minutes Approved.

3.) Discuss Boardings Report.

Hays will not make 10,000 boardings for 2013. After adding in charter flights and medical flights, we are still about 600 short of 10,000. I. D. Creech reported that the FAA may still consider making the increased funding that goes with 10,000 boardings available depending on government funding, how the FAA perceives growth at the Hays airport and how close the FAA follows their funding rules. If the FAA makes a decision in our favor it will be within a couple of months.

Brandon Goering talked about Great Lakes performance. He was in the process of organizing another van load of students from Denver to Hays because of a Great Lakes flight canceled. Brandon cited the reasons for the cancellations were due to more stringent pilot requirements the FAA is putting on pilots and the shortage of pilots. He did not see the problem as going away any time soon. Pilots for the Great Lakes flights are all from Great Lakes offices in Denver and Wyoming.

4.) Discuss Planned Fly-In.

The Fly Hays Committee is working on the planned fly-in project for the Hays airport this summer. The date is set for June 7, 2014. There will be a breakfast for pilots flying in and it will be hosted by the Hays Convention and Visitors Bureau. The event will be combined with an airport open house. Surrounding EAA chapters have been contacted and they are willing to participate. The paperwork has been submitted to the FAA for the event. There is a possibility of getting some military aircraft to show up for the event.

5.) Discuss Terminal Expansion - Update.

Burns and McDonald offered three more concept plans for the terminal project. The plans were reviewed by the committee members. The members liked Concept number A011 because of the flex holding areas, the flex extension of the lobby so people can see the runway, the location of the holding area restrooms and the preservation of the original building architecture.

6.) Discuss Essential Air Service - Update.

The City of Hays is recommending to the FAA that Sky West be considered to service the Hays Airport. Sky West has bigger airplanes than Great Lakes and would offer two round trip flights to Denver per day except Saturdays. Sky West is a bigger company and could hopefully offer more stability than Great Lakes.

7.) Discuss Airport Air side Parking, Equipment Storage and Security.

The City representatives reported that trailers were being parked at the airport and not being moved. They also reported that too many unauthorized people are using the keypad security code and some pilots did not have a swipe card and relied on the keypad or would just call the FBO when they wanted access. The committee suggested changing the keypad code monthly but the City indicated that idea is easier said than done. The committee then suggested that everyone who needs regular access to the airport get a swipe card.

The City also reported that the FAA was starting to inspect hangars in California because they have extra time on their hands, forcing hangar owners to clean out their hangars and the practice will spread to other airports. Committee members familiar with recent developments in the news concerning hangar inspections did not concur with the City's conclusion. Committee members reported that they had actual conversations with FAA personnel about hangar contents. The FAA personnel indicated that they hate getting involved with disputes between hangar owners and the controlling entities of airports about what is in a hangar. They feel they have much bigger things to do, so if the FAA is asked to get involved, their solution is swift, painful to both hangar owners and the airport controlling entities and it is usually not the publicity an airport wants. The solution is always nothing in a hangar but an airplane and if you don't comply, no airport funding. This is consistent with what is happening with Glendale, Arizona after the FAA was asked to get involved. The committee members suggested to work out any problems locally the City may have with hangar owners without FAA intervention. Also it was noted that organizations like the Experimental Aircraft Association were working with the FAA to create a response that was more in line with preserving a friendly airport community than the extreme response offered currently by the FAA.

8.) Discuss Airport Promotion.

The City has a budget of about \$15K for airport promotion activities. This is less than was available last year but if Sky West would be the new essential air service carrier, Sky West indicated that they would be willing to spend some resources to that effort.

9.) Add-Ons.

I.D. Creech - The FAA office in Goodland will most likely not be moving to Hays. Although they would like to, FAA money is not available for them to make the move. The latest drawings for the Hays terminal expansion project will not have an FAA office space as part of the plan.

Chris Springer - Hays Aircraft is negotiating with RANS for the purchase of one or more of its hangars.

10.) Next Meeting.

February 3, 2014 at 6:30 PM.

11.) Adjourn.

Respectfully Submitted,

Errol Wuertz



**Fort Hays Municipal Golf Course  
Advisory Board Meeting  
January 6, 2014**

**In Attendance:**

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

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

**1. Approval of the minutes from October meeting:** Approved as written.

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

<i>Doug Huston 07/01/14</i>	<i>Bill Bieker 07/01/15</i>	<i>Ron Speier, 07/01/16</i>
<i>Jim Krob 07/01/14</i>	<i>Karen Schueler 07/01/15</i>	
<i>Ron Augustine, Men's Association</i>	<i>Janet Schmidt, Ladies Association</i>	

**3. Old Business:**

Two items were voted on and approved unanimously, for Jeff to present to the City of Hays at their meeting on January 16, 2014:

- To proceed with a standard tournament greens fee of \$15.00 per person for all tournaments held at the Fort Hays Municipal Golf Course.
- To add Junior Golf Greens Fees, for an amount of \$10.00, beginning March 1, 2014 at the Fort Hays Municipal Golf Course.

**4. New Business:** None

**5. Pro-Shop report:** Rich Guffey reported:

	Rounds Played			Year-to-Date Rounds Played	Greens Fees Paid	Total Greens Fees for Year
	2013	2012	2011			
December	533	470	31	2013 / 21,945 2012 / 23, 649 2011 / 22,990		2013 \$109,446.00 2012 \$115, 742.00

The total rounds played were down compared to the year before. On a national scale, playing is down about 14%, probably due to the economy and weather.

**7. Tournament report:** Rich Guffey provided a Proposed Tournament Schedule for 2014. The Memorial Day scramble has been removed so the course can be available to members on that holiday weekend. Mike will discuss the schedule with Rich as to how this will work out with course maintenance. The final schedule will be presented and voted on at the February meeting.

**7. Course report:** Mike Cure: reported on course maintenance plans for this year, particularly “deep watering” of the greens. This is further explained in a letter from REP Consulting, Inc, along with their recommendations for “how to better manage the course’s turf under the conditions that exist”.

Mike reported they will be doing a lot of trimming of trees, and removing dead ones. There was discussion, once again, about the dead trees behind #8 green. Those are unattractive, but provide a reference point for the location of the green, which cannot be seen from the bottom of the hill. Suggestions: move in a very tall tree; put up a pole as a marker; or learn to use the cedar on the right side as a point of reference.

**9. Parks Department update:** Jeff plans to get an estimate on repairs of the golf cart paths.

Golf Course improvement Balance - 12/12/13

*Cart Path Trail Fees: \$42,734.54*

*Donation Money: \$1,525.85 includes*

- *Putting Green (Men’s Association): \$1,224.00*
- *Trees: \$ 226.41*
- *Carry over from previous tournament funds: \$75.44*

**10. Ladies’ Association report:** Janet Schmidt: inactive

**11. Men’s Association report:** Ron Augustine: inactive

**Add-ons:**

Doug Huston: The FHGC Men’s Association has some additional funds (\$1,000) they want to donate towards a new putting green.

Adjourned: 6:10 pm.

*Submitted by Karen Schueler, Secretary*

*January 13, 2014*

Great Lakes Airlines On-Time Report

Jan-14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Under 15 Min On-Time	15-44 Min Late	45-74 Min Late	75 -104 Min Late	105 Min Late or more	Canceled	
Mon-Fri																																						
630	x	C	C																													33%					67%	
645	x	C	C																													33%					67%	
745					L	C	x	x	C				C	x	C	C	C			L	x	x	C	C			C	C	L	L	x	30%	10%	5%		5%	50%	
1016	x	x	C		L	x	C	x	L				x	C	L	L	x			x	C	C	C	C			L	L	L	L	x	35%	26%	9%			30%	
1026	L	x	C		L	x	C	x	L				x	C	L	L	L			x	C	C	C	C			L	L	L	L	x	26%	35%	9%			30%	
1311	L	C	C		C	x	x	x	x				C	x	x	C	x			C	x	x	x	x			L	x	C	x	x	61%	4%			4%	30%	
1321	L	C	C		C	x	x	x	x				C	L	x	C	x			C	x	x	x	x			L	x	C	x	x	57%	4%			9%	30%	
1425	C	C	C		C	x	x	L	x				C	L	x	C	x			C	x	x	x	x			L	x	C	x	L	48%	13%		4%		35%	
1435	C	C	C		C	x	x	L	x				C	L	x	C	x			C	x	x	x	x			L	x	C	x	L	48%	13%			4%	35%	
1626	L	L	L		L	x	C	C	C				x	L	x	L	L			L	x	L	C	x			L	x	C	x	C	30%	26%	17%			26%	
1636	L	L	L		L	x	C	C	C				x	L	x	L	L			L	x	L	C	x			L	x	C	x	C	30%	17%	26%			26%	
2016					C	x	x	C	C				x	C	C	C	x			x	x	C	C	C			C	x	x	x	C	45%					55%	
2156	C	C	C																																		100%	
2206	C	C	C																																		100%	
Saturday																																						
745				C								C							x								C						25%					75%
1250				C								C							x								x						50%					50%
1300				C								C							x								x						50%					50%
1406				C								x							x								C						50%					50%
1416				C								L							x								C						25%	25%				50%
1931				C								L							C								C						25%					75%
Sunday																																						
745				C								C							C								C										100%	
1250				C								C							x								L						25%	25%				50%
1300				C								C							x								L						25%		25%			50%
1626				L								C							x								C						25%	25%				50%
1636				L								C							x								C						25%	25%				50%
2016				x								C							x								C						50%					50%

No time logged =na  
 Late=L  
 On Time=x  
 Canceled=C

<b>Average</b>	<b>38%</b>	<b>14%</b>	<b>6%</b>	<b>0%</b>	<b>2%</b>	<b>40%</b>
<b>Total Flights - 284</b>	<b>108</b>	<b>39</b>	<b>16</b>	<b>1</b>	<b>5</b>	<b>115</b>
<b>Percentage of flights delayed or canceled</b>	<b>62%</b>					

On time means <= 15 minutes

