

Memo

To: City Commission
From: Toby Dougherty, City Manager
Date: 6-25-15
Re: July 2, 2015 Work Session

Please find the attached agenda and supporting documentation for the July 2, 2015 Work Session.

Item 2 – HDR Professional Contract Amendment to Meet SRF Terms and Conditions of Service

Please refer to the attached memorandum from Johnny O'Connor, Assistant Director of Utilities. As previously mentioned, the City is considering the use of State Revolving Loan funds to finance the wastewater facility rebuild. To comply with all of the State Revolving Loan Fund regulations, it is necessary to modify HDR's contract. The modification to the contract will not change the amount we are paying HDR. It will simply bring the contract into compliance with State Revolving Loan Fund terms.

Item 3 – Resolution for Signature Authorization for SRF Loan Application/Forms Pertaining to Wastewater Facility Project

Item 3 is related to the State Revolving Loan Fund. It is giving me the authority to sign the necessary forms to apply for utilization of State Revolving Loan funds.

Item 4 – Set Public Hearing Date for Wastewater Facility Plan Review to Meet SRF Terms and Conditions

We are asking the Commission to set the public hearing date to review the wastewater facility plan. This will allow us to comply with the terms of the State Revolving Fund Loan. It will also give staff and HDR an opportunity to provide a progress report on the preliminary design and plan review of the wastewater facility.

Items 5 & 6 – Tallgrass Addition Phase 5 – Benefit District Resolution and Award of Bid

Items 5 and 6 are related to Tallgrass Addition Phase 5 and are self-explanatory.

Items 7-9 – Vehicle Abatements – 1406 Allen, 300 E. 24th and 300 E. 25th

Items 7 through 9 are self-explanatory.

Item 10 – Removal of One-way Street Designation for 6th and 7th Streets

Please refer to the memorandum from me regarding the removal of one-way street designations for 6th and 7th Streets. Commissioner Jones asked for this to be placed on the agenda for discussion. He would like to remove the one-way designations for 6th and 7th Streets. City staff revisited previous discussions regarding the one-way designations on these streets. It is our determination that the one-way designation could be removed from 7th Street with no interference and no further issues resulting. City staff does feel the one-way designation should remain in place for 6th Street as it is a narrower street, and parking would need to be removed in certain sections to ensure smooth traffic flow.

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**CITY OF HAYS
CITY COMMISSION WORK SESSION
THURSDAY, JULY 2, 2015 – 6:30 P.M.
AGENDA**

1. **ITEM FOR REVIEW: [June 18, 2015 Work Session Notes \(PAGE 1\)](#)**
DEPARTMENT HEAD RESPONSIBLE: Kim Rupp, Director of Finance
2. **ITEM FOR REVIEW: [HDR Professional Contract Amendment to Meet SRF Terms and Conditions of Service \(PAGE 5\)](#)**
DEPARTMENT HEAD RESPONSIBLE: Bernie Kitten, Director of Utilities
3. **ITEM FOR REVIEW: [Resolution for Signature Authorization for SRF Loan Application/Forms Pertaining to Wastewater Facility Project \(PAGE 9\)](#)**
DEPARTMENT HEAD RESPONSIBLE: Bernie Kitten, Director of Utilities
4. **ITEM FOR REVIEW: [Set Public Hearing Date for Wastewater Facility Plan Review to Meet SRF Terms and Conditions \(PAGE 13\)](#)**
DEPARTMENT HEAD RESPONSIBLE: Kim Rupp, Director of Finance
5. **ITEM FOR REVIEW: [Tallgrass Addition Phase 5 – Benefit District Resolution \(PAGE 15\)](#)**
DEPARTMENT HEAD RESPONSIBLE: John Braun, Interim Director of Public Works
6. **ITEM FOR REVIEW: [Tallgrass Addition Phase 5 – Award of Bid \(PAGE 31\)](#)**
DEPARTMENT HEAD RESPONSIBLE: John Braun, Interim Director of Public Works
7. **ITEM FOR REVIEW: [Vehicle Abatement – 1406 Allen \(PAGE 49\)](#)**
DEPARTMENT HEAD RESPONSIBLE: John Braun, Interim Director of Public Works
8. **ITEM FOR REVIEW: [Vehicle Abatement – 300 E. 24th Street \(PAGE 57\)](#)**
DEPARTMENT HEAD RESPONSIBLE: John Braun, Interim Director of Public Works
9. **ITEM FOR REVIEW: [Vehicle Abatement – 300 E. 25th Street \(PAGE 65\)](#)**
DEPARTMENT HEAD RESPONSIBLE: John Braun, Interim Director of Public Works
10. **ITEM FOR REVIEW: [Removal of One-way Street Designation for 6th and 7th Streets \(PAGE 73\)](#)**
PERSON RESPONSIBLE: Commissioner Jones
11. **OTHER ITEMS FOR DISCUSSION**
12. **EXECUTIVE SESSION (IF REQUIRED)**
13. **ADJOURNMENT**

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

City of Hays
City Commission
Work Session Notes

Thursday, June 18, 2015 – 6:30 p.m.

Present: Eber Phelps, James Meier, Henry Schwaller IV, Lance Jones, John Bird, Toby Dougherty and Kim Rupp

Absent: Shaun Musil

June 4, 2015 Work Session Notes

There were no corrections or additions to the minutes of the work session held on June 4, 2015; the minutes stand approved as presented.

Tebo First Addition Final Plat

The owners of the property known as the proposed Tebo First Addition have submitted a final plat for consideration. The property is generally located at 43rd and General Hays/Vine St. The property being platted is currently one lot and will remain one lot after platting. This is merely a house-keeping item that needs to go through the process before the property is developed. There is a sanitary sewer easement that crosses the property that is no longer in use that will be vacated with the plat. On May 18, 2015 the final plat was reviewed and approved (8-0 vote) by the Hays Area Planning Commission. Staff, as well as the Planning Commission, recommends approving this plat as submitted.

The property has been in its current state as commercial property for many years. There is currently one business on the property, Nex-Tech Wireless.

At the June 25, 2015 Commission meeting, Commissioners will be requested to approve the resolution accepting the final plat known as the Tebo First Addition.

ID Creech, Director of Public Works, will retire June 19, 2015 and Chairperson Phelps presented a proclamation declaring June 19, 2015 as ID Creech Day in recognition of his years of service to the City of Hays.

Commercial Insurance Renewal – 2015/2016

The City's Commercial Insurance Policy with BRIT Insurance will expire on July 1, 2015. Arthur J. Gallagher provides for critical insurance oversight for the City as the Insurance Broker. Requested quotes to the incumbent carriers by Arthur J. Gallagher resulted in a responsive and responsible bid in the amount of \$187,023. The outcome of Gallagher's negotiation translates into a \$2,638 decrease. City staff recommends pursuing the 2015/2016 Commercial Insurance renewal with the incumbent insurance companies BRIT, Hartford, Old Republic, Hanover and National Union Fire as per the expiring policies.

At the June 25, 2015 Commission meeting, Commissioners will be requested to authorize the City Manager to renew the 2015/2016 insurance coverages with the incumbent insurers for \$187,023 to be funded from the Intergovernmental Insurance and Surety line item.

Set Public Meeting Date for Wastewater Facility Plan Discussion to Meet SRF Terms and Conditions

Planning is in motion for the upgrade and reconstruction of the Wastewater Facility. Preliminary estimates indicate the total cost to be \$28,000,000. The Kansas State Revolving Loan Fund (SRF) is the most cost effective option to fund this project. Given that fund includes federal dollars, there are many requirements to be met to file an application for the SRF.

Stan Christopher with HDR, our Owner Representative on this project, explained that one of the first requirements in applying for a State Revolving Loan is to hold a public meeting to communicate to the public the purpose of the Wastewater Facility Plan.

At the June 25, 2015 Commission meeting, Commissioners will be requested to set a public meeting date of July 16, 2015 to communicate to the public the purpose of the Wastewater Facility Plan.

Other Items for Discussion

City Manager, Toby Dougherty, thanked Public Works Director, I. D. Creech, for his service to the City of Hays.

Commissioner Jones also thanked Mr. Creech for his service. He also commented that he is looking forward to the Art Walk downtown Friday evening.

Commissioner Schwaller commented on a very controversial topic in the community, the new bike path. He stated he is pleased with the project in that it promotes bicycle safety, motorist awareness, and stated that the repair and reinforcement of the levee provides increased safety for the citizens of Hays in the threat of a flood. He is disappointed with the design of the logos and the signs, stating that because this was a Kansas Department of Transportation project, they designed everything. He feels it is confusing to the public, but thinks over time it will get better. He encouraged City staff to do a good job educating the public and enforcing the regulations to keep riders safe.

Chairperson Phelps addressed the bike path issues as well. He stated he is pleased with the project and it will be an ongoing education process.

The work session was adjourned at 7:05 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk

Commission Work Session Agenda

Memo

From: Johnny O'Connor, Assistant Director of Utilities

Work Session: July 2, 2015

Subject: HDR Professional Contract Amendment to meet SRF Terms and Conditions of Service Provided

Person(s) Responsible: Bernie Kitten, Director of Utilities,
Johnny O'Connor, Assistant Director of Utilities

Summary

In order to apply for State Revolving Fund (SRF) Loan an amendment must be made in order to establish the requirements for HDR to be in compliance to meet the cities terms and conditions with the Revolving Fund Loan.

Background

Planning is in motion for the upgrade and reconstruction of the Wastewater Facility. Preliminary estimates indicate the total cost to be \$30,000,000. The Kansas State Revolving Loan Fund is the most cost effective option to fund this project. Given that fund includes federal dollars, there are many requirement to be met to file an application for the SRF. There is no adjustment to HDR's fees or increase in contracted costs.

Discussion

The amendment of HDR's professional contract is at the request of the State to become compliant with the SRF terms and conditions for the City of Hays. The SRF is the preferred funding option for the new wastewater treatment facility.

Legal Consideration

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

Financial Consideration

There is no financial consideration for this amendment.

Options

The City Commission has the following options:

- Approve the amendment of the professional contract to meet SRF terms and conditions.
- Provide further direction to staff

Recommendation

Staff recommends that the City Commission approve the amendment to HDR's professional contract to meet SRF terms and conditions of service provided.

Action Requested

Approve the amendment to HDR's professional contract to meet SRF terms and conditions of service provided.

Supporting Documentation

Amendment Agreement

AMENDMENT TO AGREEMENT
OWNER'S REPRESENTATIVE PROFESSIONAL SERVICES
HAYS, KANSAS WASTEWATER TREATMENT PLANT UPGRADE AND EXPANSION

WHEREAS:

HDR ENGINEERING, INC. ("ENGINEER") entered into an Agreement on April 9, 2015 to perform Owner's Representative Professional Services for the City of Hays, Kansas ("OWNER");

OWNER desires to amend this Agreement in order for ENGINEER to perform services required by the Kansas Department of Health and Environment (KDHE) associated with the OWNER's acceptance of a loan from the Kansas Water Pollution Control Revolving Fund;

ENGINEER is willing to amend the agreement and perform these engineering services.

NOW, THEREFORE, ENGINEER and OWNER do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

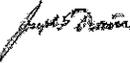
Exhibit A shall be amended to add the following Section B.1.4 on Page 2:

B.1.4 State Revolving Fund Loan Assistance

- Complete and submit the following forms to KDHE:
 - Disadvantaged Business Enterprise Program DBE Subcontractor Performance Form (EPA Form 6100-3), an original signature copy must be submitted to KDHE.
 - Disadvantaged Business Enterprise Program DBE Subcontractor Utilization Form (EPA Form 6100-4), an original signature copy must be submitted to KDHE.
 - Demonstration of Compliance with DBE Good Faith Efforts Worksheet (possibly two forms), an original signature copy must be submitted to KDHE.
 - Applicant Assurance with Respect to Good Faith Efforts for DBE Utilization (Appendix E-3), an original signature copy must be submitted to KDHE.
 - Trafficking Victims Protection Act – this clause must be included in the contract or amendment to the contract or submitted in a signed certification form, if the form is submitted, an original signature copy of the certification must be submitted to KDHE.

- State of Kansas Act Against Discrimination Contract Provision Certification Form, an original signature copy must be submitted to KDHE.
- Certification Regarding Lobbying Certification for Contracts, Grants, Loans and Cooperative Agreements, an original signature copy must be submitted to KDHE.
- Certification Regarding Debarment, Suspension, and Other Responsibility Matters, an original signature copy must be submitted to KDHE.
- Complete and submit the following documents to KDHE:
 - Submission of a final plan of operation.
 - Submission of draft and final operation and maintenance manuals provided by Design Builder for project.
 - During the one year period after completion of the project ENGINEER shall provide an annual report which addresses the performance of the constructed improvements and any actions necessary to make modifications to achieve compliance with the compliance standards listed in the loan agreement. The OWNER shall provide a certification to KDHE that the project either meets the project performance criteria or it does not meet the criteria, based on ENGINEER's report. This certification is required immediately after the one year period following completion of the project.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

<u>HDR Engineering, Inc. ("ENGINEER")</u> By: <u></u> Name: <u>Joseph E. Drimmel, P.E.</u> Title: <u>Vice President</u> Date: <u>Jun 2, 2015</u>	—	<u>City of Hays, Kansas ("OWNER")</u> By: _____ Name: <u>Eber Phelps</u> Title: <u>Mayor</u> Date: _____
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Commission Work Session Agenda

Memo

From: Johnny O'Connor, Assistant Director of Utilities

Work Session: July 2, 2015

Subject: Resolution for Signature Authorization for SRF
Loan Application/Forms Pertaining to Wastewater
Facility Project

Person(s) Responsible: Bernie Kitten, Director of Utilities,
Johnny O'Connor, Assistant Director of Utilities

Summary

In order for the city to keep the wastewater treatment plant project running smoothly and without delay. HDR has recommended that a city representative be designated to sign the appropriate loan application and all other forms associated with the project.

Background

Planning is in motion for the upgrade and reconstruction of the Wastewater Facility. Preliminary estimates indicate the total cost to be \$30,000,000. The Kansas State Revolving Loan Fund is the most cost effective option to fund this project.

Discussion

HDR has recommended the city authorize a representative to sign the project loan application and all forms/documents associated with the project. This is recommended as it allows the project to operate effectively and efficiently by eliminating any delays and allowing the project to run more smoothly. Staff recommends the City Manager to be the authorized city representative to sign the SRF loan application and all forms and documents associated with the project.

Legal Consideration

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

Financial Consideration

There is no financial consideration for this.

Options

The City Commission has the following options:

- Approve the resolution to authorize the City Manager to sign the loan application and all other forms and documents associated with the Wastewater plant project.
- Provide further direction to staff

Recommendation

Staff recommends that the City Commission accepts HDR's recommendation and approve the City Manager to sign the SRF loan application and all other forms and documents associated with the wastewater plant project in order to keep the project moving effectively, efficiently and without delays.

Action Requested

Approve the resolution authorizing the City Manager to sign the SRF loan application and all other forms and documents associated with the wastewater plant project.

Supporting Documentation

Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT FOR A LOAN UNDER THE KANSAS POLLUTION CONTROL REVOLVING FUND ACT (K.S.A. 1988 SUPP. 65-3321 THROUGH 65-3329).

WHEREAS under the terms of the Kansas Water Pollution Control Revolving Fund Act (K.S.A. 1988 Supp. 65-3321 through 65-3329), the State of Kansas has authorized the making of the loans to authorized applicants to aid in the construction of specific public projects;

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

1. That TOBY DOUGHERTY, CITY MANAGER, be and he is hereby authorized to execute and file an application on behalf of the City of Hays, Kansas, with the Kansas Department of Health and Environment for a loan to aid in the construction of Water Reclamation Plant project.
2. That TOBY DOUGHERTY, CITY MANAGER, be and he is hereby authorized and directed to furnish such information as may be reasonably requested in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances as may be required by law or regulation, and to receive payment on behalf of the applicant.

This resolution shall be effective upon its passage.

Adopted by the Commission on the _____ day of June, 2015.

EBER PHELPS
Mayor

ATTEST:

BRENDA KITCHEN
City Clerk

(SEAL)

Commission Work Session Agenda

Memo

From: Kim Rupp, Director of Finance

Work Session: July 2, 2015

Subject: Set Public Hearing Date for Wastewater Facility Plan Review to Meet SRF Terms and Conditions

Person(s) Responsible: Kim Rupp, Director of Finance
Stan Christopher, HDR

Summary

Another requirement in applying for a State Revolving Loan (SRF) to fund the Wastewater Facility upgrade is to hold a public hearing to review with the public the purpose and recommendations of the Wastewater Facility Plan. The City Commission will be asked to set a public hearing date of August 13, 2015. The timeline is critical as public notice shall be given not less than 30 days before the hearing. City staff recommends the Commission set the public hearing date.

Background

Planning is in motion for the upgrade and reconstruction of the Wastewater Facility. Preliminary estimates indicate the total cost to be \$30,000,000. The Kansas State Revolving Loan Fund is the most cost effective option to fund this project. Given that funding includes federal dollars, there are many requirements to be met to file an application for the SRF. Stan Christopher with HDR, our Owner Representative on this project, will be here to make a presentation on the project plan.

Discussion

The public hearing on August 13, 2015 will be held to review with the public the purpose and recommendations of the Wastewater Facility Plan. It will include a discussion of the new proposed effluent limits, the evaluation of treatment alternatives, the evaluation of procurement alternatives, the costs to construct the recommended alternative, the costs to operate the facilities, and the anticipated impacts on the sewer user rates. He will also discuss the environmental impacts of the proposed project. The public attending the hearing will be given an opportunity to provide comments and ask questions related to the project. Information presented at the meeting and the comments and questions from the public as well as responses to any comments or questions from the public will be recorded and available to the public.

Legal Consideration

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

Financial Consideration

This is a requirement of the SRF application therefore to even apply for the loan to fund the \$30,000,000 project it is necessary to conduct this public hearing. There will be discussion at this meeting about the costs of the upgrades, future operational costs, and what impacts that will have on user charges.

Options

The City Commission has the following options:

- Set public hearing date of August 13, 2015
- Provide further direction to staff

Recommendation

Staff recommends that the City Commission set a public hearing date of August 13, 2015 to review with the public the purpose and recommendations of the Wastewater Facility Plan.

Action Requested

Set a public hearing date of August 13, 2015 to review with the public the purpose and recommendations of the Wastewater Facility Plan.

Supporting Documentation

NA

Commission Work Session Agenda

Memo

From: John Braun, Interim Director of Public Works

Work Session: July 2, 2015

Subject: Tallgrass Addition Phase 5 – Benefit District Resolution

Person(s) Responsible: Toby Dougherty, City Manager
John Braun, Interim Director of Public Works

Summary

Bids were received for Phase 5 of the Tallgrass addition on June 3, 2015. Bids received exceeded the total project cost included in the petition submitted by the developer (TG Investments) in February. The developer feels the project costs are representative of the current market conditions and wants to proceed with the project; therefore, they have submitted a new petition with a total project cost that reflects the higher construction cost. This memo deals with accepting the new petition and passing a new resolution reauthorizing the improvements at the higher total project cost. Separate agenda items addresses award of bid for construction.

Background

In February 2015, TG Investments, LLC petitioned the City for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 33 lots in the Tallgrass Addition within the City of Hays. The general nature of the proposed improvements is as follows:

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

This is the logical continuation of the construction of the Tallgrass Addition that has been developing in phases over the last several years. This project follows the plan that has been set forth and constructed in various phases over the last 20 years and would complete the connection of East 17th Street to Tallgrass Drive. A resolution establishing a benefit district and authorizing the improvements was approved by the City Commission on February 12, 2105. Also at that time, an Engineering Service Agreement was entered with Baughman Company for engineering design.

Discussion

Bids for this project were opened on June 3, 2015 with bids coming from two (2) bidders: APAC and J Corp. J Corp submitted the low bid in the amount of **\$1,011,458**. The tabulation of bids is attached.

There are two issues that need to be addressed:

- 1. The low bid (\$1,011,458) exceeded the engineer’s estimate of \$838,957.**

This issue is discussed in a subsequent agenda item regarding award of bid.

- 2. The low bid will result in a total project cost which exceeds the petition amount.**

The developer (TG Investments) feels the project costs are representative of the current market conditions and wants to proceed with the project; therefore, they have submitted a new petition with a total project cost that reflects the higher construction cost. The signed petition and a new resolution rescinding Resolution 2015-003 are attached.

Legal Consideration

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

Financial Consideration

Estimated total Project Cost:

	Total	City Share	Developer	Benefit District
Design	\$ 58,000.00	\$ 3,469.27	\$ 16,359.22	\$ 38,171.51
Construction	\$1,011,458.00	\$60,500.36	\$285,287.29	\$665,670.35
Inspection	\$ 70,000.00	\$ 4,187.05	\$ 19,743.89	\$ 46,069.07
Issuance & Admin	\$ 55,000.00	\$ 3,289.83	\$ 15,513.05	\$ 36,197.12
Contingency	\$ 65,542.00	\$ 53.49	\$ 19,646.55	\$ 45,841.96
	\$1,260,000.00	\$71,500.00	\$356,550.00	\$831,950.00

Lots	33
Per Lot	\$ 25,210.61
Per month (15 yrs @ 3%)	\$ 171.32

In accordance with the City’s Development Policy, the City is responsible for the cost of oversizing infrastructure. Both East 17th Street to the west and Tallgrass Drive to the

south were built to residential collector street standard (45' width from back of curb to back of curb) as specified in the current policy, which is 5 feet wider than the typical 40' wide residential street, plus the pavement is to be 7" thick (1" thicker than the typical 6" thick residential street). In addition, the sanitary sewer line running along 17th Street and Tallgrass Drive is to be oversized from the typical 8" diameter to 10" diameter to accommodate future growth north of the Tallgrass Addition. Based on the low bid, the City-at-large share for oversized is \$71,500.

The developer is financing the improvements through the creation of a special benefit district. After subtracting the estimated City Share for oversized (\$71,500), 70% (\$831,950) of the remaining costs for this project will be allowed to be special assessed with the remaining 30% (\$356,550) being paid by the developer. The per lot Special Assessment is estimated to be \$25,210. Based on the 15 year assessment at an assumed interest rate of 3%, the estimated monthly assessment per lot would be approximately \$171 per month.

The breakout of the \$71,500 City share for oversized is \$14,650 for Sanitary Sewer and \$56,850 for pavement. The Director of Finance recommends funding the \$14,650 for Sanitary Sewer oversized out of Water/Sewer Capital and the \$56,850 for Street oversized out of City Commission Capital Reserve.

The estimated \$831,950 to be special assessed would be bonded.

Options

Options include the following:

- Adopt and Approve Resolution repealing Res. 2015-003 and authorizing the improvements with the updated project cost of \$1,260,000.
- Provide alternate direction to staff
- Do nothing.

Recommendation

Staff recommends adopting and approving Resolution.

Action Requested

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

Supporting Documentation

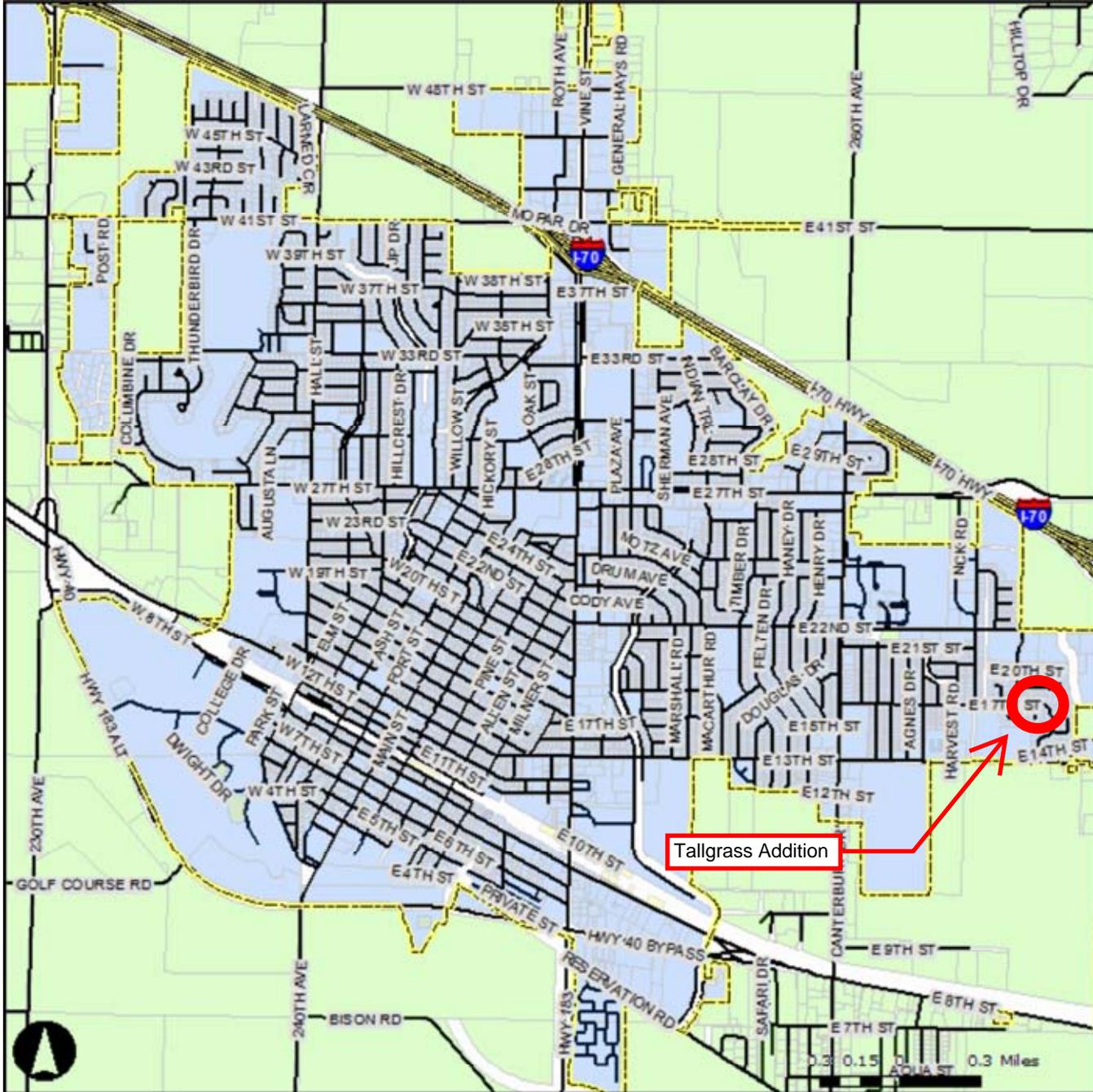
Location Maps

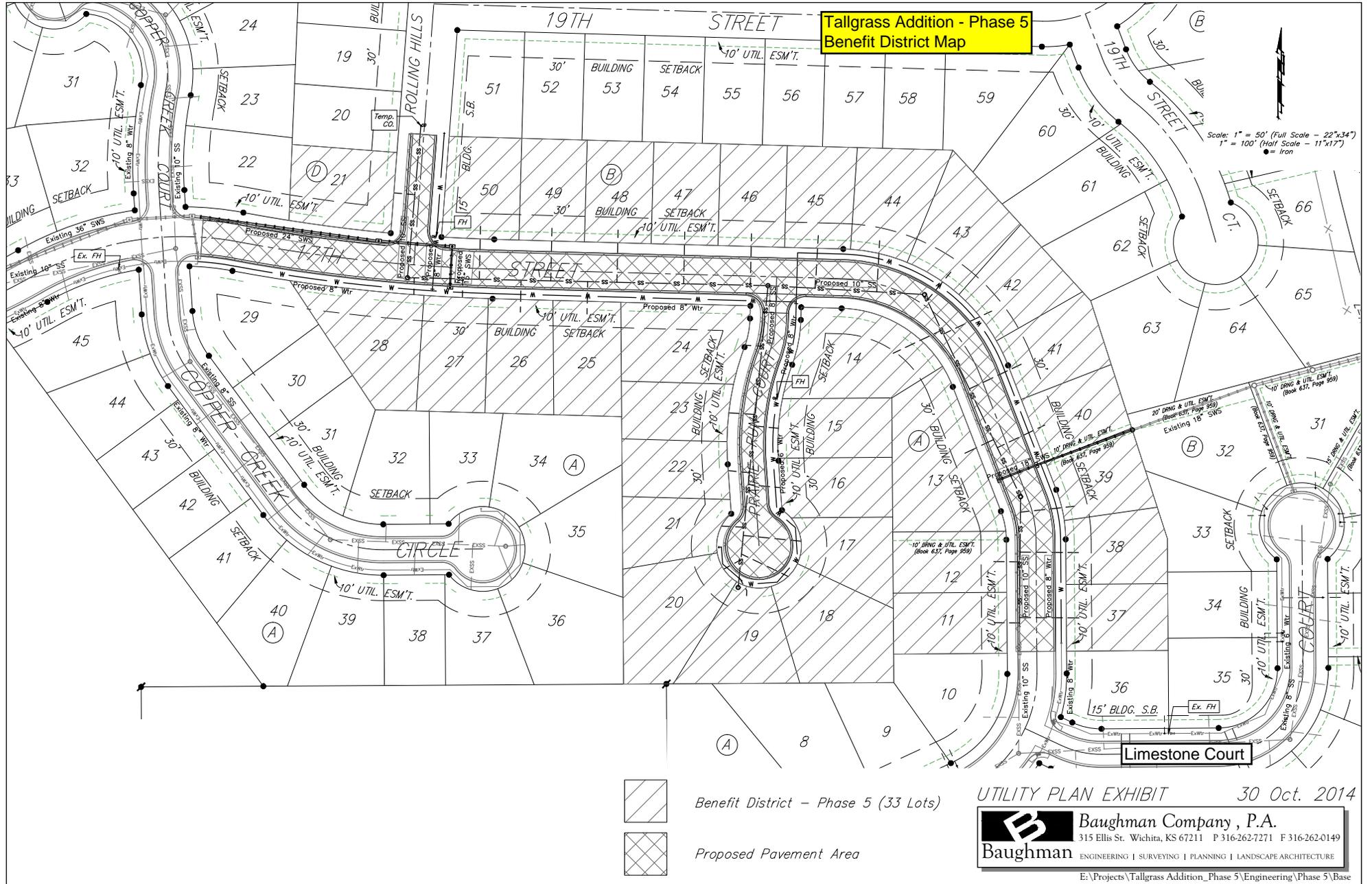
Resolution

Signed Petition

Excerpt from February 12, 2015 City Commission Meeting Minutes

Tallgrass Addition, Phase 5





(Published in the *HAYS DAILY NEWS* on _____, 2015)

RESOLUTION NO. _____

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN IMPROVEMENTS IN THE CITY OF HAYS, KANSAS, MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS.

WHEREAS, a petition was filed with the City Clerk for the City of Hays, Kansas (the “City”) on _____, 2015, proposing certain improvements pursuant to K.S.A. 12-6a01 *et seq.* and particularly K.S.A. 12-6a04(c) (the “Petition”); and

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

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

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

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

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

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

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

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

(collectively, the “Improvements”).

(b) The estimated cost of the Improvements is:

One million two hundred sixty thousand dollars (\$1,260,000) plus costs of issuance and plus costs of interest on any temporary financing.

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

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

(the "Improvement District").

(d) The method of assessment shall be:

Equally per lot for each lot in the Improvement District.

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

One hundred percent (100%) of the cost of the Improvements shall be paid by the Improvement District and no costs shall be paid by the City-at-Large, except that the City-at-Large shall pay 100% of the additional costs of any required pavement width, additional required pavement thickness and intersections, and required oversized water, sewer, and storm sewer lines as provided by the City's "Infrastructure Guidelines for New Development" adopted by the Governing Body of the City on October 22, 2009. The cost of such additional street improvements or oversized water, sewer, or storm sewer lines to be paid by the City-at-Large is estimated to be \$71,500, or approximately 5.67% of the total cost of the Improvements.

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

Section 3. The City expects to make capital expenditures from and after the date of this Resolution in connection with the Improvements described herein, and intends to reimburse itself for such expenditures with the proceeds of one or more series of general obligation bonds and temporary notes of the City in the maximum principal amount of \$1,260,000, plus costs of issuance, and plus costs of interest on any temporary financing.

Section 4. Resolution No. 2015-003, adopted by the City on February 18, 2015, is hereby repealed.

Section 5. The City Clerk shall file a certified copy of this Resolution with the Register of Deeds of Ellis County, Kansas.

Section 6. This Resolution shall take effect after its passage and publication once in the official city newspaper.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED AND APPROVED by the Governing Body of the City of Hays, on July 9, 2015.

Mayor

(SEAL)

City Clerk

PETITION

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

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

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

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

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

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

(collectively, the “Improvements”)

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

One million two hundred sixty thousand dollars (\$1,260,000) plus costs of issuance and plus costs of interest on any temporary financing.

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

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

(the “Improvement District”).

4. The proposed method of assessment shall be:

Equally per lot for each lot in the Improvement District.

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

One hundred percent (100%) of the cost of the Improvements shall be paid by the Improvement District and no costs shall be paid by the City-at-Large, except that the City-at-Large shall pay 100% of the additional costs of any required pavement width, additional required pavement thickness and intersections, and required oversized water, sewer, and storm sewer lines as provided by the City's "Infrastructure Guidelines for New Development" adopted by the Governing Body of the City on October 22, 2009. The cost of such additional street improvements or oversized water, sewer, or storm sewer lines to be paid by the City-at-Large is estimated to be \$71,500, or approximately 5.67% of the total cost of the Improvements.

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

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

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

TG INVESTMENTS, LLC

By: 

Title: MANAGING MEMBER

LEGAL DESCRIPTION OF PROPERTY OWNED WITHIN THE PROPOSED IMPROVEMENT DISTRICT:

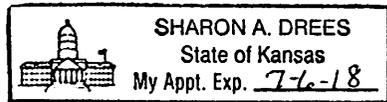
Lots 11 to 28 of Block A, Lots 37 to 50 of Block B, and Lot 21 of Block D, all located in the Tallgrass Addition, City of Hays, Ellis County, Kansas.

STATE OF KANSAS)
)
ELLIS COUNTY)

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

My appointment expires: 7-6-18


Notary Public



reviewed and approved with a vote of 5-0 by the Hays Area Planning Commission. Staff, as well as the Planning Commission, recommends approving the resolution accepting this plat of the Z M M Development Addition as submitted.

Ron Mellick moved, Eber Phelps seconded, to approve Resolution No. 2015-002 accepting the final plat known as Z M M Development Addition.

Vote: Ayes: Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

Kent Steward

8. TALLGRASS ADDITION PHASE 5 – RESOLUTION TO ESTABLISH BENEFIT DISTRICT (17TH STREET, TALLGRASS DRIVE AND PRAIRIE RUN COURT):

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

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

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

9. TALLGRASS ADDITION PHASE 5 – ENGINEERING SERVICES AGREEMENT (17TH STREET, TALLGRASS DRIVE AND PRAIRIE RUN

COURT): TG Investments, LLC has petitioned for street, storm sewer, water, and sanitary sewer improvements to an area containing 33 lots in the Tallgrass Addition. The developer’s engineer, Baughman Company, P.A., has prepared an agreement for engineering services to include engineering design and contractor solicitation. The agreement is for a not-to-exceed amount of \$58,000.

Eber Phelps moved, Shaun Musil seconded, to approve the Engineering Services Agreement with Baughman Company, P.A. for an amount not to exceed \$58,000 for the design of Phase 5 of the Tallgrass Addition.

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

10. FORT HAYS MUNICIPAL GOLF COURSE RENTAL GOLF CART SHED – AWARD OF BID:

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

Commission Work Session Agenda

Memo

From: John Braun, Interim Director of Public Works

Work Session: July 2, 2015

Subject: Tallgrass Addition Phase 5 – Award of Bid

Person(s) Responsible: Toby Dougherty, City Manager
John Braun, Interim Director of Public Works

Summary

The previous agenda item addressed the resubmission of a petition for improvements to Phase 5 of the Tallgrass Addition. Even though the lowest bid for construction was higher than the original petition amount and the engineer's estimate, the developer (TG Investments) wants to proceed with the project. Staff recommends awarding a contract to the low bidder (J Corp) in the amount of \$1,011,458 for construction of street, water, storm water and sanitary sewer improvements within the Tallgrass Addition, Phase 5, with the \$14,650 City Share of sanitary sewer oversizing to be funded out of Water/Sewer Capital, and the \$56,850 City share for street oversizing to be funded out of the City Commission Capital Reserve.

Background

In February 2015, TG Investments, LLC petitioned the City for Street, Storm Sewer, Water, and Sanitary Sewer Improvements to an area containing 33 lots in the Tallgrass Addition within the City of Hays. The general nature of the proposed improvements is as follows:

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

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This is the logical continuation of the construction of the Tallgrass Addition that has been developing in phases over the last several years. This project follows the plan that has been set forth and constructed in various phases over the last 20 years and would complete the connection of East 17th Street to Tallgrass Drive. A resolution establishing a benefit district and authorizing the improvements was approved by the City Commission on February 12, 2105. Also at that time, an Engineering Service Agreement was entered with Baughman Company for engineering design.

Discussion

Bids for this project were opened on June 3, 2015 with bids coming from two (2) bidders: APAC and J Corp. Bids were structured to allow for either asphalt or concrete pavement. J Corp submitted the low bid in the amount of **\$1,011,458** using concrete pavement. J Corp did not submit an asphalt option. APAC submitted bids for both asphalt and concrete; however both options from APAC were higher than the concrete bid from J Corp.

Summary of Bids

	Engineer's Estimate	APAC	J Corp
Sanitary Sewer	\$105,830	\$290,118.00	\$251,502.00
Water	\$106,201	\$151,070.70	\$171,485.00
Street/Storm	\$249,066.50	\$287,128.75	\$247,155.25
Asphalt Pavement	\$362,058.00	\$366,200.95	N/A
Concrete Pavement	\$377,859.75	\$415,752.80	\$341,315.75
TOTAL (asphalt)	\$823,155.50	\$1,094,518.40	N/A
TOTAL (concrete)	\$838,957.25	\$1,144,070.25	\$1,011,458.00

A detailed tabulation of bids is attached.

There are two issues that need to be addressed:

1. The low bid (\$1,011,458) exceeded the engineer's estimate of \$838,957.

Section 2 of Charter Ordinance No. 27, allows the City to award a contract which exceeds the engineer's estimate since more than one bid was received and proposes to award to the lowest and best bid.

CHARTER ORDINANCE NO. 27

A CHARTER ORDINANCE EXEMPTING THE CITY OF HAYS, KANSAS FROM THE PROVISIONS OF K.S.A. 14-440.

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

Section 1. *The City of Hays, by the power vested in it by [Article 12](#), Section 5 of the Constitution of the State of Kansas, hereby elects to exempt itself from the provisions of K.S.A. 14-440, which applies to this city but does not apply uniformly to all cities.*

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Section 2. Before the City shall make any contract for building bridges or sidewalks or for any work on streets, or for any other work or improvement, an estimate of the cost thereof shall be made and submitted to the commission; and no contract shall be entered into for any work or improvement for a price exceeding such estimate, unless the City has obtained more than one (1) bid for such improvement and the City awards the contract to the lowest and best bid; or the commission deems it expedient and necessary to do the project. The City Manager shall designate an employee with suitable education and/or experience to perform the estimate or may use outside engineering services when he deems it advisable.

Section 3. This Charter Ordinance shall be published once each week for two consecutive weeks in the official city newspaper.

Section 4. This Charter Ordinance shall take effect 61 days after final publication unless a sufficient petition for a referendum is filed, requiring a referendum to be held on the ordinance as provided in [Article 12](#), Section 5 of the Constitution of the State of Kansas, in which case this Charter Ordinance shall become effective upon approval by a majority of the electors voting thereon.

Passed by the Governing Body, not less than two-thirds of the members-elect voting in favor thereof, this 12th day of January, 2012.

2. The low bid will result in a total project cost which exceeds the petition amount.

The developer (TG Investments) feels the project costs are representative of the current market conditions and wants to proceed with the project; therefore, they have submitted a new petition with a total project cost that reflects the higher construction cost. A separate agenda item deals with that issue.

Legal Consideration

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

Financial Consideration

Estimated total Project Cost:

	Total	City Share	Developer	Benefit District
Design	\$ 58,000.00	\$ 3,469.27	\$ 16,359.22	\$ 38,171.51
Construction	\$1,011,458.00	\$60,500.36	\$285,287.29	\$665,670.35
Inspection	\$ 70,000.00	\$ 4,187.05	\$ 19,743.89	\$ 46,069.07
Issuance & Admin	\$ 55,000.00	\$ 3,289.83	\$ 15,513.05	\$ 36,197.12
Contingency	\$ 65,542.00	\$ 53.49	\$ 19,646.55	\$ 45,841.96
	\$1,260,000.00	\$71,500.00	\$356,550.00	\$831,950.00

Lots 33
 Per Lot \$ 25,210.61
 Per month (15 yrs @ 3%) \$ 171.32

In accordance with the City’s Development Policy, the City is responsible for the cost of oversizing infrastructure. Both East 17th Street to the west and Tallgrass Drive to the

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south were built to residential collector street standard (45' width from back of curb to back of curb) as specified in the current policy, which is 5 feet wider than the typical 40' wide residential street, plus the pavement is to be 7" thick (1" thicker than the typical 6" thick residential street). In addition, the sanitary sewer line running along 17th Street and Tallgrass Drive is to be oversized from the typical 8" diameter to 10" diameter to accommodate future growth north of the Tallgrass Addition. Based on the low bid, the City-at-large share for oversized is \$71,500.

The developer is financing the improvements through the creation of a special benefit district. After subtracting the estimated City Share for oversized (\$71,500), 70% (\$831,950) of the remaining costs for this project will be allowed to be special assessed with the remaining 30% (\$356,550) being paid by the developer. The per lot Special Assessment is estimated to be \$25,210. Based on the 15 year assessment at an assumed interest rate of 3%, the estimated monthly assessment per lot would be approximately \$171 per month.

The breakout of the \$71,500 City share for oversized is \$14,650 for Sanitary Sewer and \$56,850 for pavement. The Director of Finance recommends funding the \$14,650 for Sanitary Sewer oversized out of Water/Sewer Capital and the \$56,850 for Street oversized out of City Commission Capital Reserve.

The estimated \$831,950 to be special assessed would be bonded.

Options

Options include the following:

- Award contract as recommended by city staff
- Provide alternate direction to staff
- Do nothing.

Recommendation

Staff recommends entering a contract with the low bidder as presented.

Action Requested

Authorize the City Manager to enter into a contract with J Corp in the amount of **\$1,011,458** for construction of street, water, storm water and sanitary sewer improvements within the Tallgrass Addition, Phase 5, with the \$14,650 City Share of sanitary sewer oversized to be funded out of Water/Sewer Capital, and the \$56,850 City share for street oversized to be funded out of the City Commission Capital Reserve.

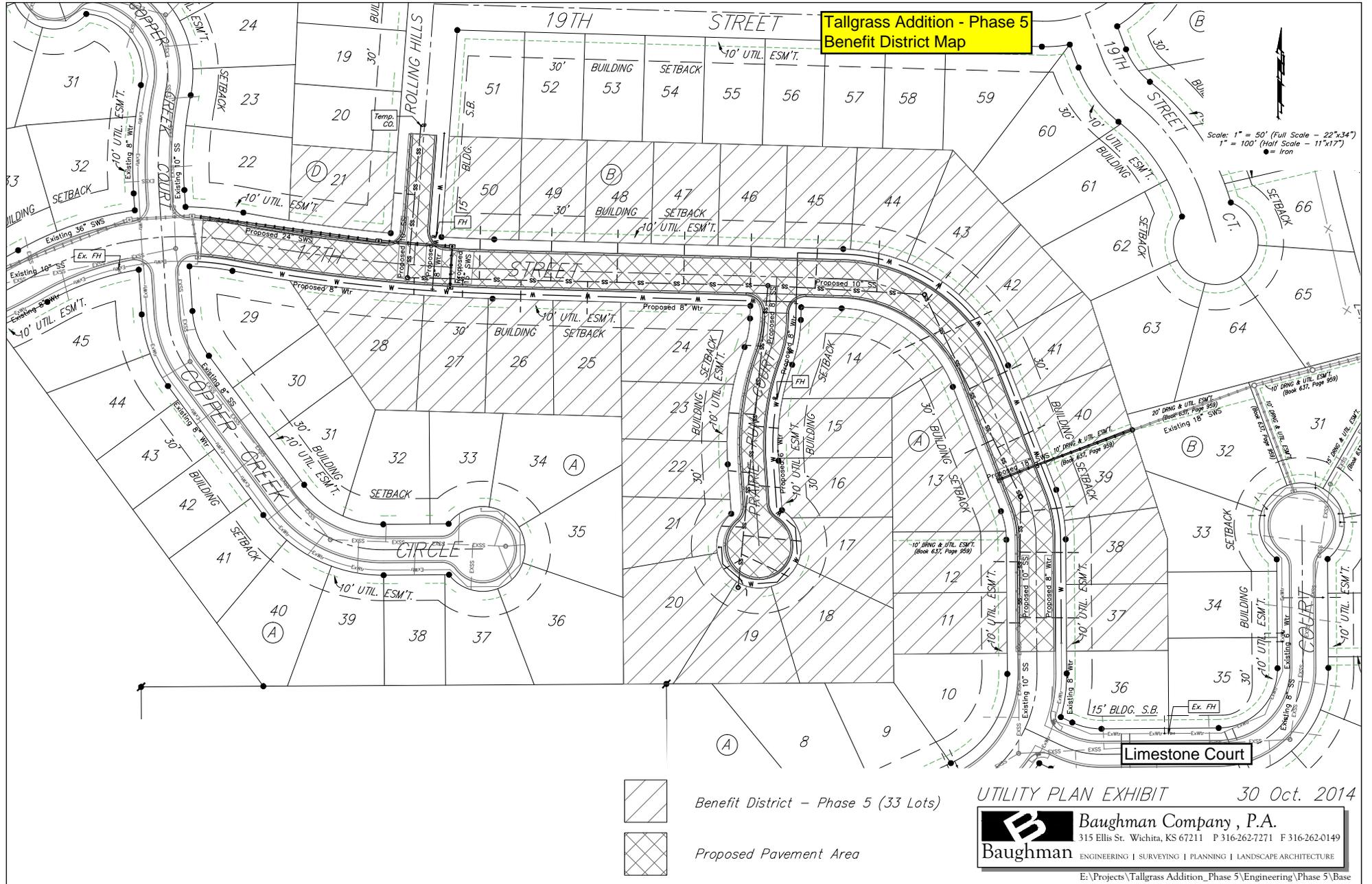
Supporting Documentation

Location Maps
Bid Tabulation
Low Bid

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Tallgrass Addition, Phase 5





**Tallgrass Addition - Phase 5
Benefit District Map**

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

Limestone Court

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

UTILITY PLAN EXHIBIT 30 Oct. 2014

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

E:\Projects\Tallgrass Addition_Phase 5\Engineering\Phase 5\Base

BID TABULATION

Tallgrass Addition - Phase 5
 Sanitary Sewer,
 Water Distribution System
 Street & Storm Sewer Improvements
 City of Hays, Kansas
 BID DATE: June 3rd, 2015

Bid Items:	Quantity	Unit	Engineer's Estimate		APAC Shears		J Corp	
			Bid Price	Total	Bid Price	Total	Bid Price	Total
Mobilization	1	L.S.	\$2,000.00	\$2,000.00	\$18,670.00	\$18,670.00	\$12,000.00	\$12,000.00
Traffic Control	1	L.S.	\$500.00	\$500.00	\$4,500.00	\$4,500.00	\$1,200.00	\$1,200.00
Site Clearing & Restoration	1	L.S.	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$7,200.00	\$7,200.00
Sewer Trenching & Backfill (16'-18')	798	L.F.	\$14.00	\$11,172.00	\$35.40	\$28,249.20	\$25.00	\$19,950.00
Sewer Trenching & Backfill (18'-20')	400	L.F.	\$16.00	\$6,400.00	\$42.40	\$16,960.00	\$30.00	\$12,000.00
Sewer Trenching & Backfill (20'-22')	360	L.F.	\$18.00	\$6,480.00	\$47.10	\$16,956.00	\$50.00	\$18,000.00
Connect to Existing Sewer Line	1	Ea.	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00	\$1,850.00	\$1,850.00
Type 1 Manhole	5	Ea.	\$3,000.00	\$15,000.00	\$3,775.00	\$18,875.00	\$3,700.00	\$18,500.00
Extra Depth Type 1 Manhole	50	L.F.	\$150.00	\$7,500.00	\$303.00	\$15,150.00	\$225.00	\$11,250.00
8" Sanitary Sewer (PVC)	358	L.F.	\$16.00	\$5,728.00	\$24.10	\$8,627.80	\$24.00	\$8,592.00
10" Sanitary Sewer (PVC)	1,200	L.F.	\$18.00	\$21,600.00	\$26.20	\$31,440.00	\$30.00	\$36,000.00
4" Sanitary Sewer Service (PVC)	33	Ea.	\$500.00	\$16,500.00	\$3,220.00	\$106,260.00	\$2,800.00	\$92,400.00
10" x 4" Tee/ Wye (PVC)	23	Ea.	\$150.00	\$3,450.00	\$270.00	\$6,210.00	\$420.00	\$9,660.00
8" x 4" Tee/Wye (PVC)	10	Ea.	\$150.00	\$1,500.00	\$178.00	\$1,780.00	\$195.00	\$1,950.00
10" Cleanout Riser Assembly	1	Ea.	\$1,500.00	\$1,500.00	\$2,440.00	\$2,440.00	\$950.00	\$950.00
TOTAL COST OF SANITARY IMPROVEMENTS:				\$105,830.00		\$290,118.00		\$251,502.00

Bid Items:	Quantity	Unit	Engineer's Estimate		APAC Shears		J Corp	
			Bid Price	Total	Bid Price	Total	Bid Price	Total
Mobilization	1	L.S.	\$2,000.00	\$2,000.00	\$5,100.00	\$5,100.00	\$6,000.00	\$6,000.00
Traffic Control	1	L.S.	\$500.00	\$500.00	\$2,240.00	\$2,240.00	\$500.00	\$500.00
Site Clearing & Restoration	1	L.S.	\$3,000.00	\$3,000.00	\$2,135.00	\$2,135.00	\$6,200.00	\$6,200.00
8" Water Line (C900 PVC)	1537	L.F.	\$18.00	\$27,666.00	\$14.15	\$21,748.55	\$20.00	\$30,740.00
6" Water Line (C900 PVC)	327	L.F.	\$16.00	\$5,232.00	\$14.20	\$4,643.40	\$35.00	\$11,445.00
6" Water Line (DIP)	5	L.F.	\$20.00	\$100.00	\$86.53	\$432.65	\$100.00	\$500.00
6" Bend, 45 Degree	1	Ea.	\$250.00	\$250.00	\$420.00	\$420.00	\$300.00	\$300.00
8" x 8" Tee	2	Ea.	\$250.00	\$500.00	\$645.00	\$1,290.00	\$650.00	\$1,300.00
8" x 6" Reducer	1	Ea.	\$250.00	\$250.00	\$300.00	\$300.00	\$225.00	\$225.00
8" Gate Valve	3	Ea.	\$1,000.00	\$3,000.00	\$1,490.00	\$4,470.00	\$1,400.00	\$4,200.00
8" Gate Valve (Special Anchored))	1	Ea.	\$1,200.00	\$1,200.00	\$1,800.00	\$1,800.00	\$1,600.00	\$1,600.00
2" Blowoff Valve	2	Ea.	\$250.00	\$500.00	\$1,570.00	\$3,140.00	\$1,250.00	\$2,500.00
Fire Hydrant Assembly	3	Ea.	\$2,000.00	\$6,000.00	\$4,575.00	\$13,725.00	\$3,300.00	\$9,900.00
Water Line Trenching & Backfill (4'-6')	1088	L.F.	\$2.00	\$2,176.00	\$8.20	\$8,921.60	\$12.00	\$13,056.00
Water Line Trenching & Backfill (6'-8')	781	L.F.	\$3.00	\$2,343.00	\$11.70	\$9,137.70	\$15.00	\$11,715.00
Connection to Existing Water Line	2	Ea.	\$1,500.00	\$3,000.00	\$1,800.00	\$3,600.00	\$1,250.00	\$2,500.00
Meter Set	33	Ea.	\$750.00	\$24,750.00	\$1,200.00	\$39,600.00	\$1,000.00	\$33,000.00
Water Service Connection	33	Ea.	\$175.00	\$5,775.00	\$295.00	\$9,735.00	\$275.00	\$9,075.00
Service Saddle	33	Ea.	\$175.00	\$5,775.00	\$260.00	\$8,580.00	\$210.00	\$6,930.00
Service Line (1")	1523	L.F.	\$8.00	\$12,184.00	\$6.60	\$10,051.80	\$13.00	\$19,799.00
TOTAL COST OF WATER DISTRIBUTION SYSTEM:				\$106,201.00		\$151,070.70		\$171,485.00

Bid Items:	Quantity	Unit	Engineer's Estimate		APAC Shears		J Corp	
			Bid Price	Total	Bid Price	Total	Bid Price	Total
Mobilization	1	L.S.	\$4,000.00	\$4,000.00	\$34,510.00	\$34,510.00	\$11,000.00	\$11,000.00
Traffic Control	1	L.S.	\$500.00	\$500.00	\$4,040.00	\$4,040.00	\$1,000.00	\$1,000.00
Site Clearing & Restoration	1	L.S.	\$10,000.00	\$10,000.00	\$20,525.00	\$20,525.00	\$18,900.00	\$18,900.00
Common Excavation	8,851	C.Y.	\$8.00	\$70,808.00	\$4.50	\$39,829.50	\$5.25	\$46,467.75
Compacted Fill 80%-85% (not a bid item)	315	C.Y.	\$2.00	\$630.00				
Compacted Fill 95% (not a bid item)	108	C.Y.	\$4.00	\$432.00				
Embankment	393	C.Y.	\$2.00	\$786.00	\$3.75	\$1,473.75	\$10.00	\$3,930.00
Layback Curb & Gutter	3,528	L.F.	\$20.00	\$70,560.00	\$20.40	\$71,971.20	\$19.00	\$67,032.00
Saw Cut	90	L.F.	\$4.00	\$360.00	\$6.15	\$553.50	\$4.00	\$360.00
Remove Existing Pavement	18	S.Y.	\$15.00	\$270.00	\$25.00	\$450.00	\$20.00	\$360.00
Wheelchair Ramp	4	Ea.	\$500.00	\$2,000.00	\$3,270.00	\$13,080.00	\$1,050.00	\$4,200.00
Curb Inlet, Type 1 (5'x3')	5	Ea.	\$5,000.00	\$25,000.00	\$7,100.00	\$35,500.00	\$3,050.00	\$15,250.00
24" Reinforced Concrete Pipe	300	L.F.	\$60.00	\$18,000.00	\$68.64	\$20,592.00	\$65.00	\$19,500.00
18" Reinforced Concrete Pipe	165	L.F.	\$45.00	\$7,425.00	\$57.30	\$9,454.50	\$48.00	\$7,920.00
15" Reinforced Concrete Pipe	42	L.F.	\$38.00	\$1,596.00	\$53.65	\$2,253.30	\$48.00	\$2,016.00
Rear & Side Lot Grading	1	L.S.	\$7,500.00	\$7,500.00	\$8,500.00	\$8,500.00	\$21,000.00	\$21,000.00
Project Seeding	1	L.S.	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00
BMP, Back of Curb Protection	3,528	L.F.	\$1.50	\$5,292.00	\$1.75	\$6,174.00	\$2.00	\$7,056.00
BMP, Construction Entrance	2	Ea.	\$1,000.00	\$2,000.00	\$1,455.00	\$2,910.00	\$100.00	\$200.00
BMP, Curb Inlet Protection	7	Ea.	\$500.00	\$3,500.00	\$135.00	\$945.00	\$195.00	\$1,365.00
BMP, Straw Bale Ditch Check	2	Ea.	\$250.00	\$500.00	\$250.00	\$500.00	\$475.00	\$950.00
BMP, Straw Wattle	726	L.F.	\$1.25	\$907.50	\$4.50	\$3,267.00	\$4.75	\$3,448.50
Maintain Existing BMPs	1	L.S.	\$2,000.00	\$2,000.00	\$600.00	\$600.00	\$3,200.00	\$3,200.00
Subtotal of Street Improvements and Storm Water Sewer (Minus Pavement Option)				\$249,066.50	\$287,128.75	\$247,155.25		
Asphalt Concrete Pavement Option								
Bituminous Surface Course, 2"	6,658	S.Y.	\$13.00	\$86,554.00	\$20.45	\$136,156.10		
Bituminous Base Course, 5"	4,998	S.Y.	\$32.00	\$159,936.00	\$20.20	\$100,959.60		
Bituminous Base Course, 4"	1,660	S.Y.	\$30.00	\$49,800.00	\$27.00	\$44,820.00		
Crushed Rock Base, 4"	8,221	S.Y.	\$8.00	\$65,768.00	\$10.25	\$84,265.25		
Subtotal of Asphalt Concrete Pavement Option				\$362,058.00	\$366,200.95			
Concrete Pavement Option								
Non-Reinforced Concrete Pavement, 7"	4,998	S.Y.	\$37.00	\$184,926.00	\$53.10	\$265,393.80	\$42.00	\$209,916.00
Non-Reinforced Concrete Pavement, 6"	1,660	S.Y.	\$35.00	\$58,100.00	\$51.70	\$85,822.00	\$39.50	\$65,570.00
Fly Ash	489	Tons	\$70.00	\$34,230.00	\$66.00	\$32,274.00	\$72.00	\$35,208.00
Water (Fly Ash)	195,175	gal	\$0.01	\$1,951.75	\$0.06	\$11,710.50	\$0.02	* \$3,903.50
Manipulation (Fly Ash)	8,221	S.Y.	\$12.00	\$98,652.00	\$2.50	\$20,552.50	\$3.25	\$26,718.25
Subtotal of Concrete Pavement Option				\$377,859.75	\$415,752.80	* \$341,315.75		
TOTAL COST OF STREET & STORM SEWER IMPROVEMENT (ASPHALT)				\$611,124.50	\$653,329.70			
TOTAL COST OF STREET & STORM SEWER IMPROVEMENT (CONCRETE)				\$626,926.25	\$702,881.55	* \$588,471.00		
TOTAL COST OF PACKAGE (ASPHALT)				\$823,155.50	\$1,094,518.40			
TOTAL COST OF PACKAGE (CONCRETE)				\$838,957.25	\$1,144,070.25	* \$1,011,458.00		

* Corrected Totals



Baughman Co., P.A.
Company or Firm Name

Austin E. Gottlob
By

Project Manager
Title

COPY

CITY OF HAYS, KANSAS

SANITARY SEWER IMPROVEMENTS
WATER DISTRIBUTION SYSTEM
STREET IMPROVEMENTS AND
STORM WATER SEWER
TO SERVE
TALLGRASS ASSITION- PHASE 5

COH PROJECT NO. 2014-27

PROPOSAL

TO THE HONORABLE MAYOR AND COMMISSION
CITY OF HAYS, KANSAS

1. The undersigned declares that he has read the Specifications and other Contract Documents, has examined and understands the Plans, has examined the site of the work and has determined for himself the conditions affecting the work; and he proposes and agrees to provide at his own expense all labor, superintendence, machinery, plant, equipment, tools, apparatus, appliances and means of construction, and all materials and supplies and to complete ready for its intended purpose the entire work and all parts thereof described as included under the Contract herein, including all work incidental thereto, according to the Plans and Specifications and such instructions the Engineer may give.

2. The Undersigned Bidder, in compliance with your Notice to Contractors dated May 8th, 2015 hereby proposes to do the work called for in said Specifications and other Contract Documents and shown on said Plans for the said work at the following rates and prices:

SCHEDULE OF ITEMS AND PRICES

SANITARY SEWER IMPROVEMENTS						
No.	Description	Approximate Quantity	Unit	Unit Price	Extension	
1	Mobilization	1	L.S.	\$ <u>12,000.00</u>	\$ <u>12,000.00</u>	
2	Traffic Control	1	L.S.	\$ <u>1,200.00</u>	\$ <u>1,200.00</u>	
3	Site Clearing & Restoration	1	L.S.	\$ <u>7,200.00</u>	\$ <u>7,200.00</u>	
4	Sewer Trenching & Backfill (16'-18')	798	L.F.	\$ <u>25.00</u>	\$ <u>19,950.00</u>	

5	Sewer Trenching & Backfill (18'-20')	400	L.F.	\$ <u>30.00</u>	\$ <u>12,000.00</u>
6	Sewer Trenching & Backfill (20'-22')	360	L.F.	\$ <u>50.00</u>	\$ <u>18,000.00</u>
7	Connect to Existing Sewer Line	1	Ea.	\$ <u>1,850.00</u>	\$ <u>1,850.00</u>
8	Type 1 Manhole	5	Ea.	\$ <u>3,700.00</u>	\$ <u>18,500.00</u>
9	Extra Depth Type 1 Manhole	50	L.F.	\$ <u>225.00</u>	\$ <u>11,250.00</u>
10	8" Sanitary Sewer (PVC)	358	L.F.	\$ <u>24.00</u>	\$ <u>8,592.00</u>
11	10" Sanitary Sewer (PVC)	1200	L.F.	\$ <u>30.00</u>	\$ <u>36,000.00</u>
12	4" Sanitary Sewer Service (PVC)	33	Ea.	\$ <u>2,800.00</u>	\$ <u>92,400.00</u>
13	10"x4" Tee/Wye (PVC)	23	Ea.	\$ <u>420.00</u>	\$ <u>9,660.00</u>
14	8"x4" Tee/Wye (PVC)	10	Ea.	\$ <u>195.00</u>	\$ <u>1,950.00</u>
15	10" Cleanout Riser Assembly	1	Ea.	\$ <u>950.00</u>	\$ <u>950.00</u>
Total Cost of Sanitary Sewer Improvements				\$ <u>251,502.00</u>	

WATER DISTRIBUTION SYSTEM

No.	Description	Approximate Quantity	Unit	Unit Price	Extension
1	Mobilization	1	L.S.	\$ <u>6,000.00</u>	\$ <u>6,000.00</u>
2	Traffic Control	1	L.S.	\$ <u>500.00</u>	\$ <u>500.00</u>
3	Site Clearing & Restoration	1	L.S.	\$ <u>6,200.00</u>	\$ <u>6,200.00</u>
4	8" Water Line (C900 PVC)	1537	L.F.	\$ <u>20.00</u>	\$ <u>30,740.00</u>
5	6" Water Line (C900 PVC)	327	L.F.	\$ <u>35.00</u>	\$ <u>11,445.00</u>
6	6" Water Line (DIP)	5	L.F.	\$ <u>100.00</u>	\$ <u>500.00</u>
7	6" Bend, 45 Degree	1	Ea.	\$ <u>300.00</u>	\$ <u>300.00</u>

8	8" x 8" Tee	2	Ea.	\$ <u>650.00</u>	\$ <u>1,300.00</u>
9	8" x 6" Reducer	1	Ea.	\$ <u>225.00</u>	\$ <u>225.00</u>
10	8" Gate Valve	3	Ea.	\$ <u>1,400.00</u>	\$ <u>4,200.00</u>
11	8" Gate Valve (Special Anchored)	1	Ea.	\$ <u>1,600.00</u>	\$ <u>1,600.00</u>
12	2" Blowoff Valve	2	Ea.	\$ <u>1,250.00</u>	\$ <u>2,500.00</u>
13	Fire Hydrant Assembly	3	Ea.	\$ <u>3,300.00</u>	\$ <u>9,900.00</u>
14	Water Line Trenching & Backfill (4'-6')	1088	L.F.	\$ <u>12.00</u>	\$ <u>13,056.00</u>
15	Water Line Trenching & Backfill (6'-8')	781	L.F.	\$ <u>15.00</u>	\$ <u>11,715.00</u>
16	Connection to Existing Water Line	2	Ea.	\$ <u>1,250.00</u>	\$ <u>2,500.00</u>
17	Meter Set	33	Ea.	\$ <u>1,000.00</u>	\$ <u>33,000.00</u>
18	Water Service Connection	33	Ea.	\$ <u>275.00</u>	\$ <u>9,075.00</u>
19	Service Saddle	33	Ea.	\$ <u>210.00</u>	\$ <u>6,930.00</u>
20	Service Line (1")	1523	L.F.	\$ <u>13.00</u>	\$ <u>19,799.00</u>

Total Cost of Water Distribution System \$ 171,485.00

STREET IMPROVEMENTS AND STORM WATER SEWER

No.	Description	Approximate Quantity	Unit	Unit Price	Extension
1	Mobilization	1	L.S.	\$ <u>11,000.00</u>	\$ <u>11,000.00</u>
2	Traffic Control	1	L.S.	\$ <u>1,000.00</u>	\$ <u>1,000.00</u>
3	Site Clearing & Restoration	1	L.S.	\$ <u>18,900.00</u>	\$ <u>18,900.00</u>
4	Common Excavation	8851	C.Y.	\$ <u>5.25</u>	\$ <u>46,467.75</u>
5	Embankment	393	C.Y.	\$ <u>10.00</u>	\$ <u>3,930.00</u>

6	Layback Curb & Gutter	3528	L.F.	\$ <u>19.00</u>	\$ <u>67,032.00</u>
7	Saw Cut	90	L.F.	\$ <u>4.00</u>	\$ <u>360.00</u>
8	Remove Existing Pavement	18	S.Y.	\$ <u>20.00</u>	\$ <u>360.00</u>
9	Wheel Chair Ramp	4	Ea.	\$ <u>1,050.00</u>	\$ <u>4,200.00</u>
10	Curb Inlet, Type 1 (5' x 3')	5	Ea.	\$ <u>3,050.00</u>	\$ <u>15,250.00</u>
11	24" Reinforced Concrete Pipe	300	L.F.	\$ <u>65.00</u>	\$ <u>19,500.00</u>
12	18" Reinforced Concrete Pipe	165	L.F.	\$ <u>48.00</u>	\$ <u>7,920.00</u>
13	15" Reinforced Concrete Pipe	42	L.F.	\$ <u>48.00</u>	\$ <u>2,016.00</u>
14	Rear & Side Lot Grading	1	LS.	\$ <u>21,000.00</u>	\$ <u>21,000.00</u>
15	Project Seeding	1	LS.	\$ <u>12,000.00</u>	\$ <u>12,000.00</u>
16	BMP, Back of Curb Protection	3528	L.F.	\$ <u>2.00</u>	\$ <u>7,056.00</u>
17	BMP, Construction Entrance	2	Ea.	\$ <u>100.00</u>	\$ <u>200.00</u>
18	BMP, Curb Inlet Protection	7	Ea.	\$ <u>195.00</u>	\$ <u>1,365.00</u>
19	BMP, Straw Bale Ditch Check	2	Ea.	\$ <u>475.00</u>	\$ <u>950.00</u>
20	BMP, Straw Wattle	726	L.F.	\$ <u>4.75</u>	\$ <u>3,448.50</u>
21	Maintain Existing BMPs	1	LS.	\$ <u>3,200.00</u>	\$ <u>3,200.00</u>

**Subtotal of Street Improvements and
Storm Water Sewer (Minus Pavement
Option)**

247,155.25

Asphalt Concrete Pavement Option

22	Bituminous Surface Course, 2"	6658	S.Y.	\$ _____	\$ _____
23	Bituminous Base Course, 5"	4998	S.Y.	\$ _____	\$ _____
24	Bituminous Base Course, 4"	1660	S.Y.	\$ _____	\$ _____

25	Crushed Rock Base, 4"	8221	S.Y.	\$	_____	\$	_____
	Subtotal of Asphalt Concrete Pavement Option						_____
	<u>Concrete Pavement Option</u>						
26	Non-Reinforced Concrete Pavement, 7"	4998	S.Y.	\$	<u>42.00</u>	\$	<u>209,916.00</u>
27	Non-Reinforced Concrete Pavement, 6"	1660	S.Y.	\$	<u>39.50</u>	\$	<u>65,570.00</u>
28	Fly Ash	489	Tons	\$	<u>72.00</u>	\$	<u>35,208.00</u>
29	Water (Fly Ash)	195175	gal	\$	<u>0.02</u>	\$	<u>3,415.56</u>
30	Manipulation (Fly Ash)	8221	S.Y.	\$	<u>3.25</u>	\$	<u>26,718.25</u>
	Subtotal of Concrete Pavement Option						<u>340,827.81</u>
Total Cost of Street and Storm Water Sewer Improvements				\$	<u>577,983.06</u>		

Package:

Total Cost of Sanitary Sewer Improvements	\$	<u>251,502.00</u>
Total Cost of Water Distribution System	\$	<u>171,485.00</u>
Total Cost of Street Improvements and Storm Water Sewer (Minus Pavement Option)	\$	<u>247,155.25</u>
<i>Asphalt Concrete Pavement Option</i>	\$	_____
<i>Concrete Pavement Option</i>	\$	<u>340,827.81</u>
Total Cost of Package (Asphalt)	\$	_____
Total Cost of Package (Concrete)	\$	<u>1,010,970.06</u>

3. The Undersigned Bidder understands that the above quantities of work to be done are approximate only and are intended principally to serve as a guide in evaluating the bids.

4. The Undersigned agrees, upon written notice of the acceptance of this bid within ten (10) days after the opening of the bids, that he will execute the Contract in accordance with the bid as

accepted and give Contract (Contract and Payment) bonds on forms included herein within ten (10) days after the prescribed forms are presented for signature.

5. The Undersigned further agrees that if awarded the Contract, he will commence work within ten (10) calendar days after receipt of Notice to Proceed and that he will complete the work within 130 working days of the date of mailing or delivery of the Notice to Proceed; and that he shall pay liquidated damages in accordance with the SUPPLEMENTARY CONDITIONS in the amount of Six Hundred Dollars (\$ 600.00) for each day, exclusive of Sundays and holidays, the work remains uncompleted after expiration of Contract time.

The Contractor further agrees he will commence the work on or about September 14, 20 15.

6. As an evidence of good faith in submitting this Proposal, the Undersigned encloses a cashier's check, a certified check, or a bid bond in the amount of five percent (5%) of the bid which in case he refuses or fails to accept an award and to enter into a contract and file the required bonds within the prescribed time, shall be forfeited as liquidated damages.

7. The Undersigned hereby declares that the only parties interested in this proposal are named herein, that this Proposal is made without collusion with any other person, firm or corporation, that no member of the city council, officer or agent of the City of Hays, Kansas is directly or indirectly financially interested in this bid.

8. Addendum Nos. 1 were received and considered in the preparation of this Proposal.

Dated in Hays, Ks this 3rd day of June, 20 15.

SIGNATURE OF BIDDER

If an Individual: _____ doing business

as _____

If a Partnership: _____ member of firm

by _____

If a Corporation: *J Corp* _____

by *Jeanette P. Parnasstil* _____

Title *President* _____

Business Address of Bidder: _____

PO Box 698
Hays, Ks 67601

Commission Work Session Agenda

Memo

From: Jesse Rohr, PIE Superintendent

Work Session: July 2, 2015

Subject: Vehicle Abatement at 1406 Allen

Person(s) Responsible: Toby Dougherty, City Manager
John Braun, Interim Director of Public Works

Summary

The abandoned vehicle located in the driveway at 1406 Allen has expired tags therefore deeming it inoperable. Up to this point, all proper notification has been given to the owner of the property. To date, no action has been taken by the owner of the property. Personal or phone contact has been made but the owner has claimed an inability to get the vehicle insured and registered for various reasons and the vehicle remains in place as of the date of this memo. If the vehicle is removed by the city, all costs of abatement will be charged to the owner of the property. Staff recommends approving the resolution allowing the vehicle located at 1406 Allen to be abated by the city.

Background

Staff has had various nuisance cases on this property over the years. Most issues have been reluctantly resolved and have not had to be abated by the City.

Discussion

Planning, Inspection, and Enforcement is requesting a resolution to abate the inoperable vehicle located on the property at 1406 Allen be placed on the agenda for formal action at the July 2, 2015 City Commission meeting. The property located at 1406 Allen is in violation of City Ordinance Chapter 26 Article II. The vehicle has no current and legal tags, therefore deeming it inoperable. Letters have been sent per City of Hays Ordinance requirements. No progress by the owner has been made on this vehicle. Staff is now moving forward for abatement of the vehicle since the owner of the property has not followed through accordingly.

Legal Consideration

The City is required to follow procedures established by the ordinance cited in the Discussion. Assuming those procedures were followed, the City is allowed to remove and dispose of the vehicle.

Financial Consideration

Any costs associated with the city removing these vehicles will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

Options include the following:

- Approve the resolution allowing for the vehicles to be removed
- Do not approve the resolution

Recommendation

Staff recommends approving this resolution allowing the vehicle located at 1406 Allen to be removed from the property.

Action Requested

Approve the resolution to abate the vehicle located on the property at 1406 Allen ten days after the approval date.

Supporting Documentation

Letters to Property Owner

Pictures

Resolution

6/19/2015

IWORQ Systems Inc.

AIRPORT DIVISION
NATHAN MARCUCCI, MANAGER
3950 E 8TH ST., HAYS, KS 67601

TEL 785-628-7370
FAX 785-628-7373



VACANT
1002 VINE ST., HAYS, KS 67601

SERVICE DIVISION
TEL 785-628-7353
FAX 785-628-7352

PLANNING, INSPECTION, & ENFORCEMENT DIVISION
JESSE ROHR, SUPT.
1002 VINE ST., HAYS, KS 67601

TEL 785-628-7310
FAX 785-628-7352

MARVIN HONAS, SUPT.
1780 W. 55TH ST., HAYS, KS 67601

SOLID WASTE DIVISION
TEL 785-628-7357
FAX 785-628-7352

I.D. CREECH, DIRECTOR
JOHN BRAUN, ASSISTANT DIRECTOR
1002 VINE STREET, HAYS, KS 67601
TEL 785-628-7350, FAX 785-628-7352

PUBLIC WORKS DEPARTMENT
www.haysusa.com

Richard Mueller
1406 Allen
HAYS, KS 67601-3552

March 10, 2015

RE: 1406 Allen

Dear Richard Mueller:

It has come to our attention that a city code violation(s) exist at **1406 Allen**, Hays, Kansas (photo(s) are attached). The violation consists of **Inoperable Vehicles on Private Property**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-40 (Inoperable Vehicles)**.

We request that you please correct the problem within the next 10 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **3/23/2015**, and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning, Inspection, and Enforcement Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Chris Rorabaugh
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

6/19/2015

IWORQ Systems Inc.

AIRPORT DIVISION
NATHAN MARCUCCI, MANAGER
3950 E 8TH ST., HAYS, KS 67601

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FAX 785-628-7373



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1002 VINE STREET, HAYS, KS 67601
TEL 785-628-7350, FAX 785-628-7352

PUBLIC WORKS DEPARTMENT
www.haysusa.com

March 26, 2015

Richard Mueller
1406 Allen
HAYS, KS 67601-3552

RE: 1406 Allen

VIA CERTIFIED MAIL:

Dear Richard Mueller:

The violation located at 1406 Allen, Hays, Kansas still exists (photos attached). We wrote a letter to you on 2/5/2015 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for Inoperable Vehicles on Private Property on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Chris Rorabaugh
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File



Case Information

Date 2/5/2015
Case Number 20150097
Telephone
Owner Name Richard Mueller
Owner Address 1406 Allen
Violation Address 1406 Allen
Violation Inoperable Vehicles on Private Property
Complaint Received From
Status Certified Sent
Violation Due Date 3/23/2015
Certified Received Date 3/28/2015
Certified Due Date 4/7/2015
Date Case Closed
Complainant Name
Complainant Telephone/Address
Ordinance Number Sec. 26-40 (Inoperable Vehicles)
Assigned To Chris Rorabaugh

Property Information

Parcel#: 026-138-33-0-40-28-008.00-0
 MUELLER, RICHARD KEITH
 1406 ALLEN ST

Owner Information

MUELLER, RICHARD KEITH
 1406 ALLEN ST
 HAYS, KS 67601-3552

Case History

Date	Type	Description
2/5/2015	Note	First picture taken February 4th, expired tag.
2/5/2015 1:41:15 PM	Document	
3/10/2015	Activity	

1st Notification Letter: The pictured vehicle needs to be legally tagged and made road worthy or it needs to be removed from your property or placed inside an enclosed building. This vehicle has been observed in its present condition for a period of time in excess of 30 days.

3/10/2015 11:47:13 AM

Document



3/26/2015

Activity

Certified Letter: Upon receipt of this certified letter, you will have 10 days to legally tag and make road worthy the pictured vehicle or it needs to be removed from your property or placed inside an enclosed building.

3/26/2015 2:10:35 PM

Document



4/6/2015

Note

Glenda (ELCO Treasurer) called in April 6th. Richard Mueller was there.....can't get insurance because he has no Dr Llc, 1978 Jeep is eligible for antique or non-use tag...but he has to have insurance...mom lives in Munjor?

RESOLUTION NO. 2015-

A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS DESIGNATED AGENT TO ABATE NUISANCE LOCATED ON THE PROPERTY AT 1406 ALLEN ST., HAYS, KANSAS.

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article 2, declaring certain matters as inoperable vehicles a violation of City Ordinance and providing for the removal or abatement of inoperable vehicles and further providing for the assessment of costs and penalties; and

WHEREAS, on February 5, 2015, March 10, 2015, and March 26, 2015, inspections of the property were conducted by the City of Hays, and said inspections determined the inoperable vehicle on the property at 1406 Allen St. was in violation of City Ordinance Chapter 26, Article 2; and

WHEREAS, on March 10, 2015, a letter was sent to the owner of the property at 1406 Allen St., requesting that the owner abate the nuisance by removal of the inoperable vehicle within 5 days; and

WHEREAS, on March 26, 2015, a certified letter to the owner of the property at 1406 Allen St. was prepared giving said owner ten days, upon receipt, in which to abate the nuisance; and

WHEREAS, on March 28, 2015, the certified letter to the owner of the property at 1406 Allen St. was verified as received by said owner; and

WHEREAS, an inspection of the property done on May 22, 2015, revealed the inoperable vehicle was not abated from the property; and

WHEREAS, the Governing Body of the City of Hays desires that the inoperable vehicle on the property at 1406 Allen St. be abated by the City or its authorized agent.

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

Section 1. That the existence of the inoperable vehicle located at 1406 Allen St. is hereby found to be in violation of Ordinance Chapter 26, Article 2.

Section 2. That the owner of the property located at 1406 Allen St. was given proper notice to abate the nuisance condition located at 1406 Allen St. and has failed to abate the said nuisance.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the condition causing the violation at

the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City shall be charged against the lot located at 1406 Allen St. as provided in Ordinance Chapter 26, Article 2.

PASSED by the City Commission on the 9th day of July, 2015.

Eber Phelps, Mayor

ATTEST:

Brenda Kitchen, City Clerk

Commission Work Session Agenda

Memo

From: Jesse Rohr, PIE Superintendent

Work Session: July 2, 2015

Subject: Vehicle Abatement at 300 E 24th

Person(s) Responsible: Toby Dougherty, City Manager
John Braun, Interim Director of Public Works

Summary

The abandoned vehicle located in the front driveway at 300 E 24th has expired tags therefore deeming it inoperable. Up to this point, all proper notification has been given to the owner of the property. To date, no response has been received and no action has been taken by the owner of the property. If the vehicle is removed by the city, all costs of abatement will be charged to the owner of the property. Staff recommends approving the resolution allowing the vehicle located at 300 E 24^h to be abated by the city.

Background

All proper notices have been sent to the registered owner of this property.

Discussion

Planning, Inspection, and Enforcement is requesting a resolution to abate the inoperable vehicle located on the property at 300 E 24th be placed on the agenda for formal action at the July 2, 2015 City Commission meeting. The property located at 300 E 24th is in violation of City Ordinance Chapter 26 Article II. The vehicle has no current and legal tags therefore deeming it inoperable. Letters have been sent per City of Hays Ordinance requirements. No progress by the owner has been made on this vehicle. Staff is now moving forward for abatement of the vehicle since the owner of the property has not followed through accordingly.

Legal Consideration

The City is required to follow procedures established by the ordinance cited in the Discussion. Assuming those procedures were followed, the City is allowed to remove and dispose of the vehicle.

Financial Consideration

Any costs associated with the city removing the vehicle will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

Options include the following:

- Approve the resolution allowing for the vehicle to be removed
- Do not approve the resolution

Recommendation

Staff recommends approving this resolution allowing the vehicle located at 300 E 24th to be removed from the property.

Action Requested

Approve the resolution to abate the vehicle located on the property at 300 E 24th ten days after the approval date.

Supporting Documentation

Letters to Property Owner

Pictures

Resolution

6/19/2015

IWORQ Systems Inc.

AIRPORT DIVISION
NATHAN MARCUCCI, MANAGER
3950 E 8TH ST., HAYS, KS 67601

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PLANNING, INSPECTION, & ENFORCEMENT DIVISION
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1002 VINE ST., HAYS, KS 67601

TEL 785-628-7310
FAX 785-628-7352

MARVIN HONAS, SUPT.
1780 W. 55TH ST., HAYS, KS 67601

SOLID WASTE DIVISION
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I.D. CREECH, DIRECTOR
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PUBLIC WORKS DEPARTMENT
www.haysusa.com

Wayne Gabel Living Trust
1206B West 26th Street
HAYS, KS 67601-4822

February 20, 2015

RE: 300 East 24th

Dear Wayne Gabel Living Trust:

It has come to our attention that a city code violation(s) exist at **300 East 24th**, Hays, Kansas (photo(s) are attached). The violation consists of **Inoperable Vehicles on Private Property**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-40 (Inoperable Vehicles)**.

We request that you please correct the problem within the next 10 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **3/5/2015**, and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning, Inspection, and Enforcement Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Chris Rorabaugh
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

6/19/2015

IWORQ Systems Inc.

AIRPORT DIVISION
NATHAN MARCUCCI, MANAGER
3950 E 8TH ST., HAYS, KS 67601

TEL 785-628-7370
FAX 785-628-7373



VACANT
1002 VINE ST., HAYS, KS 67601

SERVICE DIVISION
TEL 785-628-7353
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PLANNING, INSPECTION, & ENFORCEMENT DIVISION
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PUBLIC WORKS DEPARTMENT
www.haysusa.com

March 10, 2015

Wayne Gabel Living Trust
1206B West 26th Street
HAYS, KS 67601-4822

RE: 300 East 24th

VIA CERTIFIED MAIL:

Dear Wayne Gabel Living Trust:

The violation located at 300 East 24th, Hays, Kansas still exists (photos attached). We wrote a letter to you on 1/19/2015 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for Inoperable Vehicles on Private Property on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Chris Rorabaugh
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File



Case Information

Date 1/19/2015
Case Number 20150032
Telephone
Owner Name Wayne Gabel Living Trust
Owner Address 1206B West 26th Street
Violation Address 300 East 24th
Violation Inoperable Vehicles on Private Property
Complaint Received From
Status Certified Sent
Violation Due Date 3/5/2015
Certified Received Date 3/12/2015
Certified Due Date 3/23/2015
Date Case Closed
Complainant Name
Complainant Telephone/Address
Ordinance Number Sec. 26-40 (Inoperable Vehicles)
Assigned To Chris Rorabaugh

Property Information

Parcel#: 026-138-33-0-10-16-009.00-0
 GABEL WAYNE J REV LIV TR
 300 E 24TH ST

Owner Information

GABEL WAYNE J REV LIV TR
 1206B W 26TH ST
 HAYS, KS 67601-4822

Case History

Date	Type	Description
1/19/2015	Note	First picture taken January 19th, expired tag and flat tire.
1/19/2015 2:58:20 PM	Document	
2/20/2015	Activity	1st Notification Letter: The pictured car needs to be legally tagged and made road worthy or it needs to be removed from your property or placed inside an enclosed building. This vehicle has been observed in its present condition for a period of time in excess of 30 days.

2/20/2015 2:31:38 PM

Document



3/10/2015

Activity

Certified Letter: Upon receipt of this certified letter, you will have 10 days to legally tag this vehicle and make it road worthy or it needs to be removed from your property or placed inside an enclosed building.

3/10/2015 11:58:51 AM

Document



3/16/2015 3:58:14 PM

Document



3/20/2015

Note

Erin Thomas called in March 13 (voicemail wasn't working) and said the car will be legally tagged soon.....I left a voicemail March 20th, stating it won't be a problem if the car is tagged soon.

RESOLUTION NO. 2015-

A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS DESIGNATED AGENT TO ABATE NUISANCE LOCATED ON THE PROPERTY AT 300 E 24th ST., HAYS, KANSAS.

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article 2, declaring certain matters as inoperable vehicles a violation of City Ordinance and providing for the removal or abatement of inoperable vehicles and further providing for the assessment of costs and penalties; and

WHEREAS, on February 20, 2015, March 9, 2015, and June 5, 2015, inspections of the property were conducted by the City of Hays, and said inspections determined the inoperable vehicle on the property at 300 E 24th St. was in violation of City Ordinance Chapter 26, Article 2; and

WHEREAS, on February 20, 2015, a letter was sent to the owner of the property at 300 E 24th St. requesting that the owner abate the nuisance by removal of the inoperable vehicle within 10 days; and

WHEREAS, on March 10, 2015, a certified letter to the owner of the property at 300 E 24th St. was prepared giving said owner ten days, upon receipt, in which to abate the nuisance; and

WHEREAS, on March 12, 2015, the certified letter to the owner of the property at 300 E 24th St. was verified as delivered to the owner; and

WHEREAS, an inspection of the property done on June 5, 2015, revealed the inoperable vehicle was not abated from the property; and

WHEREAS, the Governing Body of the City of Hays desires that the inoperable vehicle on the property at 300 E 24th St. be abated by the City or its authorized agent.

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

Section 1. That the existence of the inoperable vehicle located at 300 E 24th St. is hereby found to be in violation of Ordinance Chapter 26, Article 2.

Section 2. That the owner of the property located at 300 E 24th St. was given proper notice to abate the nuisance condition located at 300 E 24th St. and has failed to abate the said nuisance.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the condition causing the violation at

the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City shall be charged against the lot located at 300 E 24th St. as provided in Ordinance Chapter 26, Article 2.

PASSED by the City Commission on the 9th day of July, 2015.

Eber Phelps, Mayor

ATTEST:

Brenda Kitchen, City Clerk

Commission Work Session Agenda

Memo

From: Jesse Rohr, PIE Superintendent

Work Session: July 2, 2015

Subject: Vehicle Abatement at 300 E 25th

Person(s) Responsible: Toby Dougherty, City Manager
John Braun, Interim Director of Public Works

Summary

The abandoned vehicle located in the front driveway at 300 E 25th has expired tags and multiple flat tires therefore deeming it inoperable. Up to this point, all proper notification has been given to the owner of the property. To date, no response has been received and no action has been taken by the owner of the property. If the vehicle is removed by the city, all costs of abatement will be charged to the owner of the property. Staff recommends approving the resolution allowing the vehicle located at 300 E 25th to be abated by the city.

Background

Staff has had various nuisance cases on this property over the years. The property has been cited for general nuisances, inoperable vehicles, and tall weeds/grass multiple times over the past 4 years.

Discussion

Planning, Inspection, and Enforcement is requesting a resolution to abate the inoperable vehicle located on the property at 300 E 25th be placed on the agenda for formal action at the July 2, 2015 City Commission meeting. The property located at 300 E 25th is in violation of City Ordinance Chapter 26 Article II. The vehicle has no current and legal tags and has several flat tires, therefore deeming it inoperable. Letters have been sent per City of Hays Ordinance requirements. No progress by the owner has been made on this vehicle. Staff is now moving forward for abatement of the vehicle since the owner of the property has not followed through accordingly.

Legal Consideration

The City is required to follow procedures established by the ordinance cited in the Discussion. Assuming those procedures were followed, the City is allowed to remove and dispose of the vehicle.

Financial Consideration

Any costs associated with the city removing the vehicle will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

Options include the following:

- Approve the resolution allowing for the vehicle to be removed
- Do not approve the resolution

Recommendation

Staff recommends approving this resolution allowing the vehicle located at 300 E 25th to be removed from the property.

Action Requested

Approve the resolution to abate the vehicle located on the property at 300 E 25th ten days after the approval date.

Supporting Documentation

Letters to Property Owner

Pictures

Resolution

6/19/2015

IWORQ Systems Inc.

AIRPORT DIVISION
NATHAN MARCUCCI, MANAGER
3950 E 8TH ST., HAYS, KS 67601

TEL 785-628-7370
FAX 785-628-7373



VACANT
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PUBLIC WORKS DEPARTMENT
www.haysusa.com

Nancy Foiles
300 East 25th
HAYS, KS 67601

April 7, 2015

RE: 300 East 25th

Dear Nancy Foiles:

It has come to our attention that a city code violation(s) exist at **300 East 25th**, Hays, Kansas (photo(s) are attached). The violation consists of **Inoperable Vehicles on Private Property**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-40 (Inoperable Vehicles)**.

We request that you please correct the problem within the next 10 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **4/20/2015**, and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning, Inspection, and Enforcement Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Chris Rorabaugh
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

6/19/2015

IWORQ Systems Inc.

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PUBLIC WORKS DEPARTMENT
www.haysusa.com

April 30, 2015

Nancy Foiles
300 East 25th
HAYS, KS 67601

RE: 300 East 25th

VIA CERTIFIED MAIL:

Dear Nancy Foiles:

The violation located at 300 East 25th, Hays, Kansas still exists (photos attached). We wrote a letter to you on 3/2/2015 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for Inoperable Vehicles on Private Property on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

A handwritten signature in black ink that reads "Chris Rorabaugh". The signature is written in a cursive style.

Chris Rorabaugh
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File



Case Information

Date 3/2/2015
Case Number 20150178
Telephone
Owner Name Nancy Foiles
Owner Address 300 East 25th
Violation Address 300 East 25th
Violation Inoperable Vehicles on Private Property
Complaint Received From
Status Certified Sent
Violation Due Date 4/20/2015
Certified Received Date 5/22/2015
Certified Due Date 6/1/2015
Date Case Closed
Complainant Name
Complainant Telephone/Address
Ordinance Number Sec. 26-40 (Inoperable Vehicles)
Assigned To Chris Rorabaugh

Property Information

Owner Information

Parcel#: 026-138-33-0-10-13-008.00-0
 FOILES, NANCY A
 300 E 25TH ST

FOILES, NANCY A
 300 E 25TH ST
 HAYS, KS 67601

Case History

Date	Type	Description
3/2/2015	Note	First picture taken March 2nd, flat tires.
4/7/2015	Activity	1st Notification Letter: The pictured car needs to be legally tagged and made road worthy or it needs to be removed from your property or placed inside an enclosed building. This vehicle has been observed in its present condition for a period of time in excess of 30 days.
4/7/2015 10:24:56 AM	Document	
4/30/2015	Activity	Certified Letter: Upon receipt of this certified letter, you will have 10 days to legally tag and make road worthy the pictured vehicle or it needs to be removed from your property or placed inside an enclosed building.

4/30/2015 11:28:11
AM

Document



5/22/2015

Note

Hays P.D. delivered certified box May 22

RESOLUTION NO. 2015-

A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS DESIGNATED AGENT TO ABATE NUISANCE LOCATED ON THE PROPERTY AT 300 E 25th ST., HAYS, KANSAS.

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article 2, declaring certain matters as inoperable vehicles a violation of City Ordinance and providing for the removal or abatement of inoperable vehicles and further providing for the assessment of costs and penalties; and

WHEREAS, on March 2, 2015, April 6, 2015, April 29, 2015, and June 5, 2015, inspections of the property were conducted by the City of Hays, and said inspections determined the inoperable vehicle on the property at 300 E 25th St. was in violation of City Ordinance Chapter 26, Article 2; and

WHEREAS, on April 7, 2015, a letter was sent to the owner of the property at 300 E 25th St. requesting that the owner abate the nuisance by removal of the inoperable vehicle within 10 days; and

WHEREAS, on April 30, 2015, a certified letter to the owner of the property at 300 E 25th St. was prepared giving said owner ten days, upon receipt, in which to abate the nuisance; and

WHEREAS, on May 22, 2015, the certified letter to the owner of the property at 300 E 25th St. was hand delivered by the Hays Police Department to the owner; and

WHEREAS, an inspection of the property done on June 5, 2015, revealed the inoperable vehicle was not abated from the property; and

WHEREAS, the Governing Body of the City of Hays desires that the inoperable vehicle on the property at 300 E 25th St. be abated by the City or its authorized agent.

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

Section 1. That the existence of the inoperable vehicle located at 300 E 25th St. is hereby found to be in violation of Ordinance Chapter 26, Article 2.

Section 2. That the owner of the property located at 300 E 25th St. was given proper notice to abate the nuisance condition located at 300 E 25th St. and has failed to abate the said nuisance.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the condition causing the violation at the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City shall be charged against the lot located at 300 E 25th St. as provided in Ordinance Chapter 26, Article 2.

PASSED by the City Commission on the 9th day of July, 2015.

Eber Phelps, Mayor

ATTEST:

Brenda Kitchen, City Clerk

Commission Work Session Agenda

Memo

From: Toby Dougherty, City Manager

Work Session: July 2, 2015

Subject: One-way Street Designation for 6th and 7th Streets

Person(s) Responsible: Commissioner Jones

Summary

Commissioner Jones asked that discussion of the removal of one-way designation for 6th and 7th Streets be placed on the July 2, 2015 Work Session agenda for discussion. City staff conducted a brief inquiry into the matter and sees no significant issues should the Commission choose to convert 7th Street from one-way traffic to two-way traffic. City staff does see significant issues with changing 6th Street from one-way to two-way traffic.

Background

6th and 7th Streets have been designated as one-way streets for well over 50 years. The original thinking of converting the streets to one-way was to increase the carrying capacity of each street into and away from the Fort Hays State University campus. The City Commission last discussed the possibility of removing the one-way designation in 2007, and after two work sessions, it was determined no changes were warranted. Commissioner Jones recently asked City staff to place discussion of the removal of the one-way designation on the work session agenda for the City Commission to discuss.

Discussion

7th Street is a 36 – 44 foot wide street that runs from Vine Street to Park Street on the campus of Fort Hays State University. With the exception of the eastern two blocks, 7th Street is one-way, westbound traffic into the FHSU campus. 7th Street carries approximately 1,500 cars per day east of Main Street and 1,300 cars per day west of Main Street. Parking is currently allowed on both sides of the street. 6th Street is a 26 – 39 foot wide street that also runs from Vine Street to the west to the FHSU campus at Park Street. Like 7th Street, 6th Street is one-way traffic most of its length carrying traffic eastbound from the Fort Hays State University campus to the Vine Street area. Parking is allowed on both sides of 6th Street and is very heavily utilized due to the large number of rental properties along the entire length of the street. 6th Street carries an average of 1,200 vehicles per day on the east side of Main Street and 1,500 vehicles per day on the west side of Main Street.

City staff was asked to investigate the possibility of removing the one-way designations for 6th and 7th Streets. City staff looked at traffic patterns, parking requirements, accident rates and street widths, and spoke with Fort Hays State University to get its input on the

matter. The summary of our investigation is as follows. City staff sees no significant issue with changing the traffic on 7th Street from one-way to two-way. 7th Street is wide enough its entire length to accommodate two-way traffic as well as parking on both sides. The City's Comprehensive Plan calls for the removal of one-way traffic on 7th Street. City staff feels that allowing two-way traffic on 7th Street should not result in a noticeable increase in accidents. City staff also discussed the possible changes with Fort Hays State University, and it did not have any issues with modifying the traffic on 7th Street to two-way. Lastly, two-way traffic can prove to be a calming device which would prove to slow traffic on a street that is currently one-way. Since the majority of 7th Street travels through residential areas, staff feels traffic calming methods are always beneficial.

City staff also looked at the pros and cons of converting 6th Street from one-way traffic to two-way traffic. 6th Street is a 26 – 39 foot wide street that allows parking on both sides. This configuration is not uncommon with two-way traffic in Hays as there are several examples of similar-sized residential streets that carry two-way traffic. For comparison purposes, 15th Street is also a 26 foot wide street that allows two-way traffic and parking on both sides. 15th Street carries 200 – 800 VPD. 17th, between Allen and Ash, is also a 26 foot street that carries two way traffic. 17th carries a similar amount of traffic as 6th street, but only allows parking on one side.

The significant difference with 6th Street, when compared to most similar sized residential streets, is the volume of traffic it carries as well as the high utilization of on-street parking due to the rental properties along the corridor. In many residential areas, one will encounter streets of similar width with two-way traffic. However, parking is sparsely utilized on these streets. Therefore, when two cars are approaching each other on a comparison street, it is very easy for one car or the other to duck behind a parked car to let the opposing traffic through. Due to the high utilization of parking on 6th Street, it would be much more difficult for a vehicle to get out of the way of an oncoming vehicle which could lead to accidents. The way to circumvent this problem is to eliminate parking on one side or the other to better accommodate the two-way traffic. City staff does not feel that this would be a prudent tactic as the parking is very heavily utilized due to the rental properties in the area. It is estimated that 65 parking spots will be lost along the narrowest portion of 6th Street by eliminating parking on one side. This could have a significant impact on the availability of parking in the neighborhood.

Fort Hays State was also asked about the possibility of converting 6th Street to two-way traffic. Fort Hays State University is less supportive of converting 6th Street to two-way traffic than 7th Street due to the way 6th Street intersects with Park Street on the Fort Hays State University campus. 6th Street intersects with Park Street as it makes a sharp curve at the junction of two heavily-traveled pedestrian crosswalks. Fort Hays State University personnel thought that allowing two-way traffic at this intersection could cause problems for vehicles as well as pedestrians that utilize the intersection.

In summary, City staff feels there are not significant issues if the Commission decides to remove the one-way designation on 7th Street. City staff would not recommend removing the one-way designation on 6th Street.

Legal Consideration

Because there is no request for particular action, and this is a discussion item only, there are no particular legal issues involved. If the Commission decides to change the designation of either or both streets, the appropriate ordinance will be prepared.

Financial Consideration

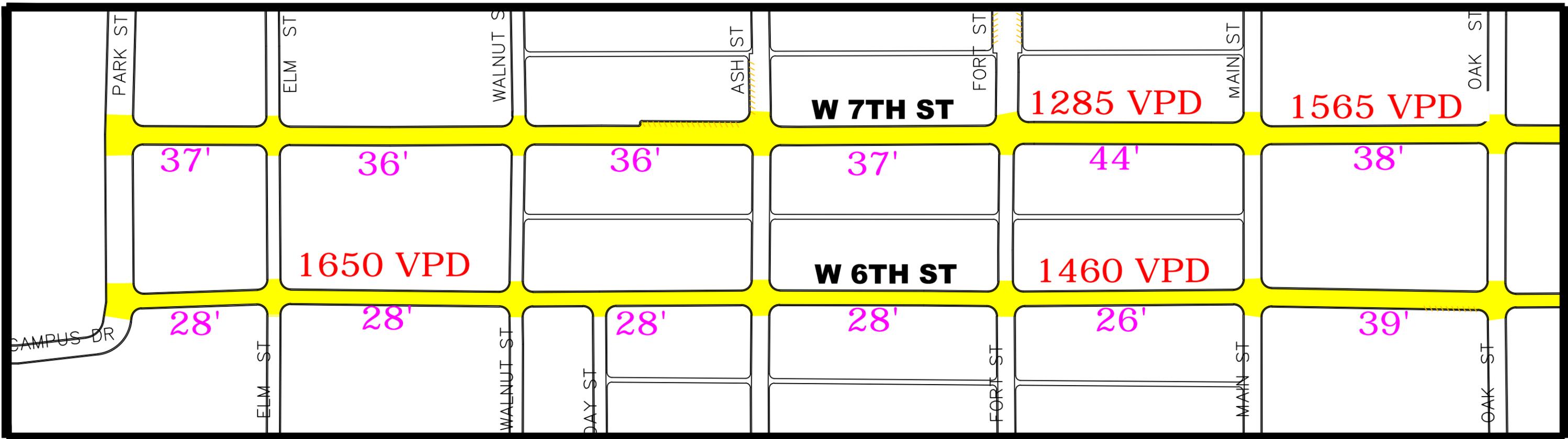
There will be some cost involved in converting a street from one-way to two-way, most of it being labor cost, removing one-way signs and installing stop signs for the opposite traffic. Should the Commission choose to remove the one-way designation on 6th Street and remove parking, if there are any parking stalls painted, those would have to be removed with sandblasting equipment, and “No Parking” signs would have to be installed which could increase the cost of the conversion.

Action Requested

City staff is not requesting the Commission take any action on this subject as it was brought forward for discussion by a Commissioner.

Supporting Documentation

Visual – Traffic Counts/Street Widths



One-Way Street Consideration - 6th and 7th Street, May 2015

