

MINUTES OF A MEETING OF  
THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON AUGUST 10, 2000

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session, Thursday, August 10, 2000, at 7:30 p.m.

Roll Call: Present: Troy Hickman  
Henry Schwaller IV  
Howard Rome  
Wayne Billinger  
Absent: Larry Schmidt

Mayor Hickman declared that a quorum was present and called the meeting to order.

**2. MINUTES:** Howard Rome moved, Wayne Billinger seconded, that the minutes of the regular session held on July 27, 2000, be approved.

Vote: Ayes: Troy Hickman  
Henry Schwaller  
Howard Rome  
Wayne Billinger

**3. CITIZEN COMMENTS:** Commissioner Schwaller read a letter from Commissioner Schmidt stating he is absent from this meeting because of a long planned vacation.

**4. CONSENT ITEMS:** Henry Schwaller IV moved, Howard Rome seconded, that the Consent Items be voted on separately.

Vote: Ayes: Troy Hickman  
Henry Schwaller  
Howard Rome  
Wayne Billinger

**A.** Henry Schwaller IV moved, Troy Hickman seconded, that the following mayoral appointments to the Trades Board be approved.

Bruce Goetz – four year term expiring August 27, 2004

Jim Walters – four year term expiring August 27, 2004

Preston Werner – four year term expiring August 27, 2004

Terry Ault – four year term expiring August 27, 2004

Vote: Ayes: Troy Hickman

Henry Schwaller

Howard Rome

Wayne Billinger

**B.** Howard Rome moved, Wayne Billinger seconded, that Ordinance No. 3537-A, being an ordinance regulating traffic within the corporate limits of the City of Hays, Kansas, incorporating by reference “The Standard Traffic Ordinance for Kansas Cities,” Edition of 2000, be approved.

Vote: Ayes: Troy Hickman

Henry Schwaller

Howard Rome

Wayne Billinger

**C.** Wayne Billinger moved, Howard Rome seconded, that Ordinance No. 3538, being an ordinance regulating public offenses within the corporate limits of the City of Hays, Kansas, incorporating by reference “The Uniform Public Offense Code for Kansas Cities,” Edition 2000, be approved.

Vote: Ayes: Troy Hickman

Howard Rome

Wayne Billinger

No: Henry Schwaller IV

### **OLD BUSINESS**

**5. 2001 BUDGET – PUBLIC HEARING:** **A.** Mayor Hickman opened the public hearing to hear comments regarding the 2001 City of Hays Budget. There were no comments.

Wayne Billinger moved, Howard Rome seconded, that the public hearing be closed.

Vote: Ayes: Troy Hickman  
Henry Schwaller  
Howard Rome  
Wayne Billinger

**B.** Commissioner Schwaller stated he has received many comments regarding the increase in the mill levy due to park improvements. He stated that approximately \$140,000 is budgeted in the Special Parks Fund that will be used for infrastructure projects. It is not necessary to raise the mill levy 2 mills to make more improvements. Commissioner Schwaller stated he has identified nine areas in the budget that could be reduced or eliminated in order to fund additional park improvements. These improvements are important; other items in the budget should be adjusted or eliminated in order to keep the mill levy down. The City needs to be fiscally prudent.

Mayor Hickman read a letter from Commissioner Schmidt. Commissioner Schmidt wrote that he concurs with Commissioner Schwaller that the City must be austere with taxpayers' money. He suggested four cuts to try to bring the budget down by 2 mills.

Commissioner Schwaller displayed an overhead graph depicting the bonded indebtedness projected for the next 11 years. He said more and more of our property tax will need to be dedicated to carrying this debt. To provide the same level of services to citizens that the City now offers, it will be necessary to raise the mill levy to provide those services. Unless the economy dramatically doubles it will be necessary to raise taxes to fund these projects. We need to stay within our means today realizing that our checkbook is not going to look as good in the future.

Commissioner Billinger stated he is not an advocate of raising the mill levy. A survey was conducted that indicated more than half of the citizens surveyed want to see improved park facilities and are willing to pay for those improvements either through a mill levy increase or by some other means; for

that reason he is in favor of this 2 mill levy increase. We should not cut money from other parts of the budget to fund park improvements.

Commissioner Rome stated he is not in favor of eliminating the new firemen or cross training our policemen to be dispatchers; allocating a 2-mill increase for the parks is a step in the right direction.

Mayor Hickman stated the parks have been highly neglected for a long time and its time we do something about them for future generations.

Wayne Billinger moved, Howard Rome seconded, that Ordinance No. 3536, being an ordinance approving, adopting and appropriating by fund the budget of the City of Hays, Kansas, for the year beginning January 1, 2001, with the 2 mill increase to be dedicated for the enhancement of our park system, be approved.

Commissioner Schwaller stated he would be voting against approval of the 2001 Budget. We have neglected our neighborhood parks, however we have spent \$4,200,000 on the Hays Aquatic Park. Infrastructure improvements are being made, but the rest of the budget goes to personnel salaries. We should not raise the mill levy to hire more employees. There is a clear line of debt starting in 2001 and going to 2011 that all of us are going to have to pay.

Mayor Hickman agreed the money should not go to salaries, but should be spent on infrastructure improvements.

Commissioner Rome stated it is important to definitely state how this money should be spent. Citizens want green grass in our parks and that is where we should put the funds; that needs to be reflected in the budget.

The Mayor called for the vote.

Vote: Ayes: Troy Hickman

Howard Rome

Wayne Billinger

No: Henry Schwaller IV

**6. PARKING ON FORT STREET BETWEEN 7<sup>TH</sup> AND 8<sup>TH</sup> STREETS:** Kurt Hassler, Director of Engineering, presented a cost estimate for additional angled parking on the southwest section of the 700 block of Fort Street. The total cost

estimated for design, construction, and inspection is approximately \$43,000, for five spaces along with one handicapped access space. This cost would be reduced if the Engineering Department does design and inspection.

Assistant City Manager Dorothy Stites requested that this item be tabled for several months to allow for additional research.

Mayor Hickman stated the Postmaster along with City officials could approach the property owner to the south of the post office to discuss the possible lease of a portion of his parking lot.

Roxie Stegmeier, owner of a business located at 705 Fort Street, stated she spoke to Allied Construction and they can do the entire project for under \$6,000.

Commissioner Schwaller stated there are most likely more charges that would be incurred other than the actual construction, such as moving the fire hydrant. Leasing the parking lot to the south of the Post Office would be an intermediate solution; a long-term solution would be angled parking on the west side of the street. Commissioner Schwaller suggested the Engineering Department get firmer estimates.

Edie Copeland, 703 Fort Street, stated that if this angled parking were done in front of their house, the parked cars would be almost by their front porch. What would this do to the value of their property?

Commissioner Schwaller stated he is against taking other people's property; he will consider Mrs. Copeland's input.

**7. OFF-STREET PARKING REGULATION ZONING CHANGE:** The Hays-Ellis County Planning Commission held a public hearing on July 17, 2000, to consider a proposed change to the adopted Zoning Regulations which would have the effect of reducing the number of off-street parking stalls for furniture and appliance stores, household equipment or furniture repair shops. The current regulations require one off-street parking stall per 400 square feet of floor space. As proposed, off-street parking for the above referenced stores would be calculated at one stall per 500 square feet of floor space. By a vote of 6-0, the Planning Commission recommended that the City & County Commission

consider adopting the appropriate ordinance and resolution that would incorporate this change into the Zoning Regulations.

Community Development Coordinator Kent Laas stated he agrees with this change in regards to retail furniture stores. Additionally, and somewhat more significantly, is the impact that requiring less parking has on the impervious surface with respect to storm drainage.

Henry Schwaller moved, Wayne Billinger seconded, that the proposed zoning regulation change reducing the number of off-street parking stalls for furniture and appliance stores, house equipment or furniture repair shops be approved.

Vote: Ayes: Troy Hickman  
Henry Schwaller IV  
Wayne Billinger  
No: Howard Rome

The City attorney will prepare the appropriate ordinance and forward the issue to the County Commission for their consideration.

### **NEW BUSINESS**

**8. 2000 ADA CURB-CUT PROJECT:** Kurt Hassler, Director of Engineering, addressed the Commission regarding the 2000 Curb-Cut Project. The City Commission has expressed a desire to explore the possibility of breaking this project down into several smaller projects. Mr. Hassler stated there are several drawbacks to doing it that way. When he worked with the engineering firm initially about the project, he did not know that was the Commission's desire; the engineering contract was bid as a single project and will have to be increased to account for dealing with separate plans and specification books. Working with multiple contractors may require more than one inspector and as a result indirect costs such as meals, mileage and motel costs would increase. Bonding is also a problem for smaller contractors.

Commissioner Schwaller stated the reason for breaking this down into several smaller projects is because the savings could be substantial. Several small contractors approached some Commissioners stating they felt they could do a more efficient job than one bigger contractor.

Mr. Hassler stated it would probably cost an additional \$2000 for specification books and additional costs for an inspector for each separate contract. There will need to be one inspector per contract due to the possibility that the various contractors could all be working on this project at the same time. It would be necessary to have one inspector at each of the locations; when concrete is poured, an inspector should be present.

Assistant City Manager Dorothy Stites said since it is so late in the season, there is a concern that there will be no interested bidders. She suggested bidding the project as a whole as soon as possible, and explore breaking out next years project to allow more contractors to bid. Mr. Hassler said next years project will be handled in-house, which would reduce the cost.

Henry Schwaller IV moved, Howard Rome seconded, that staff be directed to proceed with plans to bid curb cuts as one contract and prepare the necessary plans and specifications for bidding.

Vote: Ayes: Henry Schwaller IV

Howard Rome

Wayne Billinger

No: Troy Hickman

**9. POLICE DEPARTMENT FORFEITURE REPORT:** Jim Braun, Hays Police Department Captain and Drug Unit Coordinator, reported on income and expenses of the Drug Unit since 1990 to May 31, 2000. Income is received mainly from seizure/forfeiture and restitution after drug convictions. Expenses are for training, education materials, vehicle maintenance, supplies, uniforms, equipment, and various other items. The City of Hays and Ellis County pay salaries.

Captain Braun thanked the Commissioners for the funding of the drug investigator for 2000. Drugs are prevalent in this area; the drug investigator is

going out into the community educating retailers on observing suspicious behavior and buying habits. That alone is making a big dent in the number of precursor cases.

**10. COMMISSION INFORMATIONAL MEMORANDUM:** Assistant City Manager Dorothy Stites reported that the City alley clean up is almost completed. To date, 685 tons of waste has been collected. She thanked Ellis County for allowing the City to dispose of 527 tons of waste free of charge.

Ms. Stites also reported that Ellis County has agreed to donate 16.1 acres of land for our recycling facility.

Ms. Stites stated that Sunrise Pool has been drained due to on going problems. To get the proper parts and replace them will take an additional two to three weeks.

**11. ADD-ON ITEMS:** Commissioner Rome requested staff check into the striping on 9<sup>th</sup> Street. Also, the weeds in the railway corridor between 9<sup>th</sup> & 10<sup>th</sup> Street are unsightly.

Commissioner Schwaller spoke about problems at the airport between the two companies that sell aviation fuel. Pilots have complained that they are not getting the service they expect from a good regional airport and will not use our facilities anymore. He urged the parties to work together to resolve and put an end to the problems.

Mayor Hickman stated he wanted to clarify recent decisions made by the Commission regarding our future water supplies. The first priority is the South Russell Water Field for long range water planning. The activity on the Schoenchen Well Field is to better maintain and utilize the assets the City current has in place.

City Engineer Kurt Hassler reported that the City of Hays would receive \$17.1 million for the Vine Street Enhancement Project. At this point, the funds are not tied to any one year. The timeline will be dictated by how fast the City can work with KDOT on an agreement.

Thereupon the Governing Body adjourned.

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

Clerk of the Board