

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON DECEMBER 14, 2000

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session, Thursday, December 14, 2000 at 7:30 p.m.

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

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

2. MINUTES: Howard Rome moved, Larry Schmidt seconded, that the minutes of the regular meeting held on November 21, 2000, be approved.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT ITEMS: There were no consent items.

Henry Schwaller IV moved, Wayne Billinger seconded, that the meeting be adjourned by 11:00 p.m. and that Agenda Item #8, Water Allocation and Surcharge Program, be tabled and addressed only if there is time at the end of the meeting.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome

Wayne Billinger

OLD BUSINESS

5. YUASA INDUSTRIAL REVENUE BONDS: A. PUBLIC HEARING: Mayor Hickman opened the public hearing regarding the issuance of \$35,000,000 in Industrial Revenue Bonds for Yuasa, Inc. with accompanying property tax abatements and a payment in lieu of taxes agreement between Yuasa, Inc. and the City of Hays.

Yuasa, Inc. Executive Vice-President Charles McMannis stated Yuasa is changing its name January 1, 2001 to EnerSys. Production will be changing from small lead batteries to large lead batteries, therefore necessitating changes to convert the present facility into a new manufacturing plant to accommodate the changes.

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

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

B. INDUSTRIAL REVENUE BOND RESOLUTION: City Manager Hannes Zacharias reviewed the resolution outlining the issuance of Industrial Revenue Bonds and the Payment in Lieu of Taxes Agreement. There will be no liability for the City of Hays. The initial issuance of bonds is for \$14,000,000; the resolution allows for up to \$35,000,000 over the next seven years. New property that is acquired with that money is tax exempt for 10 years. The Payment in Lieu of Taxes Agreement states the City of Hays would get that tax-exempt money back if certain employment or capital investment conditions are not met.

Wayne Billinger moved, Howard Rome seconded, that Resolution No. 353, being a resolution of the Governing Body of the City of Hays, Kansas,

determining the advisability of issuing Industrial Revenue Bonds of said City for the purpose of financing the extension, further improvement and further equipping of an industrial facility located in said City, be approved.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

C. PAYMENT IN LIEU OF TAXES AGREEMENT: Henry Schwaller IV moved, Wayne Billinger seconded, that the Mayor be authorized to sign a “Payment in Lieu of Taxes” agreement between the City of Hays and Yuasa Inc. in consideration of the issuance of \$35,000,000 in Industrial Revenue Bonds, with accompanying property tax abatements for Yuasa, Inc., be approved.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

D. INDUSTRIAL REVENUE BOND ORDINANCE: Howard Rome moved, Wayne Billinger seconded, that Ordinance No. 3546, being an ordinance authorizing the City of Hays, Kansas, to issue its taxable Industrial Revenue Bonds, Series 2000 (Yuasa, Inc. Project) in the aggregate principal amount of \$14,000,000 to acquire and install certain manufacturing machinery and equipment; authorizing execution of a trust indenture by and between the City and Intrust Bank, N.A., in the City of Wichita, Kansas, as trustee; authorizing the City to lease said project to Yuasa, Inc. (the “tenant”) and authorizing execution of a lease between said City and Yuasa, Inc.; and authorizing the execution of the bond purchase agreement for the bonds by and among the City, the tenant and Yuasa, Inc., as purchasers of the bonds, be approved.

Vote: Ayes: Troy Hickman
Henry Schwaller IV

Larry Schmidt
Howard Rome
Wayne Billinger

6. DOWNTOWN NEIGHBORHOOD REVITALIZATION PLAN: A. PUBLIC

HEARING: Mayor Hickman opened the public hearing regarding the adoption of the Downtown Neighborhood Revitalization Plan.

Mark Bannister, vice-president of the Downtown Development Corporation, reviewed the boundary lines in the Downtown Revitalization District. He noted that the Hadley Campus of the Hays Medical Center located in the 200-300 block of East 7th & East 8th Streets is excluded from the District and suggested that it be included in the boundary lines. That Campus is to be closed in 2001 and the property is for sale. Including the property in the District would give the hospital another tool to work with in seeing that the building is developed with a positive use for the community.

Commissioner Schwaller stated HMC does not pay property taxes, why would the City want to offer a property tax abatement?

Mr. Bannister stated because no one knows what the future use of that facility would be.

Commissioner Schwaller stated whoever purchases the property could apply for Industrial Revenue Bonds. He is opposed to including that property in the District. The purpose of this ordinance is to provide for the rehabilitation, where a predominance of buildings, which by reason of age, history, or architecture is significant and should be restored to productive use. If it becomes necessary to assist HMC in their attempts to either refurbish or find a new owner for the facility, that should become a public discussion in the future. The Hadley Campus does not fit within the description of the ordinance.

Kent Laas, Community Development Coordinator, noted that the final draft agreement has corrected several typographical errors from a previous copy the Commission reviewed and added some minor changes recommended by the Ellis County Appraiser.

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

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

B. NEIGHBORHOOD REVITALIZATION PLAN ORDINANCE: Wayne Billinger moved, Howard Rome seconded, that Ordinance No. 3549, being an ordinance adopting a Neighborhood Revitalization Plan and designating a Neighborhood Revitalization Area, which shall include the 200 and 300 Block of East 7th and East 8th Street, be approved.

Commissioner Schwaller stated he is an ardent proponent of this project and will continue to be. He will vote against it because it includes an economic development effort, however, whatever the majority determines he will advocate.

Mayor Hickman agreed with Commissioner Schwaller.

Commissioner Schmidt stated he didn't feel it would hurt anything to include the hospital property. This would not affect any other property owner's taxes and is not subsidized by other taxpayers.

The Mayor called for the vote.

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

C. INTERLOCAL AGREEMENT: Henry Schwaller IV moved, Wayne Billinger seconded, that the Mayor be authorized to sign an Interlocal Agreement between the City of Hays, Ellis County, and USD 489 regarding adoption and implementation of the Downtown Neighborhood Revitalization Plan.

Vote: Ayes: Troy Hickman
Henry Schwaller IV

Larry Schmidt
Howard Rome
Wayne Billinger

7. PARK TRUCK BIDS: Jeff Boyle, Park Director, stated this was the third time bids were taken for the purchase of 4 X 2 regular cab and chassis heavy duty pickup truck with dump bed and hoist. The first time that bids were taken, none were received. The second time only one bid was received. The third time four bids were received as follows:

Hays Ford- Toyota Hays, Kansas	Ford F-450	\$31,382.00
Long McArthur Salina, Kansas	Ford F-450	31,532.00 (Heil bed)
	Ford F-450	30,513.00 (Crysteel)
James Motor Co. Hays, Kansas	GMC 3500 H.D.	29,000.00 Manual Trans.
	GMC 3500 H.D.	30,000.00 Auto Trans.
Lubbers Ford Cheney, Kansas	Ford F-450	31,941.00
	Ford F-550	32,830.00

Mr. Boyle stated staff would like to accept bids from local dealers whenever possible and the bid from Hays Ford Toyota met all the specifications. The specifications were set so that a truck could perform all work needed in the Park Department. Staff research has shown that a Power-Take-Off driven system to be the most reliable and durable. Both the dump bed and cab/chassis would be from a local dealer.

Commissioner Schmidt stated he felt the bid specifications were written so narrow that other suppliers could not bid. Our bidding system should not work that way.

Mr. Boyle stated the specs were not written for a Ford pickup. The fleet of vehicles in the Park Department consists 95% of Chevrolet and GMC. It was his

understanding that the General Motors Company had PTOs on their transmissions. It was at a later date that he discovered GMC didn't have that option.

Howard Rome moved, Wayne Billinger seconded for purposes of discussion, that the bid from Hays Ford Toyota, Hays, Kansas, in the amount of \$31,382.00, be accepted.

City Manager Zacharias stated the Park Department staff had input into the specifications in order to purchase the best truck for the department. It was a collective decision to request a Power-Take-Off driven system.

Mr. Boyle stated he visited with the Lead Mechanic for the Public Works Department. There are three types of systems and the PTO system appears to be the best suited for the City's needs.

The Mayor called for the vote.

Vote: Ayes: Troy Hickman

Howard Rome

Wayne Billinger

No: Henry Schwaller IV

Larry Schmidt

8. WATER ALLOCATION AND SURCHARGE PROGRAM: This item was tabled earlier in the meeting.

9. METER READING NOTIFICATION: Elden Hammerschmidt, Director of Public Works, and Doris Wing, Assistant City Clerk, presented information on the procedures used to notify customers of high water meter readings and possible leaks.

Mr. Hammerschmidt explained the process two meters readers follow to read approximately 7300 meters per month. Mrs. Wing explained how the E-Z Route software processes the meter readings collected, which is then transferred to the AS400. The Billing Clerk checks a proof for high/low readings and has the Meter Reading Supervisor recheck unusual readings. The Billing Clerk makes contact with customers having high readings at that point.

Mr. Hammerschmidt stated that on some occasions the meter readers discover a leak while they are reading the meter, but they can't be expected to know what is considered normal usage for an account when that information is not contained in the data on the memory card.

Commissioner Schwaller stated this process sounds very cumbersome and he would hope that a simpler system could be used.

Mrs. Wing stated that the City has been notified by the company who provides support for our AS400 programming that they would no longer provide support past 2001. The programming language on the AS400 is RPGII and has been used since 1992. The City Clerk's Office will be requesting funds for new programming in 2001 and would hope to be able to purchase meter reading software that would be compatible with the new utility billing programming.

10. REQUEST FROM GLEN TEEL TO REDUCE WATER CHARGES: Glen Teel has requested the City not charge him for water use for 11 days due to a leak at Park View Trailer Court located at 1012 East 8th Street. Mr. Teel contends that the City should have contacted him on October 13th when the meter was read and he would have repaired the leak right away. The City contacted Mr. Teel on October 24th. The leak was repaired on November 3rd. City Manager Zacharias recommended his request be denied.

An overhead graph was shown indicating the fluctuation in the amount of water used at that location for the last two years. Elden Hammerschmidt, Director of Public Works, stated it would be impossible for the meter reader to know what Mr. Teel's normal usage is at the time they are reading the meter.

Mr. Teel stated he had a broken line at Park View. He is more concerned about wasting water than he is about the money. Mr. Teel stated he was gone for several days during the time the City tried to contact him.

City Manager Zacharias stated everything was done that could be done with the existing technology that the City has.

Larry Schmidt moved, Wayne Billinger seconded, that Glen Teel's request to be denied.

Vote: Ayes: Troy Hickman

Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

NEW BUSINESS

11. NON-METROPOLITAN BUSINESS REGION DESIGNATION: Lavern Squier, Executive Director of the Ellis County Coalition for Economic Development, stated that as a part of the Kansas Enterprise Zone Act, the City is required to periodically re-file a request for designation as a non-metropolitan business region. As a part of the re-designation it was necessary to update the Ellis County Strategic Plan, which Mr. Squier discussed with the Commission.

Wayne Billinger moved, Henry Schwaller IV seconded, that Resolution No. 354, being a resolution reconfirming support of the qualifying regional strategic plan and requesting the Secretary of Commerce and Housing re-approve the County of Ellis as a Kansas Enterprise Zone designated non-metropolitan business region, be approved.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

12. WASTEWATER TREATMENT PLANT STUDY: Lavene Brenden, representing Bartlett & West Engineers, presented the results of a facility study of the Wastewater Treatment Plant. The study was required by the Kansas Department of Health and Environment before the Plant could be upgraded.

Mr. Brenden stated that the study indicates that the Plant can treat 2.8 million gallons per day, up from 2.2 million gallons, without making any significant capital improvements. The capacity has been there since 1993 when the Plant was built, it just hasn't been necessary to use it. Mr. Brenden's recommendation

is to seek the full 2.8 million-gallon per day capacity discharge permit from KDHE. To improve the overall efficiency of the Plant, Mr. Brenden suggested some equipment and operation changes that could be made sometime in the future.

Henry Schwaller IV moved, Larry Schmidt seconded, that the report from Bartlett and West Engineering regarding the results of the Wastewater Treatment Plant study be accepted.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

Henry Schwaller IV moved, Larry Schmidt seconded, that the Public Works Director or his agent be authorized to send a copy of this report to Kansas Department of Health and Environment along with a letter requesting the 2.8 million gallon per day discharge permit.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

13. BIDS FOR SOLID WASTE RECYCLING BUILDING AND EQUIPMENT:

A. Baler: Bids received for a baler are as follows:

Glen Dehart	St. Louis, MO	\$37,085.00
ECO Systems	St. Louis, MO	40,100.00

The purchase of an in-ground conveyor along with the baler would enhance the efficiency of the program, but would cost \$50,852.

B. Skid Steer Loader: Bids for a skid steer loader were received from the following:

White Star	Wichita, KS	\$17,088.00
Farm Impl/Supply	Plainville, KS	20,000.00

Radke Impl.	Hays, KS	22,600.00
Victor L. Phillips	Wichita, KS	22,649.00
Murphy Tractor	Great Bend, KS	23,202.00
Foley Equipment	Dodge City, KS	25,528.00
Prairie Equipment	Palco, KS	25,657.12

The purchase of a baler with an in-ground conveyor (\$50,852) and the skid steer loader from White Star (\$17,088) would cost \$67,940. The City has received grant monies in the amount of \$46,500 for the purchase of a baler and skid steer loader, leaving \$21,440 for the City to pick-up. Without the conveyor, the cost of two items would be \$54,173; the cost to the City would be \$7,673.

Brenda Cary, Assistant Director of Public Works, stated that to utilize the full grant, 75% of the funds must be used on equipment purchases. If the in-ground conveyor were not purchased, only \$40,629.75 of the \$46,500 grant monies could be used. If the in-ground conveyor were purchased, the full \$46,500 would be applied against the equipment purchases.

C. BUILDINGS: Bids for the construction of the Recycling Facility were received from the following:

		<u>Base Bid</u>
Commercial Builders	Hays	\$217,400
Haselhorst Construction	Hays	244,700
Paul-Wertenberg	Hays	247,100

Elden Hammerschmidt, Director of Public Works, stated that the 2000 Budget has \$333,000 budgeted for the building, land and equipment. Ellis County transferred the ownership of five acres of land for \$1.00. The low bids received for the building and equipment (including the in-ground conveyor) total \$297,241. KDHE grant monies available amount to \$120,630, leaving the City's portion at \$162,843.

Henry Schwaller IV moved, Howard Rome seconded, that the base bid from Commercial Builders, Hays, Kansas, in the amount of \$217,400, along with Alternate #3 – an addition of \$27,100 and Alternate #4 – a deduct of \$28,300,

total cost of \$216,200, for the construction of the Solid Waste Recycling facility, be accepted.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

Larry Schmidt moved, Wayne Billinger seconded, that the low bid from Glen Dehardt, St. Louis, MO, for a baler and an in-ground conveyor, for \$50,852, be accepted.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

Wayne Billinger moved, Howard Rome seconded, that the low bid from White Star, Wichita, KS, for a skid steer loader, for \$17,088, be accepted.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

14. T-HANGARS BIDS AT THE HAYS REGIONAL AIRPORT: The amount budgeted to build ten Bay Tee-Hangar Units at the Hays Regional Airport is \$150,000. Two bids were received and both were over the budgeted amount.

Larry Schmidt moved, Henry Schwaller IV seconded, that all bids for the construction of ten Bay Tee-Hangar Units at the Hays Regional Airport be rejected.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt

Howard Rome
Wayne Billinger

15. 41ST STREET ANNEXATION: This annexation is to annex 41st Street between US 183 Alternate and Hall Street, which is the City's part of the Memorandum of Understanding signed with Ellis County on March 23, 2000.

Wayne Billinger moved, Howard Rome seconded, that Ordinance No. 3548, being an ordinance annexing land to the City of Hays, Kansas, be approved.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

16. LEWIS ADDITION ANNEXATION: This annexation is to annex an L-shaped tract of land north and east of Lewis First Addition (north of I-70). This annexation will assist in the development of 45th Street east of Vine Street and the reverse access road at the rear of the plat.

Howard Rome moved, Wayne Billinger seconded, that Ordinance No. 3547, being an ordinance annexing land to the City of Hays, Kansas, be approved.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

17. 22ND AND VINE STREET PRELIMINARY PLAT: KDOT will soon dispose of the property located at 22nd and Vine Street. There has been ongoing dialog between City staff and KDOT representatives regarding the possible extension of General Hays Road through the KDOT property to connect General Hays Road between East 22nd Street and East 27th Street. This would create a reverse access roadway for a majority of businesses along that section of Vine Street.

KDOT has requested City staff to initiate the platting process by preparing a preliminary plat. The estimated cost for the preliminary plat is between \$1,000 and \$1,500.

City Attorney John Bird asked why doesn't KDOT provide a deed to make provision for a street, then the new owners would foot the bill for the plat.

Community Development Coordinator Kent Laas stated the platting process is cleaner for someone who picks up a map of the City and it is shown as a street. The plat dedication also speaks to the issue of removal of access covenant.

Mr. Bird agreed it would be easier for someone to see on a map rather than going to the Register of Deeds and do research. It is probably better to do this while there is a willing owner.

Commissioner Schwaller stated the reverse access is a great idea, but he is concerned about the parking on both sides of General Hays Road. The street is very narrow and it is difficult to get through on that street.

Mr. Laas stated he agreed with Commissioner Schwaller, but this would enable one to drive from 27th Street to 22nd Street without a lot of speeding traffic.

Howard Rome moved, Wayne Billinger seconded, that City staff be directed to prepare a preliminary plat of the former KDOT area facility located at 22nd and Vine Streets, leading to an extension of General Hays Road.

Commissioner Schwaller stated he would abstain from voting due to business interests.

Vote: Ayes: Troy Hickman
Larry Schmidt
Howard Rome
Wayne Billinger

Abstain: Henry Schwaller IV

18. 2001 ENGINEERING SELECTION: Henry Schwaller IV moved, Larry Schmidt seconded, that this agenda item be tabled until the next meeting.

Vote: Ayes: Troy Hickman
Henry Schwaller IV

Larry Schmidt
Howard Rome
Wayne Billinger

19. VINE STREET IMPROVEMENTS, COMMITMENT OF FUNDS: KDOT opened bids for the reconstruction and median beautification projects for Vine Street from 27th Street to I-70. The low bidder is APAC Kansas, Inc. Shears Division, for a total of \$3,028,151.62. Of that amount, the City will be responsible for \$1,034,419.85. This money will be paid from existing City accounts until bonds are sold at a later date. The City will then reimburse itself. The final amount will be determined several years from now when KDOT finishes an audit of the project. The actual quantities utilized and any change orders that arise will determine the final cost of the project.

Henry Schwaller IV moved, Wayne Billinger seconded, that the Mayor be authorized to sign "Commitment of Funds" documents with the Kansas Department of Transportation to improve Vine Street from 27th Street to I-70, for a total bid amount of \$3,028,151.62, City responsibility of \$1,034,419.85.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

20. ELLIS COUNTY GIS ORGANIZATION (ERGO): Henry Schwaller IV moved, Howard Rome seconded, that the Mayor be authorized to sign a Memorandum of Understanding between Ellis County, Fort Hays State University, Midwest Energy, and the City of Hays establishing the "Ellis County Regional GIS Organization" and authorizing \$20,400 in 2001 for the organization.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

21. POOLTASK FORCE RESPONSE ON STUDY OF MASSEY AND SUNRISE

POOLS: Henry Schwaller IV moved that this agenda item be tabled until the next meeting. There was no second

Commissioner Schmidt stated the Pool Task Force declined to study the Massey and Sunrise Pool issue. The Park and Recreation Master Plan Steering Committee will do the study.

Henry Schwaller IV moved, Larry Schmidt seconded, that the Pool Task Force be disbanded February 1, 2001, and that a final report be given at the February 8, 2001 Commission meeting.

Mayor Hickman stated there are four items left for the Task Force to finish and questioned whether they could be done by February 1, 2001.

Assistant City Manager Dorothy Stites stated the issues left deal mainly with ADA requirements and Park Department issues.

Commissioner Schwaller stated he felt they could finish those issues in 45 days.

The Mayor called for the vote.

Vote: Ayes: Henry Schwaller IV

Larry Schmidt

Howard Rome

Wayne Billinger

No: Troy Hickman

City Manager Zacharias stated the Park and Recreation Master Plan Steering Committee would take on the Massey and Sunrise Pool study, but would like to provide a recommendation to the Commission.

Larry Schmidt moved, Henry Schwaller IV seconded, that the Massey and Sunrise Pool study be addressed by the Park and Recreation Master Plan Steering Committee.

Vote: Ayes: Troy Hickman

Henry Schwaller IV

Larry Schmidt

Howard Rome

Wayne Billinger

22. COMMISSION INFORMATIONAL MEMORANDUM: City Manager Zacharias stated the Hays Rotary Club has allocated \$10,000 to be spent on play features and equipment at Frontier Park East. Other service clubs will be asked to contribute; the City may contribute funds to assist in making improvements to Frontier Park. This will be discussed at a later Commission meeting.

City Manager Zacharias also stated the nuisance complaint against the Herman property at 114 East 15th has been resolved.

23. EXECUTIVE SESSION: This executive session will be held at a later Commission meeting.

24. ADD-ON ITEMS: City Manager Zacharias reviewed some minor changes made to the Operating Agreement document between the City of Hays, Public Wholesale Water Supply District #15, and the City of Russell.

Howard Rome moved, Wayne Billinger seconded, that the changes made to the Operating Agreement document between the City of Hays, Public Wholesale Water Supply District #15, and the City of Russell, be approved.

Vote: Ayes: Troy Hickman
Henry Schwaller IV
Larry Schmidt
Howard Rome
Wayne Billinger

Commissioner Rome asked City staff to check into the clean-up process of the Dow property on Vine Street. There is concern about the safety of having City employees working in that area.

City Manager Zacharias stated he would report back at a January Commission meeting.

Commissioner Schmidt questioned the purchase of ATV with a sprayer attachment for the Park Department. The low bidder lives in Hays, but he did not receive the bid; the bid went to an out of state vendor. This was done without the Commission's approval. The Purchasing Policy states that items costing over \$5,000 must go through the bidding policy. The bid sheet for this piece of

equipment said the City Commission would make the final decision, which was not done. Local vendors are not happy; they feel that often the specifications are written towards one specific product, and if they are the low bidder, they don't get the bid anyway. There has not been any information in the Commission Informational Memorandum about this. This should be looked into.

City Manager Zacharias stated bids under \$10,000 could be accepted without Commission approval. This item was purchased in August; he was not familiar with what occurred. He would check this out and report back.

Mayor Hickman suggested a committee be formed of City staff and private citizens to monitor the development north of I-70 and assist in various duties to help move that process forward.

The Commission agreed with Mayor Hickman. Further discussion will be held at a future Commission meeting.

Thereupon the Governing Body adjourned.

Submitted by: _____

Clerk of the Board