

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON FEBRUARY 13, 2003

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, February 13, 2003 at 7:30 p.m.

Roll Call: Present: Troy Hickman
Sunell Koerner
Dick Bedard
Larry Schmidt
Henry Schwaller IV

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

2. MINUTES: Dick Bedard moved, Sunell Koerner seconded, that the minutes of the reconvened session held on January 21, 2003 be approved.

Vote: Ayes: Troy Hickman
Sunell Koerner
Dick Bedard
Larry Schmidt
Henry Schwaller IV

3. FINANCIAL STATEMENT: City Manager Randy Gustafson stated that the 2002 year ended with a cash balance of \$1.2 million in the General Fund which was higher than anticipated. He commended Department Heads for being conservative in their spending.

Henry Schwaller IV moved, Sunell Koerner seconded, that the Financial Statement as of December 31, 2002, after encumbrances and depreciation be approved.

Vote: Ayes: Troy Hickman
Sunell Koerner
Dick Bedard

Larry Schmidt
Henry Schwaller IV

4. CITIZEN COMMENTS: There were no comments.

5. RECOGNITIONS: Keith Osborn, Federal Security Director of the Transportation Security Administration, recognized Airport Manager Terry Urban for his cooperation and assistance over the past few months.

6. CONSENT ITEMS: A. Henry Schwaller moved, Sunell Koerner seconded, that the following mayoral appointments be approved:

Airport Advisory Committee

Lyle Noordhoek – unexpired term expiring April 30, 2004

CARE Council

Mona Severson – 2-year term expiring March 1, 2005

Harriet Caplan – 2-year term expiring March 1, 2005

Hays Housing Authority Board

Sue O'Connor – 4-year term expiring February 14, 2007

Hays Recreation Commission Board

Mark Junk – unexpired term expiring August 1, 2004

Public Wholesale Water Supply District #15 Board

Jim Aubel – 3-year term expiring March 1, 2006

B. And that Resolution No. AR-02, being a resolution expressing appreciation to Jean Maxwell for establishing a new business in the City of Hays, be approved.

Vote: Ayes: Troy Hickman
Sunell Koerner
Dick Bedard
Larry Schmidt
Henry Schwaller IV

NEW BUSINESS

7. DOWNTOWN HAYS DEVELOPMENT CORPORATION (DHDC) PUBLIC

PARKING PROPOSAL: Norman Staab, d.b.a. as J. Staab Asset Management, has expressed an interest in leasing to the City of Hays a paved parking lot on the southwest corner of 12th and Oak Streets for public parking. This lot could accommodate 28 parking stalls.

Mr. Staab is interested in entering into a 15-year lease that would have an annual cost of \$2,896 the first five years, \$3,196 annually the next five years and \$3,496 annually for the last five years of the lease. This cost is for the lease, property tax, liability insurance and maintaining the parking lot surface.

Kurt Brungardt, representing the Downtown Hays Development Corporation, stated that DHDC has identified this parcel as a great place to improve public parking downtown. This location would provide parking for Emprise Bank employees who use the Hays Public Library parking lot. Additionally, this parking lot would be available to customers of the new restaurant planning to open on 11th Street.

Commissioner Koerner suggested the City lease this lot to businesses. The cost for one parking stall would be \$9-10 per month.

Mr. Brungardt stated that the Master Plan that is not yet completed would include a parking management system. Commissioner Koerner's suggestion would be looked at as part of the final plan.

Commissioner Schmidt stated that the City also needs to provide additional parking in the Post Office area. He requested that the City pursue a lease with Ken Gottschalk for parking on his lot at 7th & Fort Streets.

Mr. Brungardt stated that the Traffic Advisory Committee tried to work out a lease with Mr. Gottschalk, however, Mr. Gottschalk's price was too high to make it feasible.

Commissioner Schmidt felt the City should pursue this again.

Mr. Brungardt stated that as part of the Master Plan, all parking areas between 6th Street and 13th Street on both sides of Main Street would be reviewed.

Henry Schwaller IV moved, Dick Bedard seconded, that the City Manager be authorized to enter into a lease agreement on behalf of the Downtown Development Corporation for public parking located on the southwest corner of 12th and Oak Streets through a lease with J. Staab Asset Management.

Commissioner Koerner stated she supported the lease, however, she would like to see the parking lot leased out to businesses surrounding the area.

Vote: Ayes: Troy Hickman

Sunell Koerner

Dick Bedard

Larry Schmidt

Henry Schwaller IV

Henry Schwaller IV moved, Larry Schmidt seconded, that City staff enter into negotiations with Ken Gottschalk for parking spaces at 7th and Fort Street for the same terms.

Commissioner Koerner stated she felt the same way about this lease as the previous one.

Vote: Ayes: Troy Hickman

Sunell Koerner

Dick Bedard

Larry Schmidt

Henry Schwaller IV

8. CHERRY HILL DRIVE: The Marvin Rack Subdivision plat is a replat of Country Club Estates 5th Addition. This portion of Cherry Hill Drive connects Thunderbird Drive to West 27th Street. It is approximately 450 feet in length and is not improved with any paving. Within the northern 1/3 of this right-of-way, the City maintains an 8-inch sanitary sewer line. No other public or franchised utilities are known to exist within this segment of right-of-way. Initially, house size lots were intended to front this segment on Cherry Hill Drive, however,

platting and replatting has removed those house sized lots. Currently, no lots are considered as fronting this segment of Cherry Hill Drive. City staff endorses the elimination of this section of right-of-way with the retention of a public alley in the area where the public sanitary sewer line exists. The Planning Commission approved acceptance of the final plat.

Dick Bedard moved, Henry Schwaller IV seconded, that Resolution No. 422, being a resolution regarding a Subdivision of a Replat of Lot Eight (8), Block Five (5), Country Club Estates Fifth Addition and Lots One (1) and Seven (7), Block Six (6) of the Replat of Block Six (6), Country Club Estates Fifth Addition to the City of Hays, be approved as recommended by the Hays-Ellis County Planning Commission.

Vote: Ayes: Troy Hickman
Sunell Koerner
Dick Bedard
Larry Schmidt
Henry Schwaller IV

9. COMMISSION INFORMATIONAL MEMORANDUM: There were no comments.

10. EXECUTIVE SESSION: There was not an executive session.

11. ADD-ON ITEMS: City Manager Gustafson discussed with the Commission the purchase of terrorist insurance coverage for the Hays Municipal Airport. He recommended the City not purchase this liability coverage.

Sunell Koerner moved, Dick Bedard seconded, that the City of Hays not purchase additional terrorist insurance coverage for the Hays Municipal Airport.

Vote: Ayes: Troy Hickman
Sunell Koerner
Dick Bedard
Larry Schmidt
Henry Schwaller IV

Commissioner Schwaller commented on the contract with Waters Edge Aquatic Design (WEAD) to perform a complete review of the Hays Aquatic Park.

The review identified items that needed to be addressed. The estimated cost to repair these deficiencies is approximately \$118,900. The Hays Recreation Commission identified an additional \$40,000 – \$45,000 worth of items in need of repair. Commissioner Schwaller feels this is all due to poor design and poor equipment. This is not the fault of any of the local contractors. The City needs to make the corrections for safety reasons; however, the City should not get stuck with the tab. He is very pleased that the manufacturer of the water slide is replacing the slide, but he thinks that firm needs to pay the City for the three years of work that has been performed on the slide.

Commissioner Koerner requested staff research the legality and time frame in regards to placing a clean air ordinance on the general election ballot.

Thereupon the Governing Body adjourned.

Submitted by: _____

Clerk of the Board