

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS
HELD ON MAY 10, 2001

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, May 10, 2001, at 7:30 p.m.

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

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

2. APPROVAL OF CITY COMMISSION AGENDA: Larry Schmidt moved, Troy Hickman seconded, that the Park and Recreation Master Plan presentation be added to Old Business on the agenda.

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

Commissioner Koerner stated that she is opposed to having the option of adding to or deleting items from the agenda. The agenda is given to the media in advance of the meeting. Changing the agenda during the meeting puts everyone at a disadvantage. The other commissioners, the staff, and the public have a right to know what is being discussed in advance of the meeting.

Sunell Koerner moved, Troy Hickman seconded, that in the future, approval of the agenda be eliminated.

Mayor Schwaller stated this item was added was because in theory the Commission sets the policy for the City, but the Commission doesn't draft the

agenda. That would violate the Kansas Open Meetings Act. The Mayor on his own does not have the power to set the agenda. It is drafted by City staff; there is no process of approving the agenda prior to the meeting, which leaves the Commission at the whim of staff, who work for the Commission. It is up to the Commission to use common sense and decency to make changes and deletions.

Commissioner Koerner stated the Commission has the ability to add to the agenda at the very end of the meeting during the Add-On Items section. At the last Commission meeting, she was not ready to vote on the Hall Street project, which was added on. She was totally unprepared for voting on that issue. If it had been placed on the agenda, she would have been prepared to discuss and vote on the issue. Every commissioner should come to the table with the same information that another commissioner may have and have an opportunity to talk to the parties involved.

Mayor Schwaller stated that is a good point, but nothing happened at the last meeting. Additional time was given to prepare to study the issue. It is the duty and obligation of the Commission to set the agenda.

The Mayor called for the vote.

Vote: Ayes: Troy Hickman
Sunell Koerner
Dick Bedard

No: Henry Schwaller IV
Larry Schmidt

3. MINUTES: Troy Hickman moved, Sunell Koerner seconded, that the minutes of the regular meeting held on April 26, 2001, be approved.

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

4. CITIZEN COMMENTS: There were no comments.

5. CONSENT ITEMS: Troy Hickman moved, Dick Bedard seconded, that the following consent items be approved:

A. Approve the lease agreement with Midwest Energy for the use of Municipal Park on June 9, 2001.

B. Approve the lease agreement with High Plains Street Machines Car Club for the use of Municipal Park on July 14, 2001.

C. Approve the mayoral appointment of Tony Fernandez to a two-year term to the Sister City Advisory Board, term to expire in January 2003.

OLD BUSINESS

8. HALL STREET: Commissioner Schmidt stated this Commission needs to do what the engineers all along have told the Commission to do, which is to construct Hall Street as a three-lane roadway. The three lane option takes care of the problem; there hasn't been any evidence come forward to indicate anything more is needed.

Larry Schmidt moved, Sunell Koerner seconded for purposes of discussion, that Hall Street be constructed as a three-lane roadway from 27th Street to 8th Street, including Elm Street between 12th and 13th Street, including signalization on 27th, with the other various improvements included.

Commissioner Koerner stated she has done a lot of research, and talked to a lot of people across the country. She has studied growth and population patterns, engineering studies, traffic counts, and accident reports. The most important factor to consider, in her opinion, is safety. There are two schools on Hall Street and a lot of homes with driveways and alleys that feed directly onto Hall Street.

Engineers from other cities have told her that the present volume of traffic on Hall Street should be accommodated by two lanes, but a third lane is better for reducing accidents caused by turning. Some communities are taking out four-lane roads because they are not effective.

Commissioner Koerner stated that on this street, she favors the three-lane option, but would like to have the Commission revisit the idea of a roundabout for the triangle area between 12th and 13th and Hall and Elm Streets. Many people have told her that where many streets come together, a roundabout works best. Roundabouts effectively built can handle 3,000 vehicles per hour. There should be fewer accidents; all turns are right, everyone goes the same way, there are no stop signs or stoplights, and no delays. Emergency vehicles don't have to weave in and out of traffic.

Commissioner Bedard stated he is concerned about the development north of 27th Street. Canterbury Road, which is four-lane, does not carry the traffic that Hall Street does. To construct Hall as a three-lane is not what he considers planning. He supports a four-lane; in 10 or 15 years the street will need to be made four-lane to accommodate traffic. He feels the majority of citizens want this street done right the first time.

Commissioner Koerner stated she supported four-lane roads in other parts of Hays, but on this particular road, a three-lane would be a safer option.

Commissioner Bedard stated he didn't like to overturn a previous Commission's decision. He would be voting for a four-lane.

Commissioner Hickman called for the vote.

Vote: Ayes: Henry Schwaller IV

Larry Schmidt

Sunell Koerner

No: Troy Hickman

Dick Bedard

Sunell Koerner moved, Henry Schwaller IV seconded, that City staff be directed to study the roundabout option at the intersection of 12th, 13th, Elm, and Hall Street.

Vote: Ayes: Henry Schwaller IV

Larry Schmidt

Sunell Koerner

No: Troy Hickman

Dick Bedard

6.1 PARK AND RECREATION MASTER PLAN STUDY PRESENTATION:

Randy Clinkscales and Rex Ball, members of the Park and Recreation Master Plan Committee, recommended the Commission adopt the Master Plan for Aubel-Bickle, Sunrise, Massey, and Seven Hills Parks. They requested that staff start taking bids for the various improvements in order to provide preliminary estimated costs for the improvements. Mr. Clinkscales requested the City Commission consider raising the mill levy to 4 mills in 2002 to be spent on park improvements.

Slides were shown indicating improvements at the various parks that are planned over the course of several years.

Larry Schmidt moved, Troy Hickman seconded, that the Park and Recreation Master Plan Study be approved, and staff be directed to request bids for various park improvements.

Vote: Ayes: Henry Schwaller IV

Larry Schmidt

Troy Hickman

Sunell Koerner

Dick Bedard

NEW BUSINESS

7. BUDGET REQUESTS: A. Fort Hays State University President Edward Hammond requested the Commission continue to authorize the allocation of \$100,000 for the next fiscal year to support the Silver Academic Award Program. The allocation would continue to benefit both the University and the City, with a continued commitment to a program with a rich history of success and continued investment return that is realized each year from the City's investment in students. President Hammond also requested the Commission endorse the continued use of the Ellis County Residence Hall Discount Program to provide

students who have graduated from an accredited public or private Ellis County High School with a 1/3 discount on the annual cost of any residence hall plan.

B. Bill Moriarity and Alice Munsch, representing the Hays Senior Citizen Center requested \$6,000 for the rental of the facility located at 204 East 8th Street for the year 2002. Due to a change in ownership of their facility, the Center will be paying rent. Hays Medical Center had provided free use of the facility prior to it being sold. Ellis County will also be asked to contribute \$6,000 for rent.

C. Bob Swift and Kent Laas, representing the Wild West Festival, requested \$9,500 for the 2002 event. An ever-increasing number of Hays citizens choose to stay close to home for the Wild West Festival. Additionally, a number of retailers have stated that sales are up for the July 4th weekend since the Festival was started. There are approximately 25 volunteers and one paid staff person that put the Festival together each year.

8. STORM WATER STUDY: Matt Koch and Sheila Shockey, representing Burns and McDonnell, Consulting Engineers, presented the final report for the Hays Storm Water Master Plan.

Burns and McDonnell engineers assembled, reviewed and organized pertinent existing mapping, records, reports, ordinances, criteria and floodplain studies available from the City plus other agencies and sources. The firm prepared drainage system maps that identified watershed and sub-watershed boundaries, existing and future land uses, existing major drainage system components, all lined and improved open channels, bridges, box culverts, and all major natural channels. Composite soil maps were developed, field surveys completed, and a hydrologic model of all lands within and tributary to the corporate limits of the City were prepared. Sites were identified for the construction of regional detention facilities, and greenways were mapped along major drainage channels. System improvements and management programs were developed.

Mr. Koch stated that the City's infrastructure is not in bad shape except for the Lincoln Draw tunnel. Pump stations should be installed for the southern part of Montgomery Ditch and the University area to pump trapped water over the

levee along Big Creek. There are other periferal needs that need to be addressed throughout the City. The total of the 27-30 projects defined is approximately \$10.8 million dollars, \$13.6 million with financing costs.

Ms. Shockey presented a financial plan to finance the storm water improvement project. The plan was developed by City staff, the Planning Commission, the Storm Water Advisory Committee, and some of the City Commissioners. A blended approach using a variety of revenue sources was used. Property tax, sales tax, and a storm water utility fee were suggested as a means for financing the projects. The program would be phased in over a seven year period. Planning and preliminary engineering will be done in phases to fit the funding available while the initial projects are being constructed. The projects will be overlapping throughout the seven-year period.

Mayor Schwaller stated he is not in favor of the storm water utility fee, particularly because