

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON MAY 25, 2000

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session, Thursday, May 25, 2000, at 7:30 p.m.

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

Absent: Henry Schwaller IV

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

2. MINUTES: Wayne Billinger moved, Howard Rome seconded, that the minutes of the regular session held on May 11, 2000, be approved.

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

3. FINANCIAL STATEMENT: Wayne Billinger moved, Howard Rome seconded, that the Financial Statement for April 2000, be approved.

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

4. CITIZEN COMMENTS: Harold Ney, a Democratic candidate running for the Kansas senate, introduced himself to the Commission.

5. CONSENT ITEMS: A-1. Larry Schmidt moved, Troy Hickman seconded, that action regarding the placement of an additional stop sign at 17th & Fort Street be tabled until a later date.

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

A-2. Wayne Billinger moved, Howard Rome seconded, that barrels be realigned at 25th and Main Street to create an island, the permanent stop sign be removed, a temporary stop sign placed in the island, and the centerline on Main Street be repainted.

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

Agenda Items 7 & 8 were discussed next.

7. LIBRARY ANNUAL REPORT: Melanie Miller, Kim Perez, and Beth Bowerman representing the Hays Public Library, presented the Public Library’s 1999 Annual Report. Circulation in the library has increased by over 52,000 items in 1999 creating an 11% growth in circulation and library membership has increased 19%.

8. CARE COUNCIL RECOMMENDATIONS: Carol Blocksome, Hays Human Resource Committee member and Sue Rouse, Executive Director of United Way, recommended the City of Hays accept the following recommendations for distribution of Human Resource Funds:

American Red Cross, Ellis Co. Chapter	\$ 5,000
Big Brothers-Big Sisters	3,954
CASA of the High Plains, Inc.	3,000
First Call for Help	4,500
Foster Grandparent Program	2,046
Hays Area Children’s Center	5,000
Northwest Kansas Family Shelter	8,000
Senior Companion Program	3,000
Sunflower Girl Scout Council	500
TOTAL	\$35,000

The Council recommended the following distribution of City of Hays Alcohol Tax Funds:

Smoky Hill Foundation/Chem. Depend.	\$13,000
Dream, Inc.	18,500
Regional Prevention Center	8,500
DAWN	10,000
TOTAL	\$50,000

Howard Rome moved, Larry Schmidt seconded, that the recommendations of the CARE Council for allocation of Alcohol Tax Funds and Human Resource Funds, be accepted.

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

Commissioner Schwaller joined the meeting at this time.

6. KDOT FUNDING FOR 32ND/33RD STREET: Community Development Coordinator Kent Laas reviewed options for addressing the management of the 32nd/33rd/Vine Street intersection. The Commission viewed a short video on roundabouts.

Mr. Laas said the Hays-Ellis County Planning Commission held three work sessions for the study of the 32nd/33rd/Vine intersection. The Planning Commission recommends that the 32nd/33rd/Vine Street intersection be added to the City of Hays Capital Improvement Plan as a project for FY2006. Since the City has several street improvement projects already under consideration it would be too expensive to add another major project at this time. In the years leading to FY 2006, grants and other sources of revenue can be identified to fund this project.

Changes in signalization at the intersection of both 32nd and 33rd along Vine Street, elimination of the frontage road intersection with 33rd on the east side of Vine Street, and FY2001 paving improvements should be carried out to

manage the less than smooth flow of traffic and safety concerns likely to continue over the next five years within this street network.

Mr. Laas said the Planning Commission recommends Option No. 9 which involves the realignment of 33rd Street across the south edge of Dan Rupp Park. This option retains alley right-of-way access for those properties on the north side of 32nd Street. It includes a (6 to 8 foot) barrier wall to isolate 33rd Street from the alley right-of-way without a provision for public sidewalks. Public sidewalks will be provided on the north side of 33rd adjacent to Dan Rupp Park. It would take between 50 to 60 feet of park property to provide space for the extension of 33rd Street. Additionally, some park property on the east side could be necessary to provide off-street parking to replace that which would be lost in order to integrate the existing north frontage road into the realigned 33rd Street. It includes a provision for a north/south (reverse) access road in the general area of the existing alley, that it will replace and that currently separates the residential and business uses/zoning. A cul-de-sac would be placed near the intersection of the north/south (reverse) access road and its intersection with 32nd Street, thus isolating/separating 32nd from the access road system. Both Oak Street and Skyline Drive would be reconfigured to intersect with 33rd Street at more of a right angle. Depending on the ultimate design, one or two commercial properties and one to three residential properties would be affected to the extent that they would be eliminated. It is further anticipated that none of the cost of the aforementioned project would be assessed against adjoining property owners. Implementation of this option would not be fully operationalized until FY2006 as defined in the first element of this recommendation.

City Manager Zacharias said as a point of clarification, the reason this item is on the agenda is to decide whether or not to accept the \$800,000 grant for improvement to the 32nd/33rd Vine intersection. If the grant money is accepted, there is some flexibility regarding the scope of the project, but a radically different change would need to be reviewed and accepted by the Kansas Department of Transportation.

Commissioner Schmidt felt that Option 1 or Option 2 and the roundabout option are the only affordable options. Commissioner Schmidt presented a proposal from MK Centennial to do a study of a roundabout option; the cost of the study is \$10,400. He believes spending \$10,000 now could save the City millions of dollars in the future.

City Engineer Kurt Hassler noted that the roundabout option would be quite costly also.

Henry Schwaller moved, Larry Schmidt seconded, that the Mayor be authorized to draft a letter to the Kansas Department of Transportation suspending the City's request to obtain an \$800,000 Grant for improvements to the 32nd/33rd/Vine intersection.

Vote: Ayes: Troy Hickman

Henry Schwaller

Larry Schmidt

Howard Rome

No: Wayne Billinger

Henry Schwaller moved, Larry Schmidt seconded, that the Mayor be authorized to sign an agreement with MK Centennial, in a not-to-exceed amount of \$10,400, to do a traffic analysis on Vine Street for a roundabout design.

Mayor Hickman questioned whether accepting this bid without going through the bidding process would be to the best interest of the City.

The City Manager said the Commission may do whatever they choose, but traditionally City staff accepts proposals and reviews the proposals to determine the best-qualified firm.

Commissioner Billinger said he favored doing a study regarding roundabouts but he had a problem with a commissioner coming to the table with a proposal from a personal firm that only he is familiar with. He would prefer to vote on this issue once the traditional bidding process has been followed.

Commissioner Schmidt said the Kansas Department of Transportation indicated that they were comfortable with this firm and would accept the roundabout analysis run by this firm. Historically, the City has not solicited bids

for projects. For the last five years, the same engineering firm handled all capital projects without bidding, regardless of what they charged.

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

Commissioner Rome said he was concerned that this study may jeopardize the Vine Street Project. Mr. Hassler said from his contact with KDOT, the Vine Street Project can not be delayed. If it is put off, the City will lose funding.

The Commission directed staff to prepare cost estimates for Option 1,2,9, and 10(roundabout) option.

9. HAYS AQUATIC PARK CHANGE ORDERS: The Pool Task Force recommended that redwood bench seating be added to two decks at the Hays Aquatic Park for a cost of \$4,454.90. The Task Force also recommended the installation of a counter for the multi-purpose building at the Park. The counter would be used to support computers for swim meet officials and would cost \$428.33. Both items would be paid out of the contingency fund, if approved.

Commissioner Schwaller questioned why we are taking a facility that was designed for public access and slowly altering it for a non-profit group.

Mayor Hickman stated this counter would also be used in the area where first aid is administered and there are advantages to having a counter in that building.

City Manager Zacharias stated this would not be just for Hays Area Young Swimmers group. This would be for anyone that wants to hold a meet, Fort Hays, the Recreation Commission, or any other organization. If a timing system were purchased, this is where it would be housed.

Commissioner Schwaller stated he wondered whether the pool needs deck benches for a deck that is only 24" off the ground and do we need to build a laminate counter top when a table could be purchased to support the computers.

Commissioner Rome stated deck benches are needed. If someone falls off, it could be a liability issue.

Park Director Jeff Boyle recommended that \$1000.00 be spent for river rock in the area around the Lazy River instead of sod. There is enough money left in the landscaping budget to pay for the river rock.

City Manager Zacharias stated a bronze plague dedicating the facility would cost \$740.00.

Henry Schwaller IV moved, Larry Schmidt seconded, that redwood bench seating costing \$4,454.90, river rock costing \$1000.00, and the purchase of a bronze plague costing \$740.00, be approved.

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

10. DOWNTOWN DEVELOPMENT: Lavern Squier and Gina Riedel spoke on retail promotional activities initiated by the Chamber of Commerce, the Convention and Visitors Bureau and the Ellis County Coalition.

Further discussion on this issue was delayed due to the absence of Chuck Comeau. Mr. Comeau is in transit and is expected to be arriving soon.

Agenda Item 12 was discussed next.

12. ELIMINATION OF PEDESTRIAN TRAFFIC ALONG 41ST STREET: Wayne Billinger moved, Howard Rome seconded, that no action be taken on this item.

Commissioner Schwaller stated he was approached by a constituent about this issue. His concern is that individuals bike and walk along 41st Street, a road which has no shoulders, no sidewalks, and no protected traffic. Someone could be hurt. The City should provide pedestrians with something to walk along or ban pedestrian and bicycle traffic altogether.

Commissioner Rome questioned how this would be policed. People should be responsible for their own actions.

Commissioner Schwaller stated it would probably be policed at random like other areas in town.

Mayor Hickman stated he was not in favor of eliminating pedestrian traffic, but would be open to exploration of other options for safe pedestrian travel.

The Mayor called for the vote.

Vote: Ayes: Troy Hickman

Howard Rome

Wayne Billinger

No: Henry Schwaller IV

Larry Schmidt

Staff was directed to explore the option of tearing out the trees along the south side of 41st Street west of Hall Street to Westridge Addition in order to possibly install sidewalks.

11. PWWS #15 WATER REPORT: Lavern Squire, President of the Public Wholesale Water Supply District, presented a plan to develop a new water supply along the Smoky Hill River south of Russell. The plan includes constructing wells, a water treatment station and a pipeline and pumping stations to give the City about 2,500 acre feet of water. A desalinization plant would also have to be constructed to treat the salty water.

The City of Hays would finance the total project, but the City of Russell would have the option to buy-in on a percentage basis at some point in the future.

The estimated cost to develop this plan is \$20.8 million and could be financed through a City sales tax already in place. Approximately \$7.5 million in sales tax revenue will be available at the end of this year. After debt service, the sales tax generates an estimated \$1.4 million annually which could be used to pay the additional sales tax debt.

Mr. Squire estimated the pre-design, negotiations and exploration of financing options to take approximately 10 months to complete, then another 30 months for the final design and construction of the project.

By consensus, the City Commission gave the district approval to proceed, but will consider formal action at a future meeting.

10. RESUMPTION OF DOWNTOWN DEVELOPMENT DISCUSSION: Chuck Comeau addressed the Commission concerning revitalization of the downtown area.

Mr. Comeau spoke on a project involving a variety of buildings in downtown Hays. His group is looking for individuals who may be interested in moving forward on a project to begin the revitalization of downtown Hays. Mr. Comeau asked the Commissioners if the City of Hays would be interested in contributing to this project.

Commissioner Billinger asked what kind of services or incentives could the City provide.

Mr. Comeau stated their goal is to purchase, renovate, and acquire new tenants for the buildings. This would create a mix of businesses downtown that would attract more foot traffic. City staff could help with grant applications and any other segment of the plan that would be feasible. The new water park and the college all draw people to the downtown area. Hays has some great architecture and is capable of an esthetic that could be conducive to increasing retail trade. It will require lots of money to repair and restore. A lot of commitment will be required on the City's part as well as interested parties who want to see this grow and develop.

City Attorney John Bird, speaking as a property owner in downtown Hays, stated that any revitalization project in downtown Hays would make a big difference to property owners as to how much could be spent renovating property. The Commission has the power to defer or eliminate the tax on the additional valuation created by the improvement for up to ten years. In Mr. Bird's opinion, the City will need to provide incentives for property owners and investors. Large portions of tax dollars have been spent for projects north of I-70. It is not inappropriate to also look at other areas in Hays. Tax revenues gained in the City could also be gained from the downtown area.

Commissioner Schwaller asked what happened to the Neighborhood Revitalization District that the Commission passed last July.

City Manager Zacharias stated the district is still being put together and information on the area will be presented at the next Commission meeting.

Commissioner Schwaller stated the City could participate through abating taxes, granting Industrial Revenue Bonds, or make a cash donation. Commissioner Schwaller stated he would support spending \$100,000 of City funds for this project if Mr. Comeau would come back at the next meeting with an outline for a development organization and a plan of action.

Commissioner Rome stated the City has spent quite a bit of money for other projects. Are there funds available for this project and is it the City's problem to fix?

Commissioner Schmidt stated small amounts of money has been spent on downtown Hays for 20 years. It has never been enough to do any good. If \$100,000 will get us on the right track to taking care of one of our assets, it is worth risking with a workable plan.

Commissioner Billinger suggested an exploratory committee be formed to develop plans and draft city policy that could be used for guidelines for the district to operate under.

Staff was directed to gather more information prior to the next meeting.

13. UPDATES ON ENGINEERING STUDIES: City Engineer Kurt Hassler reported on the status of three different studies the Engineering Department is conducting.

The sidewalk inventory information is being digitized from scanned maps and is a very slow process. This project is low priority. Mr. Hassler hopes to provide a detailed report to the Commission at the July 13, 2000, meeting.

The Engineering Department is working with the Police Department to create a "measles map" showing the location of all accidents that occur within the City limits. A "measles map" is a map containing a dot for each accident occurrence at the geographic location. This map will be a valuable asset to the Traffic Advisory Committee.

A traffic study will be performed at the Roosevelt School/Sunrise Pool area and similar areas in Hays. Temporary staff will need to be hired to gather the field data, costing approximately \$3,100. Once the data is collected, the Engineering Department will compile a report and make a recommendation as to the feasibility of stoplights and the potential locations if necessary.

14. CVB COMMERCIAL: Convention and Visitors Bureau Director Jana Jordan presented a video taped television commercial produced to promote Hays area attractions. The commercial will be aired in the Wichita, Salina, Manhattan, Topeka, and Kansas City areas.

15. COMMISSION INFORMATIONAL MEMORANDUM: There were no items for discussion.

16. ADD-ON ITEMS: Commissioner Schwaller asked City staff to explore an ordinance banning semi-truck traffic on Vine Street, also prohibiting jake-breaking in the City.

Thereupon the Governing Body adjourned.

Submitted by: _____

Clerk of the Board