

MINUTES OF A MEETING OF
THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON OCTOBER 9, 2003

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas, met in regular session on Thursday, October 9, 2003, at 7:30 p.m.

Roll Call: Present: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

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

2. MINUTES: There were no corrections to the September 25, 2003 minutes; they were approved as written.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: There were no items on the consent agenda.

NEW BUSINESS

5. BOND SALE ORDINANCE AND RESOLUTION PROCESS: David Arteberry of George K. Baum and Company gave the results of the bids to finance General Obligation Internal Improvement Bonds in the amount of \$1,815,000 for various infrastructure and special assessment projects. The following bids were submitted:

Country Club Bank – Missouri	3.530027%
UMB Bank – Missouri	3.721312%
Gold Capital Management – Kansas	3.78113%
George K. Baum – Missouri	3.718633%

UBS Paine Webber, Inc – New York	3.844960%
Commerce Bank	3.785253%

Henry Schwaller IV moved, Kent Steward seconded, that the low bid from Country Club Bank be accepted and that Ordinance No. 3620, being an ordinance authorizing the issuance and delivery of \$1,815,000 principal amount of General Obligation Internal Improvement Bonds, Series 2003-A, of the City of Hays, Kansas; providing for the levy and collection of an annual tax and special assessments for the purpose of paying the principal of and interest on said bonds as they become due; and making certain covenants with respect thereto, be approved.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

Henry Schwaller IV moved, Kent Steward seconded, that Resolution No. 449, being a resolution prescribing the form and details of and authorizing the delivery of \$1,815,000 principal amount of General Obligation Internal Improvement Bonds, Series 2003-A, of the City of Hays, Kansas, previously authorized by Ordinance No. 3620 of the City; and making certain covenants with respect thereto, be approved.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

6. VINE STREET MILL AND OVERLAY – 13TH to 27TH STREET: The City has a 50/50 Klink Grant from KDOT to mill and overlay Vine Street from 13th to 27th Street. There are curb and gutter and storm sewer inlets to be repaired in conjunction with this project. An addendum to the existing Engineering Service

Contract with BG Consultants will need to be approved to prepare the plans and specifications for construction and to perform inspection services. The amount of the Contract Addendum is for an amount not to exceed \$31,100.

Henry Schwaller IV moved, Sunell Koerner seconded, that the Mayor be authorized to sign Addendum No. 6 to the Engineering Service Contract with BG Consultants on behalf of the City of Hays.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

7. TALLGRASS PHASE III CONSTRUCTION: Bids were received from APAC and J Corp for the construction of street, stormwater, water and sanitary sewer for 27 lots in Tallgrass Phase III. Both bids were acceptable with J Corp submitting the lowest bid. This project will be special assessed to the property owners.

Sunell Koerner moved, Wayne Billinger seconded, that the base bid and Alternate 2 bid received from J Corp in the amount of \$431,073.20 for the construction of street, stormwater, water and sanitary sewer infrastructure involving the Tallgrass Phase III project be accepted.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

8. KDOT SUPPLEMENTAL AGREEMENT – HALL STREET: The Supplemental Agreement is to update the City's Original Agreement dated September 20, 2001. The Supplemental Agreement corrects a typographical error while adding KDOT's maximum amount of federal participation for the project at \$2.8 million.

City Manager Randy Gustafson stated that traffic signals at 8th & 13th Streets will be included as part of the project in terms of federal participation.

Wayne Billinger moved, Sunell Koerner seconded, that the Mayor be authorized to sign a supplemental agreement with Kansas Department of Transportation for Hall Street construction.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger

Non-voting: Henry Schwaller IV

9. MUNICIPAL PARK TENNIS COURTS: All bids received for tennis court repairs were over the budgeted amount of \$11,000. The lowest bid of \$15,600 was received from Riggs Recreation. Riggs Recreation changed the bid after it was submitted due to an increase in costs of materials of which they were not aware of when the bid was submitted.

City Manager Gustafson recommended all the bids be rejected and the project be rebid.

Wayne Billinger moved, Kent Steward seconded, that all bids for repair of the Municipal Park tennis courts be rejected.

Vote: Ayes: Troy Hickman
Sunell Koerner
Kent Steward
Wayne Billinger
Henry Schwaller IV

10. HAYS MUNICIPAL GOLF COURSE: Jeff Boyle, Park Director, presented information regarding tournament greens fees. Currently, the City of Hays gets \$2.50 per person for greens fees along with \$2.30, which goes into the building fund.

Commissioner Schwaller stated that the backbone of the Hays Municipal Golf Course is the volunteers. However, the City has spent over \$1,000,000 in the last four years for equipment, salaries, and improvements. He is concerned

that there is no plan or strategy for improvements. He also expressed concern that tournament players and individual players are not paying the same fees.

Commissioner Steward stated that a fund containing part of the fees collected from tournament play should be transferred to the City. He requested that those funds be earmarked to be used only for the Golf Course. He believes the City should be looking at the total money collected, whether it is greens fees or other fees. He would like to see City staff meet with the Advisory Board to further discuss fees.

No action was taken.

11. REPORT OF THE CITY MANAGER: City Manager Gustafson reported that enplanements are increasing at the Hays Municipal Airport. This is in part due to promotions at the Airport.

12. COMMISSION INQUIRIES AND COMMENTS: Commissioner Schwaller requested an update on a hangar the City purchased on Lot A10 and plans to move to the far end of the Airport. He would like to know what the City plans to do with the hangar.

City Manager Gustafson said the plan is to move the hangar and rent it out. The fence near Lot A10 will be moved back to coincide with the parking area next spring. Currently, the hangar is being used for rental on overnight planes.

Commissioner Steward stated that he would like to see a revision of the ordinance pertaining to the parking of recreational vehicles in front yards.

City Manager Gustafson stated staff is reviewing this ordinance and this issue will be discussed at a future work session.

13. EXECUTIVE SESSION: There was no executive session.

Thereupon the Governing Body adjourned.

Submitted by: _____

Clerk of the Board

