

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON APRIL 22, 2021

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, April 22, 2021 at 6:30 p.m.

Roll Call: Present: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

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

2. MINUTES: There were no corrections or additions to the minutes of the regular meeting held on April 8, 2021; the minutes stand approved as presented.

3. FINANCIAL STATEMENT: Kim Rupp, Finance Director, reviewed the financial summaries of the revenue and expenditure activities of the City of Hays for the month ended March 31, 2021.

Month-to-date (MTD) general fund sales tax collections were at \$661,322, which was an increase of \$67,532 or 11.4% as compared to last year. Year-to-date (YTD) general fund sales tax collections are at \$2,012,916, up \$46,142 or 2.35%. The six month average is at 1.44% which was a decrease of 5.33% when compared to a year ago. MTD county sales tax collections were at \$81,365 with the YTD total at \$242,654.

The report of top ten quarter-to-date (QTD) sales tax collections by classification was down \$7,181 or -.32%. Supermarkets, convenience stores, accomodation, and clothing all saw the largest decreases. In contrast, building material and merchant wholesalers were up a combined 74%.

The portfolio of certificates of deposit on March 31, 2021 totaled \$34,150,000 with a weighted average interest rate of .19% down 1.81% from a

year ago. The total par value of the US Treasury Notes is \$5,025,000 with a weighted average yield to maturity of .06%. The total balance of the Money Market account on March 31, 2021 was \$13,750,000 with a current yield of .05%. Total investments are down \$10,102,000.

Ron Mellick moved, Shaun Musil seconded, to approve the Financial Statement for the month of March, 2021 as presented.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

4. CITIZEN COMMENTS: There were no comments.

5. CONSENT AGENDA: A. Approve a Cereal Malt Beverage License for the beer garden for Kiwanis Club/Wild West Festival.

B. The following appointments were recommended by Mayor Jacobs at the April 8, 2021 City Commission meeting and are now being presented for approval.

Hays Area Board of Zoning Appeals

Russell Koenigsman – three-year term to expire April 22, 2024 (2nd term)

Jerry Sonntag – three-year term to expire April 22, 2024 (7th term)

Hays Area Planning Commission

Paul Phillips – three-year term to expire April 22, 2024 (6th term)

Hays Public Library Board

Shelley Bryant – four-year term to expire April 22, 2025 (2nd term)

Mary Toepfer – four-year term to expire April 22, 2025 (2nd term)

Mason Ruder moved, Michael Berges seconded, to approve the Consent Agenda as presented.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

NEW BUSINESS

6. 230TH AVENUE AND 55TH STREET PROJECT – AWARD OF BID: John Braun, Project Manager, stated in 2013, Ellis County applied for and was awarded an Economic Development Grant from Kansas Department of Transportation (KDOT) in the amount of \$1.5M for improvements at the intersection of 230th Avenue and 55th Street just north of the I-70 Exit 157 Interchange. The proposed development of the Hays Truck Plaza Project prompted the annexation of property and right-of-way in the area of the Economic Development Project, and in December 2019, the Ellis County Board of Commissioners requested that project sponsorship be transferred to the City of Hays. In May of 2020, Tax Increment Financing (TIF), a Community Improvement District (CID), and a Development Agreement were approved in support of the Truck Plaza and the 230th Avenue and 55th Street Project. In July of 2020, the City entered an agreement with KDOT formalizing the responsibilities of both the City of Hays and the Department of Transportation in advancing the project.

The project as designed includes grading, pavement, curb and gutter, storm sewer, sidewalk, and pavement markings to improve 230th Avenue from the intersection of 230th Avenue and 55th Street to approximately 1300 feet north and 800 feet east.

Three bids were received for this project. The low bid from Hess Services in the amount of \$1,878,301 has been determined to be the valid low bid and below the engineer's estimate. All project costs are to be reimbursed to the City by the KDOT Grant and the developer.

Mason Ruder moved, Ron Mellick seconded, to authorize the City Manager to enter a contract with Hess Services, Inc. in the amount of \$1,878,301 for the construction of the 230th Avenue and 55th Street Intersection Project to be funded by a \$1.5M KDOT Grant with the balance funded by D&J Land and Development, LLC.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

7. 230TH AVENUE AND 55TH STREET PROJECT – CONSTRUCTION

ENGINEERING AGREEMENT: John Braun, Project Manager, stated this agenda item is also related to the improvements to the intersection of 230th Avenue and 55th Street. Since the project is partially funded by KDOT, the Secretary of Transportation requires construction engineering and inspection in accordance with applicable State and Federal requirements. The agreement with D&J Land and Development obligates the developer to fund the cost of the City to hire a consultant to provide the construction engineering and inspection services. Driggs Design has submitted an agreement to provide said professional services at a cost of \$140,800, to be reimbursed by the Developer.

Shaun Musil moved, Michael Berges seconded, to authorize the City Manager to execute the agreement with Driggs Design in the amount of \$140,800 for construction engineering services related to the 230th Avenue and 55th Street Intersection Project to be funded by D&J Land and Development, LLC.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

8. 2021 WATER PRODUCTION LIME SLAKER – AWARD OF BID:

Jeff Crispin, Director of Water Resources, stated the CIP within the 2021 Budget includes \$200,000 for a project to replace the current lime slaker at the water plant. The lime slaker is an important piece of equipment that converts dry calcium oxide, which is also known as quicklime or pebble lime, into calcium hydroxide slurry. This equipment creates this slurry and the slurry mixes with

water in large primary clarifiers. This slurry assists the water plant operator in adjusting the pH as well as removal of impurities in the water within the clarifier.

The current lime slaker is 15 years old and has had multiple in-house repairs over the years. The equipment has reached the end of its useful life, and needs replaced. The lime slaking machine runs 24 hours a day, 7 days a week, 365 days a year. The current model has 130,000 hours of continuous usage.

Staff solicited bids for the 2021 Water Production Lime Slaker project to replace the current lime slaker system at the Water Plant. One bid was submitted by Integrity Municipal Systems in the amount of \$119,000.

Michael Berges moved, Mason Ruder seconded, to authorize the City Manager to execute a contract with Integrity Municipal Systems in the amount of \$119,000 for the purchase of a lime slaking system, to be funded from Water Capital.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

9. 2021 WATER RESOURCES PORTABLE GENERATORS – AWARD OF BID:

Jeff Crispin, Director of Water Resources, stated staff solicited bids for two portable emergency generators to replace existing portable generators that have reached the end of their useful life. One of the generators would be for water production and one for water reclamation. The Department of Water Resources has a total of seven portable generators in its inventory. Generators are a necessity in the event of a long-term loss of power. Bids were submitted by eight companies, with the lowest bid from Foley Power Solutions of Topeka, Kansas, in the amount of \$94,705.74.

Ron Mellick moved, Michael Berges seconded, to authorize the City Manager to execute a contract with Foley Power Solutions in the amount of \$94,705.74 for the purchase of two portable generators for the Department of

Water Resources to be funded from Water Production and Water Reclamation Reserves.

Commissioner Musil asked if staff considered purchasing the additional warranty that is offered. Mr. Crispin stated the equipment would be on a service rotation and he feels confident that they can make those units last without purchasing the additional warranty.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

Shaun Musil

10. 2021 SANITARY SEWER CLEANING AND INSPECTION – AWARD OF

BID: Jeff Crispin, Director of Water Resources, stated their Department is continuing its multi-year program to clean and inspect sanitary sewer mains to ensure proper operation and maintenance of the collection system. Staff received four proposals for the 2021 program and recommends accepting the low bid to perform light cleaning and video inspection of 116,595 linear feet or 22 miles of sanitary sewer at the price of \$108,937.57 from Pipe Detectives of Jamestown, North Dakota. The 2021 program continues the goal of performing cleaning of sanitary sewer lines on a five year cleaning cycle. Mr. Crispin noted that Pipe Detectives was awarded the 2020 project and did a great job.

Mason Ruder moved, Ron Mellick seconded, to authorize the City Manager to enter into a contract with Pipe Detectives to perform light cleaning and video inspection of 116,595 linear feet of sanitary sewer at a price of \$108,937.57 with a budget authority not to exceed \$130,000, to be funded from the Repairs and Maintenance line item in the Water Reclamation & Reuse Budget.

Commissioner Musil asked how many years the City has been doing sewer cleaning and inspection and what the downside would be to not continuing this program. Mr. Crispin stated this program has been in place since 2013. He added that problems that can be caused by the lack of sewer cleaning and repair

include sewer backups, manhole overflows, public exposure to raw sewage, and regulatory fines. Commissioner Musil stated he feels it is money well spent.

Commissioner Berges asked if they should consider taking bids on additional linear feet of sanitary sewer cleaning each year. Mr. Crispin stated sometimes if the project is too big it can be hard to manage. He added that he feels like the five year rotation is the right thing to do.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

Shaun Musil

11. 2021 WELL REHABILITATION (WATER PRODUCTION) – AWARD OF

BID: Jeff Crispin, Director of Water Resources, stated the CIP within the 2021 Budget includes \$80,000 to hire a professional well service company to inspect, evaluate, and perform maintenance on specific City owned production wells. City staff performs routine maintenance on wells by acidizing and disinfecting the wells in an effort to improve performance. When routine maintenance efforts can no longer improve the performance of the well, it is necessary to hire a contractor for a more extensive rehabilitation procedure. Mr. Crispin stated in speaking with contractors, wells should be professionally rehabilitated every five to ten years based on the amount of pumping and quality of water being pumped.

Staff solicited bids for the 2021 Well Rehabilitation Project to perform professional maintenance on specific production wells. Bids were submitted by two contractors, with the lowest cost bid from Downey Drilling of Lexington, Nebraska, in the amount of \$65,246.

Mason Ruder moved, Michael Berges seconded, to authorize the City Manager to execute a contract with Downey Drilling in the amount of \$65,246 for the 2021 Well Rehabilitation Project to be funded from the Projects line item in the Water Production and Distribution Budget.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

12. PROGRESS REPORT: Assistant City Manager, Collin Bielser, presented a monthly report of city-related activities, services, and programs.

13. COMMISSION INQUIRIES AND COMMENTS: Commissioner Musil reminded everyone that the first Hays Arts Council Art Walk in nearly a year will be held next week in downtown Hays. Mayor Jacobs stated that the Art Walk will be held on Saturday, May 1, 2021. She added that it will run for most of the day and will include a lot of fun events and activities.

The meeting was adjourned at 7:30 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk