

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON MAY 13, 2021

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, May 13, 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 22, 2021; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: There were no items on the Consent Agenda for consideration.

NEW BUSINESS

5. VINE STREET FRONTAGE ROAD – PUBLIC HEARING TO CONSIDER VACATING RIGHT OF WAY – 2917 VINE STREET: John Braun, Project Manager, stated the North Vine Street Corridor project removed portions of the West Vine Street Frontage Road creating a configuration of excess right-of-way. With the construction of the roundabout at the intersection of 32nd and 33rd Streets on Vine, the West Frontage Road was disconnected from 32nd Street leaving a portion of the frontage road right of way both north and south of 32nd Street as excess property.

The adjacent property owner at 2917 Vine Street, Hays Chevrolet, has petitioned for 5,889 square feet of excess right of way where the frontage road was removed. This helps compensate for the widening of 32nd Street at the approach to the roundabout.

The submitted petition requests the vacating of excess right of way reserving to the City and the public certain existing utility easements. Pursuant to K.S.A. 12-504, public notice was given at least 20 days in advance of the scheduled public hearing. After the hearing, the City Commission acts to approve or disapprove the petitions to vacate based on input gathered at the hearing. If approved, the Ordinance would be adopted, and would become effective 30 days after publication on the City of Hays website, unless one or more interested parties file a written protest.

Mayor Jacobs opened the public hearing to consider vacating right of way property at 2917 Vine Street. There were no public comments.

Shaun Musil moved, Ron Mellick seconded, to close the public hearing regarding a petition to vacate a portion of Vine Street Frontage Road right of way and reserving public utility easements adjacent to 2917 Vine Street.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

Shaun Musil

6. VINE STREET FRONTAGE ROAD – ORDINANCE TO VACATE RIGHT OF WAY – 2917 VINE STREET: Mason Ruder moved, Michael Berges seconded, to approve Ordinance No. 3997 vacating a portion of Vine Street Frontage Road right of way adjacent to 2917 Vine Street and reserving a public utility easement.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

Shaun Musil

7. VINE STREET FRONTAGE ROAD – PUBLIC HEARING TO CONSIDER

VACATING RIGHT OF WAY – 3201 VINE STREET: The North Vine Street Corridor project removed portions of the West Vine Street Frontage Road creating a configuration of excess right of way. The adjacent property owner at 3201 Vine Street, Pheasant Run, has petitioned for 2,237 square feet of excess right of way where their parking lot was adjusted utilizing space that was once frontage road to compensate for parking lost adjacent to 32nd Street due to the construction of the roundabout.

The submitted petition requests the vacating of excess right of way reserving to the City and the public certain existing utility easements. Pursuant to K.S.A. 12-504, public notice was given at least 20 days in advance of the scheduled public hearing. After the hearing, the City Commission acts to approve or disapprove the petitions to vacate based on input gathered at the hearing. If approved, the Ordinance would be adopted, and would become effective 30 days after publication on the City of Hays website, unless one or more interested parties file a written protest.

Mayor Jacobs opened the public hearing to consider vacating right of way property at 3201 Vine Street. There were no public comments.

Ron Mellick moved, Mason Ruder seconded, to close the public hearing regarding a petition to vacate a portion of Vine Street Frontage Road right of way and reserving public utility easements adjacent to 3201 Vine Street.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

Shaun Musil

8. VINE STREET FRONTAGE ROAD – ORDINANCE TO VACATE RIGHT OF

WAY – 3201 VINE STREET: Michael Berges moved, Shaun Musil seconded, to approve Ordinance No. 3998 vacating a portion of Vine Street Frontage Road right of way adjacent to 3201 Vine Street and reserving a public utility easement.

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

9. BICKLE-SCHMIDT SPORTS COMPLEX SYNTHETIC INFIELD TURF –

AWARD OF BID: Jeff Boyle, Director of Parks, reported City staff prepared a Request for Proposal (RFP) for synthetic infield turf at the Bickle-Schmidt Sports Complex as directed by the Hays City Commission. The City Commission requested proposals for this quality-of-life project using funding from the Ellis County ¼ Cent Sales Tax as a partial funding source. The Hays Recreation Commission (HRC) had graciously committed to spending up to \$700,000 to help fund the project. Mr. Boyle noted that following discussion at the May 6, 2021 Work Session, to include Alternate 5 to turf the bullpens, the HRC has committed to provide an additional \$50,000 to help cover those costs for a total of \$750,000.

The Hays Recreation Commission and City Staff recommend approval to proceed with the base bid for turfing all 8 infields, plus expanded repairs to the transition zones, expansion of the infields on fields 5, 6, and 8 to allow more tournament play, turfing the bullpens, additional rubber infield supplies, and the removal of the existing red infield dirt from Mid-America Sports Construction (MASC). The cost to have MASC complete the project as described is \$1,822,106; staff is requesting an additional \$20,000 of contingency for unknowns bringing the total to \$1,842,106. The project will be cost shared with \$750,000 from the Hays Recreation Commission and \$1,092,106 from the City Commission Capital Reserves.

Mr. Boyle stated the base bid includes the installation of a stone base, drainage, synthetic turf, and replacement panels at a cost of \$1,350,874.

The recommended alternates include:

Alternate #1 - \$55,678 – to repair transition zone where the infield meets the outfield

Alternate #4 - \$138,165 – to expand infield 8 making it a baseball sized field with 90’ bases and expand fields 5 & 6 to allow for 80’ bases

Alternate #5 - \$264,549 – to turf 16 bullpens (not part of the original recommendation)

Alternate #9 – no additional cost – to provide 500 pounds of SBR infill for turf

Alternate #10 - \$12,840 – to remove and stockpile red infield dirt

Staff Recommends approval of:

Base Bid:	\$1,350,874
Alt #1:	\$55,678
Alt #4:	\$138,165
Alt #5	\$264,549
Alt #9:	No Charge
Alt #10:	\$12,840
<u>Contingency (Unknowns):</u>	<u>\$20,000</u>
Total Cost:	\$1,842,106

Financial Considerations:

Turf Base Bid plus Alt #1, #4, #9 and #10	\$1,557,557
Add Alt #5 – Turf Bullpens	\$264,549
Turf Contingency	\$20,000
Shade Structure Savings	(\$98,720)
<u>ARC Park Parking Lot Savings</u>	<u>(\$49,863)</u>
Total	\$1,693,523
<u>Infield Turf Budget</u>	<u>\$1,650,000</u>
Difference	\$43,523

Mr. Boyle noted that HRC has committed to provide an additional \$50,000 to help cover the costs over the budgeted amount.

Mason Ruder moved, Shaun Musil seconded, to approve the base bid, Alternate #1, Alternate #4, Alternate #5, Alternate #9, and Alternate #10 from Mid-America Sports Construction (MASC) for the installation of synthetic turf on eight infields at the Bickle-Schmidt Sports Complex for an amount of \$1,822,106 plus an additional \$20,000 in contingency funds for unknowns with \$750,000

from the Hays Recreation Commission and \$1,092,106 from the City Commission Capital Reserves.

Mayor Jacobs stated it is amazing what is being done at the Bickle-Schmidt Sports Complex. She thanked Commissioner Musil who has supported this project from the beginning. She added that this is a wonderful thing for our community; not only as a quality of life issue, but also from an economic standpoint. She thanked HRC for the collaboration and support for this project.

Commissioner Musil stated if we want to continue to bring in these tournaments we have to make improvements. He added that this will be great for our community now and in the future.

Roger Bixenman, Superintendent of HRC, thanked the City Commission for their support and for all of the improvements at the Sports Complex. He noted that these improvements will require less maintenance for his staff.

Commissioner Berges also thanked HRC for their support and collaboration on this project.

Commissioner Ruder stated he feels by the end of this year we will have one of the best sports complexes around and he is very excited for the future of the complex.

Commissioner Mellick asked when the project could begin. Mr. Boyle said work could begin August 1, 2021.

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

10. COMMISSION INQUIRIES AND COMMENTS: Commissioner Ruder thanked Jeff Boyle, Parks Director, and his staff for the hard work they have done to make all of these improvements. Commissioner Ruder expressed his concern regarding the recent drug overdoses in Hays this week. He urged people to make smart choices and to look out for your friends and family. He stated it is as much of an epidemic as COVID-19.

Mayor Jacobs thanked the Parks Department employees for all of the work they are doing. She stated there are a lot of projects going on right now and they are doing an amazing job.

The meeting was adjourned at 6:55 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk