

City of Hays
City Commission
Work Session Notes

Thursday, January 3, 2019 – 6:30 p.m.

Present: James Meier, Sandy Jacobs, Ron Mellick, John T. Bird, Toby Dougherty, and Kim Rupp

Absent: Henry Schwaller, IV and Shaun Musil

December 6, 2018 Work Session Notes

There were no corrections or additions to the minutes of the work session held on December 6, 2018; the minutes stand approved as presented.

Hays Recreation Commission/City of Hays Joint Meeting

The City of Hays contracts with the Hays Recreation Commission (HRC) to manage area pools and for all scheduling needs of the various recreational areas in Hays such as ball fields, soccer fields, and the Bickle-Schmidt Sports Complex. Each year the HRC and the City of Hays conduct a joint meeting to discuss general operations, financial reports, and/or any other facility needs or expectations that may need to be addressed.

Jeff Boyle, Director of Parks, and Roger Bixenman, HRC Superintendent, reviewed the 2018 Pool Season Financial Report from the HRC. City staff recommends proceeding with the pool reimbursement request, as outlined in the Pool Services Agreement, for HRC operational losses at Wilson Pool and the Hays Aquatic Park for an amount of \$19,668.70. This amount reflects one-half of the total HRC loss for the 2018 season of \$39,337.40.

Mr. Boyle updated the Commissioners on the new aquatic play feature at the Hays Aquatic Park. The new structure with 14 play features will replace the starburst water sprayer in the zero-depth entry pool. He stated it is a little behind schedule, but the vendor assured him that it will be completed and ready to go when the pool opens.

Mayor Meier complimented the staff at the pools stating they are very friendly and provide good customer service.

Commissioner Mellick stated the new feature should increase pool attendance, which may decrease the amount of loss next year.

Commissioner Jacobs added it is a very small price to pay for the quality of life the pool provides for this community.

They also reviewed the 2018 Bickle-Schmidt Sports Complex Financial report. For 2018, the HRC realized a profit of \$18,499.82 at the Complex. Mr. Boyle noted in 2018 they have completely repaired the southwest quad with infield red dirt that was professionally laser graded. They installed windscreens on some of the fence, which helps break the wind tremendously. They also removed all the lips on the entire complex, which meant the summer's rains drained onto the outfield much better than in years' past, leaving the fields in wonderful condition.

Mayor Meier stated he has been asked by citizens about the pool losing money. He pointed out that the City-owned Fort Hays Municipal Golf Course also loses money, with the City budgeting a \$173,000 a year loss at the golf course. He added that it is important to remember that we are splitting the pool losses with HRC so it's not a total loss to the City.

At the January 10, 2019 Commission meeting, Commissioners will be asked to approve the pool reimbursement request from the Hays Recreation Commission for the 2018 pool loss amount of \$19,668.70 with funding from the Contractual Services line item of the 2018 General Fund Pool Budget.

Annexation of Property Located at 183 Bypass and West 33rd Street

Jesse Rohr, Director of Public Works, reported Robert and Sondra Swift, who own 23.310 acres of property on the west side of the 183 Bypass and West 33rd Street, have submitted a signed consent to annex the property under K.S.A. 12-520c and desire to annex to allow for development of the property and connection to City services. The land is approximately 500 feet from the present City limits but is not contiguous. Staff recommends annexing this property due to

its proximity and the availability of City services and infrastructure necessary to serve this property once developed.

A portion of the property being requested to be annexed is known as Creeksite Acres which previously was a Mobile Home Park. The property is zoned Agriculture (A-L). The other portion of property includes a section of Big Creek that runs along the west side of the property. Several years ago, several buildings and some infrastructure were removed from the property. Being this close to Big Creek, all of this property is located within the 100-year floodplain and any development would be required to follow the City of Hays floodplain development ordinances. Sewer access is located along the east side of Highway 183 Bypass. Upon annexation approval, the developer plans on extending a City water main from Columbine to the west to this property at no cost to the City.

Since the property is not abutting the current City limits, state statute requires a resolution be approved by the City asking the Ellis County Commission to consider a resolution determining that the annexation of the land will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within the county. If the county passes such resolution, the City Commission will then be asked to consider an ordinance annexing the property at a later date.

At the January 10, 2019 Commission meeting, Commissioners will be asked to approve a resolution requesting a resolution from the Ellis County Commission determining if the requested annexation of the property along Highway 183 Bypass and West 33rd Street as legally described in the resolution is indeed advisable, as required by K.S.A. 12-520c.

Airport Capital Improvement Program

Jesse Rohr, Director of Public Works, stated the Airport Capital Improvement Program (ACIP) is created in conjunction with the Federal Aviation Administration (FAA) to make federal entitlement money available for eligible airport improvement projects at the Hays Regional Airport. FAA has solicited the

City's desired priority for the Federal Fiscal Year 2020-2024 planning period. These projects will be included in the City's Capital Improvement Plan (CIP) as part of the 2020 budget.

If approved by the FAA, projects are typically funded at 90%, leaving 10% to be funded by the City. Local funding usually comes from the Airport Improvement Fund and the Passenger Facility Charge (PFC). Past projects have included acquisition of a snow broom, rehabilitation of the Crosswind Runway, rehabilitation of Taxiway I, and construction of a wildlife fence.

The proposed Five-Year Airport Capital Improvement Plan includes the following projects:

FFY 2020 – Runway 4-22 (Crosswind) edge lighting

FFY 2021 – Reconstruct Taxiway M (design only)

FFY 2022 – Master Plan and Airports-GIS (AGIS) Survey

FFY 2022 – Reconstruct Taxiway M (construction)

FFY 2023 – Front-end Loader replacement

FFY 2024 – Snow Removal Equipment Facility

FFY 2025 and Beyond – Other projects, such as Runway 16-34 Rehab, land acquisition, Runway 4-22 Parallel Taxiway, and apron expansion

Each item on the list will be brought to the Commission individually for action.

East 41st Street Improvements – Award of Bid

John Braun, Project Manager, stated one of the financial incentives utilized by the Home Depot development was a Transportation Development District (TDD). The TDD is funded with an additional ¾% sales tax within the district. In addition to the initial improvements, the TDD contained provisions for Phase II improvements if revenue collections in the district exceeded expectations. Due to accelerating revenue receipts in the district, staff feels there are sufficient revenues to support up to a \$1.5 million bond for Phase II improvements. Phase II improvements included an extension of 43rd Street, an

extension of 41st Street, and the creation of Indian Trail between 41st and 43rd. The most feasible of the three projects is the extension of 41st Street.

At the December 21, 2017 work session, the City Commission directed staff take steps toward the extension of 41st Street to open the area east of Vineyard Road Park for future development.

Bids were received from five contractors with the low bid coming from Paul-Wertenberger Construction, Inc. of Hays in the amount of \$692,133.50. Staff recommends entering a contract with the low bidder for the construction of improvement to East 41st Street adjacent to Vineyard Park.

Mr. Braun stated the current schedule calls for construction to begin in March and be completed within 120 working days.

Mayor Meier spoke against the project. He stated this is being funded by a ¾% sales tax. We are essentially building a road to nowhere and raising taxes to do it and he does not favor moving this on. If we do not move this project on, that ¾% sales tax goes away and we help the people in our community. He added we talk about affordable housing; this is something that can be immediate, and effective in helping with affordable housing.

Commissioner Mellick and Commissioner Jacobs were in favor of moving it on for consideration and further discussion at the Commission meeting next week.

At the January 10, 2019 Commission meeting, Commissioners will be asked to authorize the City Manager to enter a contract with Paul-Wertenberger Construction, Inc. in the amount of \$692,133.50 for the construction of improvement to East 41st Street adjacent to Vineyard Park to be funded from the TDD Sales Tax Fund.

Resolution Authorizing the Improvement/Re-Improvement of 41st Street and Providing for the Payment of Costs

Kim Rupp, Director of Finance, reviewed the current Home Depot Transportation Development District (TDD) which includes Home Depot, IHOP,

Hampton Inn, Town Place Suites by Marriott, JT Travel Plaza, and a yet-to-be developed area to include 47,000 square feet of retail space.

The ¾% TDD Sales Tax in that district outperformed initial projections and therefore the 2004 TDD bonds financing the Phase I improvements to that area were called early and completed in January 2018. It was determined the ¾% TDD Sales Tax could continue until March 2027 to fund a portion of the Phase II improvements as presented by the City's Project Manager.

If the Commission determines they wish to move forward with the partial Phase II improvements, per statute, it is necessary that a resolution be approved authorizing the improvement of 41st Street and providing for the payment of the costs thereof.

Mayor Meier spoke against moving ahead with this and stated this is a project in search of a problem and there is no problem there. This is a road to nowhere and these funds are better spent in the hands of the people rather than as a tax.

Commissioner Mellick and Commissioner Jacobs were in favor of moving it on for further discussion.

At the January 10, 2019 Commission meeting, Commissioners will be asked to adopt a resolution authorizing the improvement or re-improvement of 41st Street within the City of Hays.

Other Items for Discussion

There were no other items for discussion.

The work session was adjourned at 7:22 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk