

City of Hays
City Commission
Work Session Notes

Thursday, January 6, 2022 – 6:30 p.m.

Present: Sandy Jacobs, Mason Ruder, Michael Berges, Ron Mellick, Shaun Musil, Collin Bielser, Kim Rupp, and John T. Bird

December 2, 2021 Work Session Notes

There were no corrections or additions to the minutes of the work session held on December 2, 2021; the minutes stand approved as presented.

Heart of America Third Addition – Final Plat

Jesse Rohr, Director of Public Works, reported that the owner of the proposed Heart of America Third Addition has submitted a final plat for consideration.

They are proposing to replat two of the lots in the Heart of America Second Addition. Lot three of Heart of America Second Addition, on the north side of 9th Street, was platted 50 feet south of the original north property line to accommodate for a future street. At this time, it has been determined that a street would not be desirable on the north side of this lot. This will allow the property owner to utilize more of the lot. Lot two of Heart of America Second Addition will be extended to the east by 158 feet to accommodate future development of the lot. The new plat meets the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements.

Staff has reviewed the proposed plat, which was also reviewed by the Utility Advisory Committee. Staff, as well as the Hays Area Planning Commission, recommends approving the final plat as submitted.

At the January 10, 2022 Commission meeting, Commissioners will be asked to approve a Resolution accepting the final plat of Heart of America Third Addition.

El Charro Addition – Final Plat

Jesse Rohr, Director of Public Works, reported an application has been submitted to consider the final plat of El Charro Addition located at 2010 and 2020 East 8th Street. The properties are not within the City limits of Hays, but are within the current Extraterritorial Jurisdiction (ETJ). Currently, there are three apartment buildings and a convenience store that were built in the 1940's at this location. This plat will allow the property to be divided into four separate lots. There is no plan for annexation at this time. These properties are served by City water and are part of the Big Creek Sewer District. No additional utilities are being requested to serve the property. Staff recommends approving the final plat of El Charro Addition as submitted.

Vice-Mayor Ruder clarified that this is one of the properties that is not located within the new ETJ boundary. Mr. Rohr stated that is correct but since the platting process began while the ETJ boundary was being adjusted, they decided to continue the platting process that was underway.

At the January 10, 2022 Commission meeting, Commissioners will be asked to approve a Resolution accepting the final plat of the El Charro Addition.

Vine Street Reconstruction, 13th Street to Bypass – Authority to Award Contract and Commitment of Funds

John Braun, Project Manager, stated that in 2019, City staff applied for and received a Kansas Department of Transportation (KDOT) City Connecting Link Improvement Program (CCLIP) Grant in the amount of \$1M to help fund the cost to reconstruct the pavement on Vine Street, south of 13th Street. In February of 2020, the City hired Kaw Valley Engineers to design the construction project, and as such, KDOT let the project and opened bids on December 15, 2021.

The project includes the replacement of the concrete pavement, select areas of curb and gutter, sidewalk ramps, pedestrian crossings at 8th Street, storm sewer inlet tops, and pavement markings. The project begins at the south City limit, which includes the intersection of Vine Street and the US-183 Bypass

and proceeds north to approximately 350 feet south of the intersection of 13th Street and Vine Street.

Only one bid was received for this project, which was from Smoky Hill Construction of Salina, Kansas in the amount of \$3,532,366. The bid was reviewed by KDOT, City staff, and the City's engineering consultant, Kaw Valley Engineering, and is considered valid. Subtracting out the \$1M KDOT grant, the City share is rounded up to \$2,533,000. Under an agreement between KDOT and the City of Hays, executed in January 2020, KDOT will be administering the construction of the project as required by the Federal Highway Administration. KDOT has provided a resolution authorizing the award of a construction contract to Smoky Hill Construction and committing City funds for the project.

At the January 10, 2022 Commission meeting, Commissioners will be asked to authorize the Mayor to sign the resolution from KDOT, authorizing the commitment of City funds and awarding a contract to Smoky Hill Construction for the reconstruction of South Vine Street; with the City share of \$2,533,000 to be paid to KDOT from Commission Capital Reserve.

Vine Street Reconstruction, 13th Street to Bypass – Construction Engineering Agreement

John Braun, Project Manager, stated this agenda item accompanies the agenda item regarding the authority to award and commitment of funds for the reconstruction of South Vine Street. Utilizing KDOT's prequalified list of Construction Engineering Consultants, Kirkham Michael Engineers of Ellsworth, Kansas was selected to provide inspection services. The Governing Body is asked to authorize the Mayor to sign a three-party agreement between KDOT, Kirkham Michael & Associates, and the City of Hays. The \$147,984 fee for construction engineering services is to be funded from Commission Capital Reserve.

At the January 10, 2022 Commission meeting, Commissioners will be asked to authorize the Mayor to sign Agreement No. 430-21, for construction engineering inspection services.

Other Items for Discussion

Commissioner Berges thanked Commissioner Mellick for his service on the City Commission.

The work session was adjourned at 6:44 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk