

City of Hays
City Commission
Work Session Notes

Thursday, January 21, 2021 – 6:30 p.m.

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

January 7, 2021 Work Session Notes

There were no corrections or additions to the minutes of the work session held on January 7, 2021; the minutes stand approved as presented.

27th Street Reconstruction – Award of Bid

Jesse Rohr, Director of Public Works, reported the next major reconstruction project for the City of Hays is West 27th Street from Hall Street to Fort Street. This particular project has been listed in the Capital Improvement Program (CIP) for several years. The intent of the project is to remove and replace all the pavement, curb and gutter, sidewalks, curb ramps, intersections, alley entrances, and driveways necessary to meet ADA requirements. The project also includes new pavement markings; storm sewer improvements at Canal Boulevard and the area adjacent to Van Doren Pond; and waterline improvements to include abandonment of an old 4" water main along Walnut from 23rd Street to 27th Street and fire hydrants at Hillcrest Drive, Cottonwood Lane, and Willow Street. Bids were opened on December 22, 2020 from four contractors with the low bid coming from Paul-Wertenberger Construction, Inc. of Hays, Kansas in the amount of \$2,376,131.60.

Mr. Rohr stated the current schedule calls for construction to begin on or about March 15, 2021 and to be completed by November 17, 2021. Inspection of the project would be completed in-house, and there will be an informational meeting for the public prior to the start of construction. At that meeting, the

contractor and the engineer will be available to answer questions about schedule, phasing, access, and any other items of interest or concern.

Commissioner Mellick asked how traffic flow would be affected during construction. Mr. Rohr stated the project will be completed in two phases, with the north half of the street done in one phase and the south half in the second phase. There will only be one-way traffic during construction.

At the January 28, 2021 Commission meeting, Commissioners will be asked to authorize the City Manager to enter into a contract with Paul-Wertenberger Construction, Inc. in the amount of \$2,376,131.60 for the reconstruction of 27th Street from Hall Street to Fort Street to be funded out of Capital Projects with transfers from Commission Capital Reserves, Stormwater Reserves, Water Capital, and Sewer Capital for respective items of work.

King's Gate Second Addition – Final Plat

Jesse Rohr, Director of Public Works, reported the owner of the proposed King's Gate Second Addition has submitted a final plat for consideration. The property is adjacent to the previously platted King's Gate First Addition, and is a continuation of a large residential development along 41st Street. This is the final phase for this development and is comprised of 22 lots. Street and utilities will be extended north from 41st Street to the end of the cul-de-sac. Drainage easements are in place to allow for drainage to the north into a draw.

The final plat meets the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements. Staff, as well as the Hays Area Planning Commission, recommends approving the final plat as submitted.

Commissioner Berges noted a typographical error in the spelling of "however" in the Plat and Dedication, Section D-4. Mr. Rohr stated that will be corrected.

Commissioner Ruder asked if the changes to the flood map will affect this area. Mr. Rohr stated this area is not affected by the changes to the flood map.

Commissioners will be asked to approve a Resolution accepting the final plat of King's Gate Second Addition, at the January 28, 2021 Commission meeting.

King's Gate Second Addition – Resolution to Establish Benefit District (Royal Court)

Jesse Rohr, Director of Public Works, stated the next two items are on the agenda pending approval of the final plat of King's Gate Second Addition. Covenant Land & Developing, Inc., the owner of the property, has petitioned the City for street, storm sewer, water, and sanitary sewer improvements to the area containing 22 lots in the King's Gate Second Addition. The engineer's estimate for total construction is \$748,000. There are no over-sizing costs to the city in this project; therefore, no city capital will be expended for the construction of this project. The developer is intending to finance the development project through the creation of a special benefit district. Mr. Rohr noted that 70% of the costs for this project will be allowed to be special assessed with the remaining 30% being paid in full by the developer prior to award of the construction contract.

At the January 28, 2021 Commission meeting, Commissioners will be asked to approve the Resolution authorizing the creation of a special benefit district for infrastructure improvements in the estimated amount of \$748,000 for the development of 22 lots within the King's Gate Second Addition.

King's Gate Second Addition – Engineering Services Agreement (Royal Court)

Jesse Rohr, Director of Public Works, stated Driggs Design Group has prepared a contract for engineering services for King's Gate Second Addition, to include engineering design, contractor solicitation, construction engineering, and warranty inspection of the development infrastructure. The contract is for a not-to-exceed amount of \$36,500.

At the January 28, 2021 Commission meeting, Commissioners will be asked to approve the Engineering Services Agreement with Driggs Design Group

for an amount not to exceed \$36,500 for the development of King's Gate Second Addition.

Other Items for Discussion

Mayor Jacobs thanked the community for their efforts, as the daily average of positive Coronavirus cases has gone down.

The work session was adjourned at 6:55 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk