

City of Hays  
City Commission  
Work Session Notes  
Thursday, February 7, 2019 – 6:30 p.m.

Present: Henry Schwaller, IV, Shaun Musil, Sandy Jacobs, Ron Mellick, James Meier, John T. Bird, Toby Dougherty, and Kim Rupp

**January 17, 2019 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on January 17, 2019; the minutes stand approved as presented.

**Annexation of Property Located at 183 Bypass and West 33<sup>rd</sup> Street**

Jesse Rohr, Director of Public Works, reported that Robert and Sondra Swift, who own 23.310 acres of property on the west side of the 183 Bypass and West 33<sup>rd</sup> 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 annexed is known as Creeksite Acres which previously was a Mobile Home Park. The other portion of property includes Big Creek that runs along the west of 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 is located along the east side of Hwy 183 Bypass. Upon annexation approval, the developer plans on extending a City water main from Columbine Drive to the west to this property at no cost to the city.

Due to the noncontiguous nature, K.S.A. 12-520c requires a different approval process that requires the county's approval. On January 10, 2019 the

City Commission passed a Resolution asking the Ellis County Commission to determine the feasibility of the annexation request. The Ellis County Commission approved the Resolution on February 4, 2019.

At the February 14, 2019 Commission meeting, Commissioners will be asked to approve an Ordinance annexing the property along Hwy 183 Bypass and West 33<sup>rd</sup> St. as legally described to the City of Hays.

### **2019 Street Maintenance Program – Award of Bid**

John Braun, Project Manager, stated at the December 6, 2018 City Commission Work Session, staff presented a proposed Street Maintenance Program for 2019. The total program cost was estimated to be \$1,134,462; which is the amount of funding included in the 2019 Budget for these projects. Bids for 2019 Street Maintenance Projects were opened on January 22, 2019. The projects bid with this year's program include seal coat, asphalt rejuvenator, micro-surfacing, diamond grinding, curb and brick repair, major rehab of Ash Street from 23<sup>rd</sup> to 27<sup>th</sup> Street, and shoulders along portions of 8<sup>th</sup> Street and Old Hwy 40 east of Vine Street. The bids were received from eight different contractors and staff recommends entering contracts with the low bidders for all projects except diamond grinding.

At the February 14, 2019 Commission meeting, Commissioners will be asked to authorize the City Manager to enter contracts for construction as follows:

- Circle C Paving and Construction, LLC in the amount of \$153,535.20 for seal coat
- Proseal Inc. in the amount of \$84,466.84 for asphalt rejuvenator
- Vance Brothers, Inc. in the amount of \$71,159.05 for micro-surfacing
- J Corp., Inc. in the amount of \$100,566.30 for curb and brick repair
- J Corp., Inc. in the amount of \$189,229.00 for Ash Street major rehab
- J Corp., Inc. in the amount of \$19,500.00 for concrete shoulders

Mr. Braun explained that three contractors were interested in the diamond grinding project, but Diamond Surface, Inc. of Rogers, Minnesota, was the only

bidder. Diamond Surface, Inc. is the same contractor that did diamond grinding in 2018 on Canterbury and 27<sup>th</sup> Street. The unit price bid for grinding in 2019 is \$8.91/SY compared to \$5.59/SY last year, or 60% higher. Due to the excessively high cost of grinding by only one bidder, staff does not recommend awarding a bid for diamond grinding at this time. Some contractors stated that they did not bid because their schedule was already full for the year. Staff recommends rejecting all the diamond grinding bids and awarding the remaining projects to the low bidders. The remaining \$393,000 could be used on other projects.

Commissioner Mellick asked if the diamond grinding project needs to be bid at a different time, before their schedule is full for the year. Mr. Braun stated it may be wise to bid this in the fall for the next year.

Discussion was held about maximizing the amount to add concrete shoulders along portions of 8<sup>th</sup> Street and Old Highway 40 east of Vine Street. This was bid as an alternate project to allow flexibility to maximize the use of available funds. The project was bid with a minimum quantity of 1,000 linear feet of shoulder, with the option to add more quantity up to a maximum of 9,000 linear feet. The low bid came from J Corp at the unit price of \$19.50 per linear foot. They discussed adding concrete shoulders along the entire length of both sides of Old Highway 40 and East 8<sup>th</sup> Street for a cost not to exceed \$175,500. The remaining funds could be used for other work, which might include diamond grinding that is bid out later this summer to be done next year. Mr. Dougherty stated the award recommendations at the February 14, 2019 Commission meeting will be adjusted to reflect those changes.

The projects awarded would be accomplished at various locations at various times throughout this year.

### **North Vine Street Corridor Status Update**

Over the last year, the City's consultant, WSP Engineers, and City staff have been working on the development of a project to make improvements to Vine Street from 32<sup>nd</sup> Street to 41<sup>st</sup>/Mopar intersection. In July, the City submitted an application to the US Department of Transportation for the Better

Utilizing Investments to Leverage Development (BUILD) Grant program. On December 6, 2018, the City was notified the North Vine Street Corridor Project was selected and awarded \$6,057,827 to be used for construction. On January 9, 2019, City staff attended a meeting in Topeka with representatives from the Federal Highway Administration (FHWA) and Kansas Department of Transportation (KDOT) to discuss how the project is to be administered.

John Braun, Project Manager, reviewed the latest design and status of the project as well as the planned schedule and procedures moving forward.

Mayor Schwaller asked if the frontage roads will be repaved, specifically the west frontage road in front of Freddy's which is in very bad shape. Mr. Braun stated that has been discussed, and they are trying to decide at what point that work should be done. City Manager, Toby Dougherty, stated it is on the priority list.

Commissioner Meier asked if parallel parking along the frontage road has been considered. He has noticed people with trucks and trailers parking along the frontage road and added if there is a way to accommodate those businesses with additional parking, it should be looked at. Mr. Braun stated the plan calls for a sidewalk that runs the full length similar to what is on the east side now. Commissioner Mellick asked if those businesses should help fund that since the additional parking would be a benefit to their business. Assistant City Manager, Jacob Wood, stated staff has met with all of the businesses in the area and none of them requested parking along the frontage road. Commissioner Jacobs stated it is good to think outside of the box and outside of the project to see all the possibilities if we are doing the work anyway. Mr. Dougherty stated people are parking there now and staff will look into it.

Mr. Braun provided the following preliminary schedule:

- Preliminary Design                      March 2019
- Begin Right of Way Acquisition      April 2019
- Complete Final Design                November 2019
- Complete Right of Way                November 2019
- Bid Opening                                April 2020

- Begin Construction June 2020
- Construction Complete November 2021

Mr. Braun stated a Public Open House will be held on Tuesday, February 12, 2019 from 5:30 p.m. to 7:30 p.m. at Thirsty's, 2704 Vine Street. The public is encouraged to attend. The City's Engineer, City staff, representatives from KDOT, and FHWA will be present to answer any questions.

Commissioner Mellick asked what the green area in the middle of the roundabouts will be. Mr. Braun stated that decision has not been made yet. There are certain rules about what can be put in the right-of-way areas. Mr. Dougherty stated when working on the final design, the Commission will be presented with options for consideration.

#### **Other Items for Discussion**

There were no other items for discussion.

#### **Executive Session**

Sandy Jacobs moved, Shaun Musil seconded, that the Governing Body recess to executive session at 7:07 p.m. for 30 minutes to discuss personnel matters. The executive session included the City Commission. K.S.A. 75-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Henry Schwaller, IV  
Shaun Musil  
Sandy Jacobs  
Ron Mellick  
James Meier

No action was taken during the executive session.

The work session was adjourned at 7:37 p.m.

Submitted by: \_\_\_\_\_

Brenda Kitchen – City Clerk