

City of Hays
City Commission
Work Session Notes

Thursday, February 20, 2020 – 6:30 p.m.

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

February 6, 2020 Work Session Notes

There were no corrections or additions to the minutes of the work session held on February 6, 2020; the minutes stand approved as presented.

North Central Kansas Technical College – Big Creek Technical Training Center Annual Report

Eric Burks, President of North Central Kansas Technical College (NCK Tech) presented the 2020 Annual Report summarizing the activities at the Big Creek Technical Training Center housed at 101 South Main Street. Annual reporting is a requirement of their contract with the City of Hays for their utilization of space at the former Army Reserve facility, which is owned by the City.

Mr. Burks noted when the college began, a main objective was to bring and keep youth in our area and he feels they have been successful in doing that. He clarified that they started out as a Vocational Technical School, but they are now a fully accredited college. They serve an average of 1,200 students a year at their two campuses in Beloit and Hays. They offer over 17 programs of study. They graduate about 300 students annually and over 93% of their graduates get jobs. They were ranked #1 in the U.S. in 2017 and 2018 for job placement with 90% of their graduates staying in Kansas.

Mr. Burks stated that they are completely supported by student tuition. He noted that the Dane G. Hansen Foundation has provided a \$100,000 Career Enhancement Scholarship Program to help non-traditional students gain access

to upgrade their skillset. They have helped 14 families and are seeking applicants for next year.

Mr. Burks stated the Big Creek Technical Training Center has provided space to deliver training in the areas of electrical technology and plumbing, heating, and air-conditioning (PHAC). Due to lack of space, the carpentry course was relocated to the Wheatland location. Many area businesses serve on the advisory committees for these programs to ensure appropriate training is provided to meet industry needs. The lead instructors of these programs are licensed under the Hays City codes for their instructional areas.

NCK Tech maintains the building's interior and mechanical condition. Mr. Burks reviewed the maintenance and improvements that have been done to the building. He also reviewed some of the projects that were done for the City of Hays during the past year.

Each year the carpentry program builds a house. This year they are building a 1,920 square foot single-family home. Mr. Burks stated last year's house sold for \$160,000 generating \$13,200 in sales taxes. It also represented over \$123,548 worth of building materials purchased from Hays businesses.

Mr. Burks noted this is the 10th year of the partnership with the City of Hays. As a result of the agreement, since 2009 NCK Tech has trained 440 students in carpentry, electrical technology, plumbing, heating, and air-conditioning. Mr. Burks thanked the City for their support and partnership.

Mayor Musil stated what they are doing to keep students in our community is very important for Hays and the surrounding area.

Commissioner Mellick stated he served on the Commission in 2009 and feels the Commission made the right decision in turning the campus over to NCK Tech. He added that they had no idea that they would take it and run with it like they did, and this is fantastic.

Commissioner Ruder stated the impact they have on our community is fantastic and he thanked them for their efforts in becoming such a highly regarded institution.

Golf Course Mowers Purchase

Jeff Boyle, Director of Parks, reported the Fort Hays Municipal Golf Course has two 2010 Jacobsen Greensking mowers that are used daily to mow the greens at the Fort Hays Municipal Golf Course. These units are on an eight year replacement schedule and were originally budgeted for replacement in 2018. City staff bumped the replacement of these units for an additional two years and rescheduled them for replacement in 2020. The hydraulics on both units are wearing out and have become very slow to pick up and set down, which is important when the operator approaches the edge of the greens.

An amount of \$53,664 (\$26,832 for each mower) is budgeted in the 2020 New Equipment Reserve Budget for the purchase of these mowers. Because of the large investment that the City has in various reel attachments for this brand of mower, staff is recommending that the two new mowers be the same brand and model so that the parts continue to be interchangeable between the mowers. Kansas Golf and Turf is the sole source provider of Jacobsen mowers in the State of Kansas.

A discussion was held about what to do with the two mowers being replaced. Mr. Boyle stated they would sell for approximately \$1,500 on Purple Wave. He suggested keeping one of the mowers to save time from changing the attachments and at times they could have three mowers going at once. Commissioner Berges suggested keeping both mowers to have as a backup and to save time from changing out the attachments. Commissioner Mellick agreed, stating it is a good idea to keep both used mowers to have for replacement parts, also. City Manager, Toby Dougherty, clarified that these older mowers would not be added to the fleet replacement program as they have already been replaced and if they are sold that money goes back into the fleet replacement program.

At the February 27, 2020 Commission meeting, Commissioners will be asked to approve the bid from Kansas Golf and Turf for two Jacobsen Greensking IV mowers in the amount of \$53,320 from the New Equipment Reserve Budget.

2020 Street Maintenance Program – Award of Bids

Jesse Rohr, Director of Public Works, reported that bids for 2020 Street Maintenance Projects were opened on January 28, 2020. The projects bid with this year's program include seal coat, chip seal, curb & brick repair, pavement markings, and the reconstruction of several concrete streets.

The Street Maintenance Program has been funded primarily with Special Highway Funds, which included a transfer of \$500,000 from the General Fund. Mr. Rohr reviewed sources of funding for the 2020 Street Maintenance Program as well as City Staff's recommendation for spending those funds.

2020 Funding

Gas Tax Refund and Connecting Link	\$643,000
Transfer from General Fund	\$500,000
Cash carryover	\$198,449
City Commission Capital Reserve	\$500,000
Contingency (keep for unforeseen)	<u>\$ -50,000</u>
Total available	\$ 1,791,449

2020 Program

Asphalt seal coat	\$ 210,853
Chip seal	\$ 91,158
Pavement markings	\$ 75,000
Curb and brick repair	\$ 75,000
Major rehabilitation	\$1,201,000
Sidewalk (rebate + select areas)	\$ 51,200
In-house work (crack seal & pavement repairs)	<u>\$ 87,238</u>
Total	\$1,791,449

Bids were received from ten different contractors bidding on 16 different projects. Staff recommends entering contracts with the low bidders for all projects. The total of the contracts would be \$1,552,288.63.

At the February 27, 2020 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 \$173,501.28 for seal coat
- Stripe & Seal in the amount of \$23,000.00 for polypatch
- Paul Wertenberger Construction in the amount of \$134,317.70 for major rehabilitation of Mopar Drive and the 800 block of Milner Street
- J Corp., Inc. in the amount of \$634,078.41 for major rehabilitation of Canal Blvd. from Walnut to 27th Street, 1900 block of Lincoln Drive, and General Custer from 22nd Street to Centennial Blvd.
- Morgan Brothers Construction in the amount of \$247,746.97 for curb and brick repair, major rehabilitation of the 100 block of East 10th Street (base and alternate), and major rehabilitation of City Hall alley
- APAC, Inc. in the amount of \$253,461.82 for chip seal and major rehabilitation of the 700 block of General Custer
- Road Safe Traffic Systems, Inc. in the amount of \$47,843.25 for pavement markings on Hall Street from 8th Street to 27th Street and 8th Street from Elm Street west to the City limits
- Cillessen & Sons, Inc. in the amount of \$38,339.20 for pavement markings on 8th Street from Elm Street to Milner Street

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

Commissioner Mellick voiced his concern with Morgan Brothers Construction. He noted that last year Morgan Brothers Construction did not get the Elm Street project done in a timely manner. They often had only three people working there. He would like to have a set time frame for these projects; specifically the East 10th Street project, considering all of the activities planned for the summer at the Pavilion. He also suggested having the work scheduled before or after the majority of the summer events. He stated he doesn't want to see them come in and have their subcontractor tear up the street and then let it

sit for two or three months because they are working on other projects. City Manager, Toby Dougherty, stated he does not see a problem with having a time commitment written into their contract. Mr. Rohr noted that the Pavilion will be open to the public during construction. He added that they will discuss this with Morgan Brothers Construction and report back at the meeting next week.

Other Items for discussion

There were no other items for discussion.

Executive Session

Ron Mellick moved, Sandy Jacobs seconded, that the Governing Body recess to executive session at 8:05 p.m. for a period not to exceed 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: Shaun Musil
Sandy Jacobs
Mason Ruder
Mike Berges
Ron Mellick

No action was taken during the executive session.

The work session was adjourned at 8:35 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk