

City of Hays
City Commission
Work Session Notes
Thursday, February 21, 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

February 7, 2019 Work Session Notes

There were no corrections or additions to the minutes of the work session held on February 7, 2019; the minutes stand approved as presented.

Stonepost Lofts at Former Washington Elementary School – Request for Resolution of Support

City Manager, Toby Dougherty, reported that Overland Property Group, LLC has requested a Resolution of Support for the proposed redevelopment of the former Washington Elementary School at 305 Main Street and construction of income-qualified housing. The initial plan is to build 20 units of income-qualified housing. As part of the process to apply for low income housing tax credits, Overland Property Group requires a Resolution of Support from the Governing Body. The City Commission has offered Resolutions of Support for all of the past Overland Property Group ventures.

At the February 28, 2019 Commission meeting, Commissioners will be asked to approve a resolution supporting the Stonepost Lofts Development.

Service Division Double-Drum Compactor Roller – Award of Bid

Jesse Rohr, Director of Public Works, stated the 2019 Budget included \$37,000 for the purchase of a new double drum asphalt compactor for the Public Works Service Division. This piece of equipment will be used for asphalt overlays and patches, and subgrade compaction for concrete and asphalt projects.

Four qualified bids were received. The low bid for a new roller compactor that met all specifications is from Murphy Tractor and Equipment in the amount of \$34,445.91.

Mayor Schwaller asked for information about the useful life and warranty of the compactor. Mr. Rohr stated this piece of equipment is on a 20 year replacement schedule and he would provide warranty information at the Commission meeting next week.

At the February 28, 2019 Commission meeting, Commissioners will be asked to award the bid for the purchase of a new HAMM AG HD10VV double drum roller from Murphy Tractor and Equipment Company, of Great Bend, Kansas, in the amount of \$34,445.91 to be funded out of the New Equipment Reserve Fund.

Comprehensive Financial Management Policy Review – 2018

Finance Director, Kim Rupp, presented the annual Comprehensive Financial Management Policy (CFMP) Review. The CFMP consists of thirteen categories. The thirteenth category is policy review and requires an annual written status report concerning the city's compliance with the thirteen categories. Mr. Rupp stated that overall; staff is comfortable that every attempt was made to comply with all sections of the policy.

Commissioner Jacobs asked about Category 10 regarding procurement and asked how bids are requested. She noticed our new website has a section where citizens can be notified of all bid postings and asked if that is how we advise of upcoming bids. Mr. Rupp stated we have posted bids on our website, but "Notify Me" is an enhancement to our new website that features this notification system. He added that we also notify of bid postings by direct mail and advertising in the Hays Daily News.

The review is for informational purposes only. It is not necessary for the Commissioners to take action on the review.

Other Items for Discussion

Commissioner Jacobs stated after attending the Planning Commission meeting this week she spoke with Jesse Rohr, Director of Public Works, regarding parking requirement and discussed the possibility of a direct entrance off of Vine Street into Big Creek Crossing. She stated since we will be re-doing Vine Street this is a good opportunity for staff to look into that. She added the large Mall parking lot might have room for additional stand-alone retail space.

Mr. Rohr stated if the Mall would choose to add retail development in the parking area there should be room to do so.

Mayor Schwaller stated originally there was an entrance into the Mall parking lot, but then it was closed. He noted in the 1990s the Kansas Department of Transportation (KDOT) initiated a program called Corridor Management and they wanted to eliminate as many conflict points or entrances onto Vine Street as possible. The Mall owners have requested it be opened again.

City Manager, Toby Dougherty, stated the City has never been opposed to a direct entrance, but was simply adhering to KDOT requirements. Mr. Dougherty stated the City would support a right-in-right-out to the Mall if KDOT approved it, and has conveyed that to the Mall owners.

Mayor, Henry Schwaller, IV, City Manager, Toby Dougherty, and Russell City Manager, Jon Quinday, were in Topeka on Monday and met with Governor Laura Kelly, Lieutenant Governor, Lynn Rogers, as well as Senator Rick Billinger regarding the R9 Ranch Water Project. The goal was to ensure results on a promise by the State's Chief Engineer who has said the Master Order would be ready by March 1, 2019.

Vice-Mayor Musil thanked Mayor Schwaller for calling attention to the R9 Ranch water project and helping to move this forward. He added that he also reached out to the Chief Engineer of the Division of Water Resources, David Barfield, and felt they had a very good conversation.

Mayor Schwaller stated a press conference was held to summarize what was discussed at the meeting in Topeka and feels confident this project will be

moving forward. He thanked Commissioner Meier for making this project a priority during his term as mayor.

Mayor Schwaller also noted that, during the press conference Tuesday, he mistakenly stated that the Kansas Livestock Association (KLA) had endorsed the R9 project. While the KLA is aware of the project, and offered assistance with consumptive use calculations, they have not endorsed the project.

Executive Session

Shaun Musil moved, Sandy Jacobs seconded, that the Governing Body recess to executive session at 6:50 p.m. for 10 minutes to discuss possible property acquisition. The executive session included the City Commission, the City Attorney, Assistant City Manager, and City Manager. 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.

Sandy Jacobs moved, James Meier seconded, that the Governing Body recess to a second executive session at 7:00 p.m. for 10 minutes to discuss possible property acquisition. The executive session included the City Commission, the City Attorney, Assistant City Manager, and City Manager. K.S.A. 75-4319 authorizes the use of executive session to discuss the topics stated in the motion.

No action was taken during the executive session.

The work session was adjourned at 7:10 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk