

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON FEBRUARY 28, 2019

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, February 28, 2019 at 6:30 p.m.

Roll Call: Present: Shaun Musil

Sandy Jacobs

Ron Mellick

James Meier

Absent: Henry Schwaller, IV

Vice-Mayor Musil declared a quorum was present and called the meeting to order.

2. MINUTES: There were no corrections or additions to the minutes of the regular meeting held on February 14, 2019; the minutes stand approved as presented.

3. FINANCIAL STATEMENT: Finance Director, Kim Rupp, reviewed the financial summaries of the revenue and expenditure activities of the City of Hays for the month ended January 31, 2019.

Month-to-date general fund sales tax collections were at \$633,234 which is an increase of \$68,965 or 12% as compared to last year.

The portfolio of certificates of deposit on January 31, 2019 totaled \$56,250,000 with a weighted average interest rate of 2.38% up 1.12% from a year ago. Par Value on the portfolio of Treasury Notes is \$4,703,000 with a weighted average yield to maturity of 1.82%. The total balance of the Money Market account on January 31, 2019 was \$3,500,000 with a current yield of .90%. Total investments are up \$1,396,000 when compared to this time last year.

Commissioner Jacobs asked if the revenue from the low utilization refund in the Employee Benefit Levy fund will be paid back to the employees. Mr. Rupp stated a portion of that will be paid back to the employees.

Ron Mellick moved, Sandy Jacobs seconded, to approve the Financial Statement for the month of January, 2019 as presented.

Vote: Ayes: Shaun Musil
Sandy Jacobs
Ron Mellick
James Meier

4. CITIZEN COMMENTS: There were no comments.

5. CONSENT AGENDA: The following proposed appointments were recommended at the February 14, 2019 City Commission meeting and are now being presented for approval.

Northwest Kansas Community Corrections Board

Curtis Brown – unexpired term to expire November 1, 2019 (1st term)

Sister Cities Advisory Board

Mehran Shahidi – three-year term to expire January 1, 2022 (4th term)

Sandy Jacobs moved, James Meier seconded, to approve the Consent Agenda as presented.

Vote: Ayes: Shaun Musil
Sandy Jacobs
Ron Mellick
James Meier

NEW BUSINESS

6. PROGRESS REPORT ON THE WASTEWATER TREATMENT FACILITY

RECONSTRUCT: Eric Farrow, the on-site project engineer with HDR Engineering, presented a bi-monthly report of the progress at the Wastewater Treatment Facility Reconstruction Project. He reviewed the activities since the last update on October 25, 2018. He stated the final completion date is September 15, 2019 with a contract price of \$28,402,200 and there have been no change orders. He noted staff moved to the new administration space the week of January 7, 2019. The current construction schedule projects final

completion will be on July 29, 2019 or 48 days ahead of schedule. The next update will be presented on April 25, 2019.

7. STONEPOST LOFTS AT FORMER WASHINGTON ELEMENTARY SCHOOL – REQUEST FOR RESOLUTION OF SUPPORT:

Matt Gillam, Vice-President of Development for Overland Property Group, LLC, 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.

The Historic Tax Credit for affordable housing is a federal program that supports investments in historic buildings. Overland Property Group, LLC has used the funding mechanism to develop historic properties elsewhere. Mr. Gillam wanted to clarify that the Washington Elementary School building has historical significance and they do not plan to tear down the building, they plan to do a historic renovation on the school. The front of the building is to be renovated and money spent on improvements so it does not become an eyesore for the community. It is a contributing piece of real estate in a very vital piece of downtown. The plan is to put 15 one-bedroom units and three two-bedroom units inside the school. He noted there is a need for one-bedroom units in this community.

James Meier moved, Sandy Jacobs seconded, to adopt Resolution No. 2019-004 approving and supporting the development of affordable rental housing by Overland Property Group, LLC, at the former Washington Elementary School in Hays, Kansas.

Commissioner Meier asked if they are considering adding another building to the west of the school. Mr. Gillam stated the contract they have with the school district is for that entire city block, including the large playground area to the west of the school. He stated there is potential for additional buildings in the future, but

this application, because of the historical nature, has no new construction component to it.

Commissioner Jacobs asked about the range on rent. Mr. Gillam stated rent will range from about \$380 to \$600 a month, with minimal utility costs since the units will be energy efficient. Commissioner Jacobs stated this is a wonderful project and thinks it will do a lot for our downtown.

Vice-Mayor Musil asked if they would use local supplies and laborers. Mr. Gillam added that they are not general contractors, but they partner with McPherson Contractors, Inc. from Topeka, Kansas, who has a solid track record for hiring local subcontractors.

Commissioner Mellick wanted to clarify that the apartments won't be for Fort Hays State University students. Mr. Gillam stated it would be against the program rules for traditional students to live there. He added that they have been focusing more and more on senior living, which is an emerging market. The aging population in rural Kansas needs alternative housing as they move out of their homes, but want to remain in their community. He stated it is likely they will have a very high percentage of senior residents.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Ron Mellick

James Meier

8. SERVICE DIVISION DOUBLE-DRUM COMPACTOR ROLLER – AWARD OF

BID: Kim Rupp, Director of Finance, presented this agenda item for Jesse Rohr, Director of Public Works, who was unable to attend. 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, such as street panels, large water leak repairs, and new concrete pads.

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

Sandy Jacobs moved, Ron Mellick seconded, to award the bid for the purchase of a new HAMM AG HD10VV double-drum roller from Murphy Tractor and Equipment Company, in the amount of \$34,445.91 to be funded out of the New Equipment Reserve.

Vote: Ayes: Shaun Musil
Sandy Jacobs
Ron Mellick
James Meier

9. WATER CONSERVATION UPDATES & 2019 PROGRAMS: Holly Dickman, Water Conservation Specialist, provided an update on the Water Conservation Program and results from 2018. She noted that according to the Ag Research Center, 2018 was the third wettest year on record for Hays with 37.55”; the average is just under 23” per year. She reviewed the toilet, washing machine, urinal, and turf conversion rebate programs and noted the toilet rebate was by far the most popular program for 2018 with 449 toilets replaced. She stated the urinal rebate program has been eliminated for 2019 due to lack of interest, but encouraged business owners that are interested, to contact her for other options. Through the showerhead program, 146 showerheads were distributed in 2018. She noted potential water savings from the toilet, washing machine, and showerhead programs alone in 2018 was 14.3 acre feet.

She also reviewed the educational outreach programs that are in place. They use traditional and digital media, our new website, water festivals, water world day, school visits, and other speaking engagements. She noted “Water Smart Wally” made his debut in 2018 as our water conservation mascot. He made his first appearance at Lincoln Elementary School to meet with 3rd graders and participated in the FHSU homecoming parade where he handed out “Smarties” to encourage people to be “Water Smart”.

She stated Social Media is a necessary form of communication these days. Facebook and Twitter are being used and as of now there are 1,031 page followers on Facebook and 47 followers on Twitter, but they are hoping this will

grow. This is a great way to share information regarding water conservation, water leaks, and upcoming events.

The Commissioners thanked Ms. Dickman for the great job she is doing to promote water conservation in our community.

10. COMMISSION INQUIRIES AND COMMENTS: There were no comments.

The meeting was adjourned at 7:28 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk