

City of Hays
City Commission
Work Session Notes

Thursday, March 5, 2020 – 6:30 p.m.

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

Absent: Shaun Musil

February 20, 2020 Work Session Notes

There were no corrections or additions to the minutes of the work session held on February 20, 2020; the minutes stand approved as presented.

Hess First Addition Final Plat

Jesse Rohr, Director of Public Works, reported the property known as the proposed Hess First Addition is under consideration for final plat approval. This is for the property located north of Interstate 70 at exit 157 and on the west side of 230th Avenue. The final plat consists of 10 lots to be available for development. On January 27, 2020 the final plat was reviewed and approved with a 6-0 vote by the Hays Area Planning Commission. The plat is designed to allow for commercial uses such as restaurants, hotels, travel centers, and vehicle washes to accommodate the traveling public on Interstate 70. Staff, as well as the Hays Area Planning Commission, recommends approving the final plat as submitted.

The closest utilities to serve this development are located at 41st Street and Highway 183 Bypass. Water and sanitary sewer lines will be installed along the west side of the bypass and cross under Interstate 70 to serve the development. The developer is responsible for the extension of the utilities, and a developer agreement will be made prior to any work beginning.

Along with the utilities, road improvements are a major part of the project that will affect exit 157, 55th Street and 230th Avenue. Kansas Department of

Transportation (KDOT) awarded funding to Ellis County for the 55th Street and 230th Avenue intersection and 230th Avenue going north to be built to accommodate increased traffic. These funds will be transferred to the City of Hays and be part of the project as it develops.

Commissioner Ruder asked if this development will be happening at the same time the other road construction will be going on in the area. Mr. Rohr stated a portion of 230th Avenue will be constructed about the same time as the internal improvements of this development. The remaining portion of 230th Avenue which is part of the Northwest Corridor Project will be done at a later date and is a separate project. The reconstruction of a portion of 230th Avenue and a portion of 55th Street will be constructed as part of the development. This will be funded by the developer through the Tax Increment Financing (TIF) that is currently being considered.

At the March 12, 2020 Commission meeting, Commissioners will be asked to approve a resolution accepting the final plat of Hess First Addition.

Slope Mower – Award of Bid

Jesse Rohr, Director of Public Works, reported the 2020 Budget included \$70,000 for the purchase of a new slope mower for stormwater maintenance. This is a new piece of equipment that is not currently in the fleet, but will replace a 2010 Jacobson R-311 that was handed down from the Parks Department. This mower is not made to mow steep slopes and is not safe to mow these stormwater draws. The new slope mower will be used often to efficiently and safely mow the various stormwater ditches such as Chetolah, Lincoln, Anthony, and Canal.

The low bid for a new slope mower that met all specifications is \$46,882.81 from Great Plains Motorsports. Staff held demonstrations on four mowers and the recommended mower had no issue mowing any area and appeared to be the safest mower. Staff recommends awarding the bid to Great Plains Motorsports for a new model Harper ATM 72LC for the total amount of \$46,882.81.

Commissioner Mellick asked what the estimated life span of this mower would be. Mr. Rohr stated they hope to get at least 10 years of service out of it. Commissioner Berges asked how often these ditches are mowed. Mr. Rohr stated the bottoms of the ditches are mowed two or three times a year and the top 1/3 of the slope is mowed at least monthly.

At the March 12, 2020 Commission meeting, Commissioners will be asked to award the bid for the purchase of a new slope mower from Great Plains Motorsports of South Hutchinson in the amount of \$46,882.81. Funding would come from the Stormwater Operational Budget/New Equipment line item.

Other Items for discussion

Vice-Mayor Jacobs congratulated Mayor Musil and his family for the award they are receiving in Topeka this evening. Paisley Pear Wine Bar, Bistro, and Market, is one of eight small businesses around the state being recognized as an existing 2020 Kansas Small Business of the Year. She added that they have worked very hard for the last three years to build a really great addition to downtown and to the community.

The work session was adjourned at 6:44 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk