

City of Hays
City Commission
Work Session Notes
Thursday, April 4, 2019 – 6:30 p.m.

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

March 7, 2019 Work Session Notes

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

Award of Bid – Fort Hays Municipal Golf Course Mowers

Jeff Boyle, Director of Parks, stated an amount of \$67,000 is budgeted in the New Equipment Reserve in 2019 to replace a 2010 Jacobsen R-311 bat-wing mower from the golf course. This unit was originally scheduled for replacement in 2018. Since this style of mower cannot mow sensitive areas of the course, City staff recommends purchasing a different style of mower which is lighter in weight and can mow all areas on the course including sensitive areas such as green banks and tee box sides. Two zero-turn mowers can be purchased for the budgeted amount. The lowest responsive and responsible bid is from Kansas Golf and Turf for two 96” Exmark mowers for \$62,198. Mr. Boyle noted the Exmark mowers have an industry leading 5-year or 2000-hour (with no hour limit in the first two years) warranty. He added that Exmark is owned by the Toro Company and has excellent reviews.

At the April 11, 2019 Commission meeting, Commissioners will be asked to approve the purchase of two 96” Exmark Lazer Z diesel mowers from Kansas Golf and Turf, including trade-ins, for an amount of \$62,198 with budgeted funding from the New Equipment Reserve Fund.

Award of Bid – Ash, Elm, and 4th Street Reconstruction

John Braun, Project Manager, reported that the Capital Improvement Plan within the 2019 Budget includes a project to reconstruct portions of Ash Street, 4th Street, and Elm Street in the area of Lewis Field Stadium near Fort Hays State University (FHSU). The intent of the project is to replace the pavement throughout the project; replace any failed curb and gutter; and correct any sidewalk and/or ADA curb ramp issues with limited replacement of sidewalk and driveways. The project also includes adding more angle parking along Elm Street south of Lewis Drive, the upgrade and replacement of storm sewer inlets, the replacement of the old 4" water main on Ash Street with a new 8" water main, and new water meter service lines. FHSU requested the reconfiguration of parking along a portion of Elm Street south of Lewis Drive and the cost to add approximately 15 angled spaces along the west side of Elm Street is to be reimbursed by FHSU.

Bids were received from two contractors with the low bid coming from Morgan Brothers Construction, Inc. of LaCrosse, Kansas in the amount of \$1,338,054.93.

Commissioner Mellick asked if all of the property owners have been notified. Mr. Braun stated all of the property owners were sent a letter several months ago informing them of the project. Pending Commission approval, a second notification will go out on April 12, 2019 to all property owners and current residents inviting them to a public information meeting on April 23, 2019. Commissioner Jacobs asked if 4th Street will be the next part of the project. She was concerned about parking around the stadium during football season. Mr. Braun stated they will coordinate with FHSU and the contractor to work out an optimum work schedule.

At the April 11, 2019 Commission meeting, Commissioners will be asked to authorize the City Manager to enter a contract with Morgan Brothers Construction, Inc. in the amount of \$1,338,054.93 for the construction of improvement to portions of Ash, Elm, and 4th Streets to be funded \$1,150,843.39 from Commission Capital Reserves, \$13,350.00 from Stormwater Reserves,

\$143,869.00 from Water Capital Reserves, and \$29,992.54 to be reimbursed from Fort Hays State University.

Blue Sky Acres Addition Final Plat

Jesse Rohr, Director of Public Works, reported the owner of the proposed Blue Sky Acres Addition has submitted a final plat for consideration. The property is located approximately 2.5 miles south of Hays along US Highway 183. It is adjacent to previously platted property and is currently undeveloped farm ground. The plat is comprised of six lots ranging in size from 2.5 to 3 acres and is slated for residential development. Access will be from Highway 183 and all roads within the subdivision will be “private” and built/maintained by the developer. The proposed plat has been reviewed by the Utility Advisory Committee with no issues found. On April 18, 2016 the final plat was reviewed and approved (6-1 vote) by the Hays Area Planning Commission. On March 18, 2019, the plat was accepted by the Ellis County Commission. Considering the approval of the Blue Sky Acres Addition by the Hays Area Planning Commission as well as the Ellis County Commission, staff recommends accepting the plat as submitted.

Commissioners will be asked to approve the Resolution accepting the final plat known as Blue Sky Acres Addition at the April 11, 2019 Commission meeting.

Rezoning Request – Property Located at the SE Corner of 22nd and Wheatland from NC.3 to C-2

Jesse Rohr, Director of Public Works, reported that the owner of the South 60 feet of Lot 2 Block D, Tallgrass 2nd Addition has submitted an application for rezoning from NC.3 (Neighborhood Conservation District) to C-2 (Commercial General District). The lot is located on the southeast corner of 22nd and Wheatland Ave along a major collector street. There are a total of six undeveloped lots on the east side of Wheatland Ave near the 22nd St intersection. The north 3 lots were rezoned from R-1 (NC.1) Single Family to R-3

(NC.3) Two Family Dwelling District in 2012. The current zoning allows duplexes to be built on these lots. In January 2019, Lot 1 and the North 20 feet of Lot 2 were rezoned from NC.3 to C-2. As the property owners were navigating that process, they were working on the site plan and determined they needed more area to facilitate their intended use. Therefore, they submitted a request to rezone the remaining portion of the south lot to C-2. City staff has no concerns with this rezone as it does match up with the commercial zoning on the property to the west. The rezoning request was approved by the Hays Area Planning Commission by a 6-0 vote. All utilities and street improvements have been made for these lots to be developed.

Mr. Rohr presented a list showing the various types of uses that are allowed in a C-2 zoned area. He noted when approving any rezoning, it is important to keep in mind that once zoned, any of these uses are “fair game” for that property.

Mayor Schwaller asked if any property owners attended the Planning Commission meeting and if they voiced any concerns. Mr. Rohr stated that there were two property owners at the Hays Area Planning Commission meeting and they asked what was going to be developed there. He added that they were provided a list of the various types of uses that are allowed in a C-2 zoned area. They also asked if there are plans to rezone additional property to the south. Mr. Rohr stated the Planning Commission was adamant that they would be hard pressed to rezone anything further to the south. He noted that going farther south would encroach into the residential area and it would not have the natural break that this change does.

Commissioner Mellick stated that many of the possible uses would be eliminated due to the size of the lots.

At the April 11, 2019 Commission meeting, Commissioners will be asked to approve an ordinance rezoning the South 20 feet of Lot 2 Block D, Tallgrass 2nd Addition from NC.3 (Neighborhood Conservation District) to C-2 (Commercial General District).

Other Items for Discussion

Mayor Schwaller read a proclamation and proclaimed April 2, 2019 as National Service Recognition Day and encouraged residents to recognize the positive impact of national service in our community, to thank those who serve, and find ways to give back.

There were no other items for discussion.

Executive Session

Sandy Jacobs moved, James Meier seconded, that the Governing Body recess to executive session at 7:02 p.m. for a period not to exceed 15 minutes to discuss possible acquisition of real property. The executive session included the City Commission, City Attorney, and Assistant 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.

The work session was adjourned at 7:12 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk