

City of Hays
City Commission
Work Session Notes

Thursday, April 15, 2021 – 6:30 p.m.

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

April 1, 2021 Work Session Notes

There were no corrections or additions to the minutes of the work session held on April 1, 2021; the minutes stand approved as presented.

DHDC Request for Band Shell for Municipal Park

Sara Bloom, Executive Director of the Downtown Hays Development Corp (DHDC), stated that they are requesting permission to explore the possibility of a permanent stage or band shell structure in Municipal Park. This could provide an amenity that would eliminate the need to build and tear down a stage for the Wild West Festival, as well as creating a platform for other events throughout the year.

Ms. Bloom stated DHDC created a task force that is currently discussing such a project. Representatives include members from DHDC, Commercial Builders, Fort Hays State University, the City of Hays, the Wild West Festival, Oktoberfest, and Rockalooa.

Ms. Bloom stated that Municipal Park has previously been home to a band shell. It was torn down in 1983 because of deterioration. A beautiful and low maintenance structure suitable for small and large events is what they are seeking. She hoped that within the next six to 12 months they could come back with designs and cost proposals. She stated they would keep the City of Hays involved in the planning process and she assured the Commission that they would not break ground until 100% of the funds have been raised. They anticipate many fund raising events and grant writing in the future if they receive the Commission's blessing to pursue this project.

Mayor Jacobs clarified that this structure would be turned over to the City of Hays once the project is completed.

Commissioner Musil asked what type of commitment they need from the City of Hays to apply for various grants. Ms. Bloom stated it is always beneficial to show partnerships, collaboration, or matching funds, but she doesn't feel they need any formal commitment at this time.

Commissioner Mellick asked Parks Director, Jeff Boyle, if the grass could withstand that kind of use. Mr. Boyle stated the Wild West Fest and Oktoberfest draw very large crowds and it is hard on the grass. They may need to look at a different type of grass like fescue to better handle that type of traffic. He added that would require some type of irrigation.

Commissioner Ruder stated he is excited for this project. He added that these type of events would bring people from all over western Kansas to our beautiful downtown.

DHDC will report back to the Commission with plan designs and cost proposals at a later date.

230th Avenue and 55th Street Project – Award of Bid

John Braun, Project Manager, stated in 2013, Ellis County applied for and was awarded an Economic Development Grant from Kansas Department of Transportation (KDOT) in the amount of \$1.5M for improvements at the intersection of 230th Avenue and 55th Street just north of the I-70 Exit 157 Interchange. The proposed development of the Hays Truck Plaza Project prompted the annexation of property and right-of-way in the area of the Economic Development Project, and in December 2019, the Ellis County Board of Commissioners requested that project sponsorship be transferred to the City of Hays. In May of 2020, Tax Increment Financing (TIF), a Community Improvement District (CID), and a Development Agreement were approved in support of the Truck Plaza and the 230th Avenue and 55th Street Project. In July of 2020, the City entered an agreement with KDOT formalizing the

responsibilities of both the City of Hays and the Department of Transportation in advancing the project.

The project as designed includes grading, pavement, curb and gutter, storm sewer, sidewalk, and pavement markings to improve 230th Avenue from the intersection of 230th Avenue and 55th Street to approximately 1300 feet north and 800 feet east.

Three bids were received for this project. The low bid from Hess Services in the amount of \$1,878,301 has been determined to be the valid low bid and below the engineer's estimate. All project costs are to be reimbursed to the City by the KDOT Grant and the developer.

Commissioner Mellick asked if Hess Services has done road construction of this magnitude. Mr. Braun stated Hess Services has sub-contracted the paving out to Morgan Brothers Construction and Morgan Brothers Construction has done road work of this magnitude and other KDOT projects.

At the April 22, 2021 Commission meeting, Commissioners will be asked to authorize the City Manager to enter a contract with Hess Services, Inc. in the amount of \$1,878,301 for the construction of the 230th Avenue and 55th Street Intersection Project to be funded by a \$1.5M KDOT Grant with the balance funded by D&J Land and Development, LLC.

230th Avenue and 55th Street Project – Construction Engineering Agreement

John Braun, Project Manager, stated this agenda item is also related to the improvements to the intersection of 230th Avenue and 55th Street. Since the project is partially funded by KDOT, the Secretary of Transportation requires construction engineering and inspection in accordance with applicable State and Federal requirements. The agreement with D&J Land and Development obligates the developer to fund the cost of the City to hire a consultant to provide the construction engineering and inspection services. Driggs Design has submitted an agreement to provide said professional services at a cost of \$140,800, to be reimbursed by the Developer.

At the April 22, 2021 Commission meeting, Commissioners will be asked to authorize the City Manager to execute the agreement with Driggs Design in the amount of \$140,800 for Construction Engineering Services related to the 230th Avenue and 55th Street Intersection Project to be funded by D&J Land and Development, LLC.

2021 Water Production Lime Slaker – Award of Bid

Jeff Crispin, Director of Water Resources, stated the CIP within the 2021 Budget includes \$200,000 for a project to replace the current lime slaker at the water plant. The lime slaker is an important piece of equipment that converts dry calcium oxide, which is also known as quicklime or pebble lime, into calcium hydroxide slurry. This equipment creates this slurry and the slurry mixes with water in large primary clarifiers. This slurry assists the water plant operator in adjusting the pH as well as removal of impurities in the water within the clarifier.

The current lime slaker is 15 years old and has had multiple in-house repairs over the years. The equipment has reached the end of its useful life, and needs replaced. The lime slaking machine runs 24 hours a day, 7 days a week, 365 days a year. The current model has 130,000 hours of continuous usage.

Staff solicited bids for the 2021 Water Production Lime Slaker project to replace the current lime slaker system at the Water Plant. One bid was submitted by Integrity Municipal Systems in the amount of \$119,000.

At the April 22, 2021 Commission meeting, Commissioners will be asked to authorize the City Manager to execute a contract with Integrity Municipal Systems in the amount of \$119,000 for the purchase of a lime slaking system.

2021 Water Resources Portable Generators – Award of Bid

Jeff Crispin, Director of Water Resources, stated staff solicited bids for two portable emergency generators to replace existing portable generators that have reached the end of their useful life. One of the generators would be for water production and one for water reclamation. The Department of Water Resources has a total of seven portable generators in its inventory. Generators are a

necessity in the event of a long-term loss of power. Bids were submitted by eight companies, with the lowest bid from Foley Power Solutions of Topeka, Kansas, in the amount of \$94,705.74.

At the April 22, 2021 Commission meeting, Commissioners will be asked to authorize the City Manager to execute a contract with Foley Power Solutions in the amount of \$94,705.74 for the purchase of two portable generators for the Department of Water Resources to be funded from Water Production and Water Reclamation Reserves.

2021 Sanitary Sewer Cleaning and Inspection – Award of Bid

Jeff Crispin, Director of Water Resources, stated their Department is continuing its multi-year program to clean and inspect sanitary sewer mains to ensure proper operation and maintenance of the collection system. Staff received four proposals for the 2021 program and recommends accepting the low bid to perform light cleaning and video inspection of 116,595 linear feet or 22 miles of sanitary sewer at the price of \$108,937.57 from Pipe Detectives of Jamestown, North Dakota. The 2021 program continues the goal of performing cleaning of sanitary sewer lines on a five year cleaning cycle. Mr. Crispin noted that Pipe Detectives was awarded the 2020 project and did a great job.

At the April 22, 2021 Commission meeting, Commissioners will be asked to authorize the City Manager to enter into a contract with Pipe Detectives to perform light cleaning and video inspection of 116,595 linear feet of sanitary sewer at a price of \$108,937.57 with a budget authority not to exceed \$130,000.

2021 Well Rehabilitation (Water Production) – Award of Bid

Jeff Crispin, Director of Water Resources, stated the CIP within the 2021 Budget includes \$80,000 to hire a professional well service company to inspect, evaluate, and perform maintenance on specific City owned production wells. City staff performs routine maintenance on wells by acidizing the wells in an effort to improve performance. This routine maintenance is performed until City staff can no longer improve the performance of the well. After attempts to improve

performance are no longer working, it is required to hire a contractor for a more extensive procedure.

Staff solicited bids for the 2021 Well Rehabilitation Project to perform professional maintenance on specific production wells. Bids were submitted by two contractors, with the lowest cost bid from Downey Drilling of Lexington, Nebraska, in the amount of \$65,246.

At the April 22, 2021 Commission meeting, Commissioners will be asked to authorize the City Manager to execute a contract with Downey Drilling in the amount of \$65,246 for the 2021 Well Rehabilitation Project to be funded from the Projects Line Item in the Water Production and Distribution Budget.

Other Items for Discussion

Commissioner Mellick noted that on the last three agenda items that the bids were very close and he feels that shows that City staff is doing a good job getting those projects out to qualified bidders and consequently getting good bids.

Toby Dougherty, City Manager, stated many of the action items being presented by Mr. Crispin are maintenance needs. He noted that several years ago the City Commission approved a multi-tiered rate increase for water and wastewater. These rate increases were to help pay for the new wastewater treatment facility and also to take care of this type of maintenance. He added that it is always cheaper to take care of infrastructure and equipment than it is to replace it. He thanked Mr. Crispin for working to get ahead of these maintenance needs.

Commissioner Berges stated the Hays Police Department has a Porch Light Night and is asking residents to turn on porch lights at night to help with neighborhood safety. They are requesting that odd numbered homes turn on their porch lights on the first and third full weeks of the month and even numbered homes on the second and fourth full weeks of the month.

Commissioner Ruder stated it is National Public Safety Telecommunications Week and thanked the Dispatchers for all they do. He also

thanked the Water Resources Department for the preventative maintenance they do because it does save time and money in the long run.

Mayor Jacobs thanked Jeff Crispin, Director of Water Resources, for his thorough and easy to understand presentations. She also complimented her fellow Commissioners and noted that they are a pleasure to work with. She added that the recent collaboration with the County Commissioners has been very rewarding.

The work session was adjourned at 7:31 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk