

City of Hays
City Commission
Work Session Notes
Thursday, May 2, 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

April 18, 2019 Work Session Notes

There were no corrections or additions to the minutes of the work session held on April 18, 2019; the minutes stand approved as presented.

Presentation from FHSU Students – Water Wise Tigers

A group of Fort Hays State University (FHSU) students recently completed a study on Water Conservation Values and Behaviors. Sociology Major, Kiley Heine, presented the findings to the City Commission. Their research addressed three central questions:

- Are residents of Hays more likely to engage in water-saving behaviors than FHSU students?
- Are residents and students who believe that water conservation is important more likely to practice water-saving behaviors?
- What sociodemographic characteristics are associated with water conservation behaviors?

The survey includes responses from 312 Hays residents, 118 students living in on-campus housing and 63 students living in off-campus housing, that is 181 students total.

They found that students report high rates of pro-conservation attitudes but low rates of pro-conservation behaviors such as installing water efficient devices and participating in the City-sponsored rebate programs. The lack of participation in City-sponsored conservation initiatives among off-campus students may represent an opportunity for the City to develop new incentive

programs targeting landlords. Eighty-six percent of the students in the sample living in off-campus housing live in rental homes. Offering policies or programs that give property owners an incentive to invest in and install water saving fixtures in rental homes such as low-flow showerheads, faucet aerators, low-flow toilets, and high efficiency washing machines, may help bridge the social gap between student's desire to contribute to conservation efforts and their reluctance to invest in water-saving household fixtures and appliances.

Mayor Schwaller thanked them for the presentation and for conducting the survey.

2019 Well Rehabilitation – Award of Bid

Jeff Crispin, Director of Water Resources, reported that the Capital Improvement Plan (CIP) within the 2019 Budget includes \$48,000 for a project to hire a professional well service company to inspect, evaluate, and perform maintenance on six City production wells. City staff performs routine maintenance on wells by acidizing the wells in an effort to improve performance. When maintenance efforts can no longer improve the performance of the well, professional rehabilitation is necessary.

The contractor will be required to perform a pre-work performance test and then pull the pumps for inspection and make repairs as needed. A camera will be lowered into the well to inspect the screens at the bottom of the well. High pressure jetting, chemical treatment, and mechanical methods will be used to clean the screens and formations at the bottom of each well. The contractor has a larger selection of methods at their disposal. Once complete, the well will be performance tested and its efficiency compared to "like new". For example, a well that was performing at 80% is now performing at 97% after rehabilitation.

Staff solicited bids for the 2019 Well Rehabilitation Project to perform maintenance on six City production wells. Bids were submitted by five contractors, with the lowest cost bid from Layne Christensen Company of Kearney, Nebraska in the amount of \$67,230. Staff recommends awarding the

bid and funding the cost out of the Projects line in the Water Production and Distribution Budget.

This bid is above the budgeted estimate of \$48,000. At the time the Project Sheet was created, Staff underestimated mobilization and materials costs. Staff feels the low bid is reasonable and there are adequate funds available.

Vice-Mayor Musil asked if they are projecting that six wells will be rehabbed each year. Mr. Crispin stated these six wells have been ranked as needing the most attention to improve their performance. He added that we may not need to rehab six wells every year, but we should have a program in place to prepare for this and to assure the maintenance is done before it becomes a serious problem.

Commissioner Jacobs asked if the wells have stayed within the parameters of our inspections, that they haven't needed professional cleaning, or that we've chosen not to do a professional cleaning. Mr. Crispin stated we haven't done the professional cleaning that we probably should have on some of those wells. Staff does a great job, they put the acid in the ground, they clean it, they check, and if they have a well performing at 60% and we got it to go up to 85%, that is a good thing. But there are those wells that we can't improve the percentage and we come back the next year and it is still at 60%; we know we can't do any more, so at that point we need to go out for professional service. He added that they plan to be aggressive with this program going forward.

Commissioner Mellick asked if the rehabilitation work would be done before the high water demand this summer. Mr. Crispin did not think the rehabilitation would be completed before July. He added that we have enough wells that we can shut down wells for a few days to complete the rehabilitation and that is not a problem since we are not running all of the production wells at the same time.

Commissioner Meier asked if there is any local vendor that could do this type of work. Mr. Crispin stated that there is no one at this point, but they are hearing from a local vendor that they may be able to start doing that. However,

they don't yet have the ability to provide the extensive methods of rehabilitation that these other companies have.

At the May 9, 2019 Commission meeting, Commissioners will be asked to authorize the City Manager to execute a contract with Layne Christensen in the amount of \$67,230.00 for the 2019 Well Rehabilitation Project to be funded from the Projects Line Item in the Water Production and Distribution Budget.

2019 Sidewalk Projects – Award of Bid

John Braun, Project Manager, reported that Rolling Hills Park, which is bordered by 41st Street to the north and Autumn Lane to the east, has no connecting sidewalks for pedestrian traffic. Sidewalks along this park's north and east borders would provide safe, uniform access for pedestrians traveling to and from the park as well as to the surrounding neighborhoods. The Capital Improvement Plan within the 2019 budget includes \$40,000 to construct the sidewalk.

At the December 6, 2018 work session, staff identified \$68,000 out of Special Highway Fund to construct sidewalk in various locations around the city where sidewalk does not currently exist. The Sidewalk Improvement Plan presented to the City Commission in February 2019, showed areas along 13th Street and Canterbury Drive and adjacent to the Hays Recreation Commission where sidewalk would be constructed in 2019.

On April 16, 2019, the City opened bids for the construction of sidewalk improvements at Rolling Hills Park and various locations in the area of 13th Street and Canterbury Drive and adjacent to the Hays Recreation Commission. The lowest bid came from DHC, LLC in the amount of \$26,841.90 for sidewalk at Rolling Hills Park and \$35,135.53 for sidewalk in the area of 13th Street and Canterbury Drive.

Commissioner Jacobs stated she is glad to see the sidewalks along 41st Street noting that she sees many dangerous situations from not having sidewalks in that area. She also thinks the park will be more utilized when the sidewalks are there.

Commissioner Mellick asked about the stream along 41st Street at Rolling Hills Park as you go east off of Hall Street and wondered if a bridge would be needed. Mr. Braun stated it will be a low water crossing so the water will flow over the sidewalk.

Commissioner Meier stated he is glad to see the sidewalks along 13th Street for those that want to walk or ride their bicycles to the Recreation Center.

At the May 9, 2019 Commission meeting, Commissioners will be asked to authorize the City Manager to accept the bid from DHC, LLC in the amount of \$26,841.90 for sidewalk at Rolling Hills Park to be funded out of the Special Park and Recreation Fund and \$35,135.53 for sidewalk in the area of 13th and Canterbury to be funded out of the Special Highway Fund.

Other Items for Discussion

Mayor Schwaller asked that a discussion be held regarding the North Vine Street corridor improvements, more specifically the 37th Street/Skyline Drive connection, at the May 23, 2019 City Commission meeting. He is anticipating a presentation from John Braun, Project Manager, about the options that are available, and would like to allow time for public comment.

Mayor Schwaller also asked that an agenda item be added to the May 9, 2019 City Commission meeting for the selection of a new City Commissioner. This was Commissioner James Meier's last meeting as he has accepted a position at Saint Francis Hospital in Wichita. Mayor Schwaller presented Commissioner Meier with a plaque in recognition of his service on the Commission.

The Commissioners thanked Commissioner Meier for his service and wished him well.

Commissioner Meier thanked his fellow Commissioners and said he has enjoyed serving with them. He added that everyone on the Commission, even if they disagree, really care about the community and they want to see good things happen. He also recognized City Manager, Toby Dougherty, and City staff for all they do and for making the Commission look good.

The work session was adjourned at 7:02 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk