

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON JUNE 11, 2020

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, June 11, 2020 at 6:30 p.m.

Roll Call: Present: Shaun Musil
Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick

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 May 28, 2020; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: There were no items on the Consent Agenda for consideration.

NEW BUSINESS

5. WELL REHABILITATION – WATER PRODUCTION – AWARD OF BID: Jeff Crispin, Director of Water Resources, reported the Capital Improvement Plan (CIP) within the 2020 Budget includes \$80,000.00 for a project 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 and disinfecting the wells in an effort to improve performance. When our maintenance efforts can no longer improve the performance of the well, professional rehabilitation is necessary. Professional

rehabilitation is periodically required during the life of a well, as groundwater contains bacteria and minerals which cause well plugging. Screens, gravel pack, and formations may become blocked by minerals, reducing the capacity and efficiency of the well. Rehabilitating wells extends the life of each well, reduces electricity to pump the water, and reduces the costs to produce water.

Staff solicited bids for the 2020 Well Rehabilitation Project to perform maintenance on specific production wells. Bids were submitted by five contractors, with the lowest cost bid from Downey Drilling of Lexington, Nebraska, in the amount of \$65,021.

Ron Mellick moved, Mason Ruder seconded, to authorize the City Manager to execute a contract with Downey Drilling in the amount of \$65,021 for the 2020 Well Rehabilitation Project to be funded from the Projects Line Item in the Water Production and Distribution Budget.

Commissioner Mellick asked if this well rehabilitation would have any effect on our ability to pump water during the hot, dry summer. Mr. Crispin stated they would only work on one well at a time and we have enough other wells to provide an adequate supply.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

6. SANITARY SEWER CLEANING AND INSPECTION – AWARD OF BID: Jeff Crispin, Director of Water Resources, stated that the Department of Water Resources is continuing its multi-year program to clean sanitary sewer mains to ensure proper operation and maintenance of the collection system. Staff received three proposals for the 2020 program and recommends accepting the low bid to perform light cleaning and video inspection of 110,547 linear feet (21 miles) of sanitary sewer at the price of \$94,614.25 from Pipe Detectives, with a budget authority not to exceed \$130,000.

Video inspection has also been required as part of the cleaning contract and is included in the bid amount. This helps to provide early detection of flaws and will allow for repairs to be made before catastrophic failure. It allows the contractor and City staff to make decisions on additional cleaning methods and necessary repairs. Previous CCTV inspections have produced records of abandonments (areas where a camera could not get through), cracks, holes, and tree root issues. Staff uses this information to plan repairs to our sewer system. The 2020 program consists of performing the 2015 area again and continuing the five-year cleaning cycle.

Commissioner Berges stated he had hesitations with this bid noting that this is probably the largest single project this company has ever done. He had asked Mr. Crispin to reach out to other references to make sure they could handle this size of project. He also noted that this is a newer company, a smaller company, and they were able to come in at a lower price than other companies. Mr. Crispin stated that he spoke with Pipe Detectives and they find that in doing smaller projects they have to mobilize frequently and if they can get a larger project and stay on site longer it is beneficial to them. He added that they are nationally licensed and he feels comfortable that they can handle this project.

Sandy Jacobs moved, Ron Mellick seconded, to authorize the City Manager to enter into a contract with Pipe Detectives to perform light cleaning and video inspection of 110,547 linear feet of sanitary sewer at a price of \$94,614.25 with a budget authority not to exceed \$130,000 to be funded from the Repairs and Maintenance Line Item in the Water Reclamation and Reuse Budget.

Vote: Ayes: Shaun Musil
Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick

7. AIRPORT FUEL ROAD OVERLAY – CHANGE ORDER: John Braun, Project Manager, stated the Federal CARES Act funding for airports provided an

opportunity to fund certain airport projects. One project eligible for funding is the rehabilitation of the airport fuel road, which runs along the east property line of the Hays Regional Airport. Reimbursable improvements would include storm sewer, grading, and asphalt overlay work.

The 2020 Street Maintenance Program included the chip seal of the airport fuel road at a cost of \$12,820.50 to be funded out of Special Highway. The 2020 Street Maintenance Program also included a project to install storm sewer improvements and asphalt overlay on General Custer Road, east of the Chetolah Creek Water Reclamation Facility. That project included very similar work and unit bid prices for the work necessary to rehabilitate the airport fuel road. APAC-Kansas, Inc. of Hays is the contractor for both the airport fuel road chip seal project and the General Custer Road project. The work to accomplish the rehabilitation of the airport fuel road can be added to the existing contract with APAC through a change order.

The \$94,188.48 cost to rehabilitate the airport fuel road under the proposed change order is reimbursable 100% by the CARES Act Grant from the Federal Aviation Administration (FAA). The \$12,820 reduction in chip seal costs would be made available for other Special Highway funded uses.

Michael Berges moved, Mason Ruder seconded, to authorize the City Manager to execute the change order in the amount of \$94,188.48.

Commissioner Mellick asked what impact this would have on those using the hangers and making deliveries. Mr. Braun stated there are two gates and the traffic would be rerouted to the other gate during this construction.

Vote: Ayes: Shaun Musil
Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick

8. AIRPORT APRON AND RUNWAY MARKING PROJECT – AWARD OF BID:

Jamie Salter, Director of Hays Regional Airport, reported that the Airport Terminal Apron was constructed in approximately 1990 and has had only

minimal maintenance since that time. There are areas of concrete failure and drainage issues; therefore, rehabilitation of the pavement is necessary. Recent inspections and correspondence with the FAA have ranked this project as a priority, and the FAA has indicated they intend to fund the project.

Bids from three contractors were opened on May 12, 2020. The bid was presented as two base bids plus two alternates. The low bid was from Vogts Parga Construction of Newton, Kansas, with a total price of \$1,031,019.10. The low bid is above the Engineer's estimate of \$934,703.00 and was primarily due to the cost of the concrete arch pipe, averaged at roughly \$110,000 for each bidder. The FAA has determined the low bid is valid and reasonable.

The total cost of this project is \$1,420,384.10. Traditional AIP projects are funded at 90% through the FAA, with a local City match of 10% required. As part of the Coronavirus Aid, Relief, and Economic Security, or CARES Act, this project will be funded at 100% with no City share required.

Ms. Salter stated construction will have no impact on commercial air service and is phased to minimize the effect on other Airport operations. Staff has notified Airport tenants to ensure they are aware of this project and can plan appropriately if necessary.

Mason Ruder moved, Sandy Jacobs seconded, to accept the bid for the Base Bids 1 and 2 plus Alternates 1 and 2 from Vogts Parga Construction in the amount of \$1,031,019.10 to rehabilitate the North Terminal Apron and remove and replace various pavement markings at the Hays Regional Airport contingent upon the FAA awarding a grant for federal funding; and authorize the City Manager to carry out this project including the execution of the FAA grant agreement when offered.

Vote: Ayes: Shaun Musil
Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick

9. AIRPORT APRON AND RUNWAY MARKING PROJECT – CONSTRUCTION

ENGINEERING AGREEMENT: Jamie Salter, Director of Hays Regional Airport, stated the previous agenda item addressed bids received for the apron rehabilitation and runway marking project at the Hays Regional Airport. As part of this project, inspection and observation of the construction needs to be accomplished according to FAA guidelines to satisfy the terms of the grant funding and to assure proper adherence to the plans and quality construction.

The City's Airport Engineering Consultant, Burns and McDonnell, has developed a scope of services and fees to accomplish the required construction oversight and project documentation. The cost for these services is \$201,885 and is eligible for 100% funding through the FAA.

Ron Mellick moved, Michael Berges seconded, to authorize the City Manager to execute Work Authorization No. 4 with Burns and McDonnell for Base Bids 1 and 2 and Alternates 1 and 2 in the amount of \$201,885 contingent upon the FAA awarding a grant for federal funding.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

10. RUNWAY 4-22 LIGHTING REHABILITATION – AWARD OF BID:

Jamie Salter, Director of Hays Regional Airport, reported the Crosswind Runway 4-22 was completed in 2003 and included direct bury wiring for the runway edge lighting. Direct burial results in premature deterioration of cables, creates high maintenance costs for repair and replacement, and has a shortened lifespan. The runway lighting is nearing the end of its useful service life. Upgrading to a can and conduit system and utilizing LED lighting will enhance airfield safety, while reducing maintenance and energy costs in the future. The project includes the runway lighting, navigational aids, signage, and vault and regulators. The FAA has ranked this project as a priority and has provided notice of their intent to fund the project.

Four bids were received for the rehabilitation of the Runway 4-22 lighting. The low bid came from L&S Electric, LLC of Salina, Kansas, in the amount of \$692,004. The total cost of this project is \$1,021,614. The FAA Airport Improvement Program projects are traditionally funded at 90% through the FAA, with a local City match of 10% required. As a combination of Airport Improvement Program and CARES Act funding, this project will be funded at 100% through the FAA with no City share required.

Construction will have no impact on commercial air service and is phased to minimize the effect on other airport operations. Construction is planned to begin in the spring of 2021 in order to avoid conflicts with the previously discussed apron and pavement marking rehabilitation project.

Michael Berges moved, Mason Ruder seconded, to accept the bid from L&S Electric, LLC in the amount of \$692,004 to rehabilitate the Runway 4-22 lighting at the Hays Regional Airport contingent upon the FAA awarding a grant for Federal funding and authorize the City Manager to carry out this project including the execution of the FAA grant agreement when offered.

Vote: Ayes: Shaun Musil
Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick

11. RUNWAY 4-22 LIGHTING REHABILITATION – CONSTRUCTION

ENGINEERING AGREEMENT: Jamie Salter, Director of Hays Regional Airport, stated the previous agenda item addressed bids received for the rehabilitation of the Runway 4-22 lighting at the Hays Regional Airport. As part of this project, inspection and observation of the construction needs to be accomplished according to FAA guidelines to satisfy the terms of the grant funding and to assure proper adherence to the plans and quality construction.

The City's Airport Engineering Consultant, Burns and McDonnell, has presented a scope of services and fees to accomplish the required construction

oversight and project documentation. The cost for these services is \$171,175 and is eligible for 100% funding through the FAA.

Sandy Jacobs moved, Michael Berges seconded, to authorize the City Manager to execute Work Authorization No. 5 with Burns and McDonnell in the amount of \$171,175 contingent upon the award of a Federal grant.

Commissioner Jacobs asked what total savings the City would receive from the CARES Act. Ms. Salter estimated the City is saving between \$180,000 and \$200,000.

Vote: Ayes: Shaun Musil
Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick

12. COMMISSION INQUIRIES AND COMMENTS: Commissioner Berges thanked Ms. Salter for her efforts and hard work in accomplishing these Airport improvements. He added that this took a proactive Airport Manager to work the contacts she has, look through the CARES Act legislation, and figure out how we can make the best out of this legislation.

Vice-Mayor Jacobs stated the Hays Aquatic Park opened June 6, 2020 and she asked for attendance numbers. City Manager, Toby Dougherty, stated they will present an attendance report for the first couple of weeks the pool has been open at next week's meeting. She also requested that an invitation be extended to Representative Barb Wasinger and Representative Rick Billinger to provide an update on the 2020 Legislative Session.

Mayor Musil stated he recently had a tour of the Hays Regional Airport and he was impressed with the passion and knowledge Ms. Salter brings to the Airport and thanked her for her efforts.

Mayor Musil thanked Nex-Tech for broadcasting the work sessions while City Offices were closed due to the coronavirus. He also thanked Aubrey Boyle for the great job she did in broadcasting the North Vine Street Pre-Construction meetings.

The meeting was adjourned at 7:20 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk