

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON SEPTEMBER 12, 2019

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, September 12, 2019 at 6:30 p.m.

Roll Call: Present: Henry Schwaller, IV

Sandy Jacobs

Ron Mellick

Eber Phelps

Absent: Shaun Musil

Mayor Schwaller 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 August 22, 2019; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. EMPLOYEE PROMOTIONS AND NEW HIRES: Brian Dawson, Deputy Chief of Police, introduced Sarah Wheeler who was recently hired as a Records Clerk for Municipal Court. He also introduced Joe Lantz and Derick Nordell who were recently hired as Police Officers.

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

NEW BUSINESS

6. UPDATE ON FIRST CALL FOR HELP: Linda Mills, Executive Director of First Call for Help, presented an update on the services they provide. Ms. Mills stated First Call for Help has been providing services in the Hays and Ellis County Community for both residents and non-residents for 20 years. She

thanked the City of Hays and the Hays Police Department for their support and assistance.

Ms. Mills provided information on the need for temporary housing and a transitional housing program for the homeless people in the area. The First Step Housing Campaign is underway and they are working to raise \$250,000 to renovate their building at 607 East 13th Street to begin this program. First Step Housing will offer temporary housing for a number of individuals or families for up to six months. They plan to collaborate with other organizations in the community to increase the success of the program's participants. The initial project includes four private rooms with shared kitchen and laundry areas with hopes of providing more units in the future.

Mayor Schwaller stated this is an impressive and much needed addition and thanked them for their efforts. Commissioner Jacobs stated they do great work and agreed that there is a need for more units.

Dennis Wilson, First Call for Help Board Member, thanked the City of Hays for the assistance and information they have provided for this project.

Ms. Mills stated First Call for Help also provides meals to the elderly and disabled through the Meals on Wheels program and they provide backpacks for kids in Ellis County.

7. SOLID WASTE FEE INCREASE: Jesse Rohr, Director of Public Works, reported that expenses within the Solid Waste Division have slowly increased in the past 12 years due to items such as fuel increases, higher hauling and sorting fees for recyclables, salaries, and higher tipping fees at the Ellis County landfill. The monthly collection fees of \$15.20 started in 2006 are still in place today. Solid Waste collection fees are no longer high enough to cover expenses; therefore, an increase is necessary as the reserves diminish.

City Manager, Toby Dougherty, stated at the July 18, 2019 Work Session, staff presented the Commission with information and a recommendation for an increase in solid waste rates. A discussion of utilizing a private hauler versus maintaining service with the Ellis County Sanitary Landfill delayed any action until the County could discuss fees and more rate information could be gathered.

Since that July 18 meeting, the rate offered to the City by a local private hauler has gone from \$65 to \$69 a ton. This price would remain in effect for three years at which time a 3% increase would take place.

Also, since the July 18 meeting, discussions by the Ellis County Commission resulted in a \$3 decrease in tipping fees starting September 1, 2019. This changed the current rate from \$75 to \$72 a ton for the City, based on the volume we haul to the transfer station. This price will remain in effect through 2020, at which time a \$1 increase will take place.

Based on this new information, staff recommends continuing service with the Ellis County Landfill and a 14% monthly rate increase from \$15.20 to \$17.30 effective the first billing cycle in October of 2019. Staff further recommends a 5.5% increase beginning January 2021, a 3% increase beginning January 2022, and a 2% increase in 2023 and 2024.

Mr. Dougherty stated if the Commission would like to look at different variations of increases over the years those numbers could be entered in the spreadsheet.

Mayor Schwaller suggested a change to the rates that were presented with the 2020 rate showing a 10% increase and the 2021 rate a 9% increase. He noted that the City has had to raise the water and sewer rates and people are having trouble paying their bills. He would like to slow this rate increase down.

Mr. Dougherty stated we are trying to keep the unreserved fund balance as close to zero as possible without building up too much cash or going too far into the hole.

The Commissioners agreed with Mayor Schwaller's suggested changes.

Mr. Rohr clarified that the Resolution states the monthly dollar amount rather than the percentage of increase.

Henry Schwaller, IV moved, Sandy Jacobs seconded, to approve Resolution No. 2019-009 setting the monthly rate for solid waste collection and disposal fees to \$16.72 commencing with the first billing cycle in October 2019; \$18.22 commencing January 2021; \$19.14 commencing January 2022; \$19.52

commencing January 2023; \$19.91 commencing January, 2024, unless modified by Resolution otherwise during said period.

Vote: Ayes: Henry Schwaller, IV
Sandy Jacobs
Ron Mellick
Eber Phelps

8. COMMISSION INQUIRIES AND COMMENTS: There were no comments.

9. Executive Session: Sandy Jacobs moved, Ron Mellick seconded, that the Governing Body recess to executive session at 7:10 p.m. for a period not to exceed 50 minutes to discuss matters related to attorney-client privilege information and potential property acquisition. The executive session included the City Commission, City Manager, City Attorney, City Finance Director, a Representative from Grow Hays, Special Council, and City Engineer Project 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
Sandy Jacobs
Ron Mellick
Eber Phelps

No action was taken during the executive session.

The meeting was adjourned at 8:00 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk