

City of Hays  
City Commission  
Work Session Notes

Thursday, October 17, 2019 – 6:30 p.m.

Present: Henry Schwaller, IV, Shaun Musil, Sandy Jacobs, Ron Mellick, Eber Phelps, John T. Bird, Toby Dougherty, and Kim Rupp

**September 19, 2019 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on September 19, 2019; the minutes stand approved as presented.

**ARC Park Update**

Sarah Meitner, the Arc of Central Plains Board President, Kathy McAdoo, the Arc Executive Director, and Brent Kaiser, the Arc Activities Director, updated the City Commission on the group's conceptual design and fundraising activities for the proposed Hays Accessible Recreation Complex (ARC) Park. Ms. Meitner explained the ARC Park would provide safe, limitless play opportunities for individuals of all ages and all abilities in one accessible spot. The complex would include a fully accessible playground, an all-ability turf baseball field, and a recirculated water splash pad. It would be centrally located at Seven Hills Park, 33<sup>rd</sup> Street and Hillcrest Drive. Ms. Meitner explained their primary objectives and updates they have made to the original design. She stated fundraising officially began September 23, 2018 and to date, they have raised about \$480,000 in cash, and have secured about \$80,000 in quantified in-kind donations, plus additional in-kind donations for dirt work and plumbing that haven't yet been quantified. They are still seeking grants and will continue fundraising through the year with several events planned. They hope to begin construction of the playground and baseball field in the spring. The splash pad may have to be postponed to 2021.

Vice-Mayor Musil stated he has been contacted by individuals living in the area that are concerned about parking. Ms. Meitner said they have included a parking lot in the conceptual plan. The parking lot has 43 stalls as well as a drop off area for buses and plenty of handicapped parking. An entrance and exit will be installed on both 33<sup>rd</sup> Street and Canal Boulevard. They feel that would alleviate the traffic flow and the street parking concerns.

Commissioner Phelps said he knows a number of families with special needs children who travel in motorhomes because of accessibility issues. He added that there may be people come off of Interstate 70 that have heard about the park and he hopes that happens. He feels this park will have a very positive impact and thanked them for the work they have done.

Commissioner Jacobs stated it is wonderful how the group has been able to maintain the level of energy and enthusiasm they have and she praised them for their efforts.

### **2020 Health Insurance for City of Hays Employees**

Erin Giebler, Director of Human Resources, stated in 2017, the City switched to Blue Cross Blue Shield of Kansas and offered a triple option plan. The plan options were: High Deductible Health Plan (HDHP), Premium Plan, and Base Plan. Since that time, the plans and employee premium costs have stayed the same due to favorable renewals. In 2018, the City saw a 0.67% decrease and a 2.46% decrease in 2019. The High Deductible plan has consistently been the most popular option with about 58% of employees electing that plan. The other two options each have about 21% of employees electing them. The City Commission has also allowed an employer match for employees' Health Savings Accounts (HSA). In 2019 the City matched up to \$1,000.

Ms. Giebler stated the City of Hays received Blue Cross Blue Shield of Kansas' renewal rates for 2020. Due to the City's low utilization, the renewal presented to the City of Hays showed a decrease of 2.0% based on the City's expected enrollment. Staff recommends no changes to the City's fully insured triple option plans for 2020 with the same employee costs as 2019. This

recommendation keeps the health insurance within the budget set by the City Commission.

City staff also recommends an additional \$120,000 to provide up to \$1,000 in employer match for employees' (HSA).

Mayor Schwaller stated he appreciates the employees participating in the High Deductible Plan as well as Health Savings Accounts.

Commissioner Mellick stated it is not too often that you can keep the same insurance premiums for three years and that is fantastic.

At the October 24, 2019 Commission meeting, Commissioners will be asked to authorize the City Manager to sign an agreement with Blue Cross Blue Shield to provide employees with a triple option health insurance plan with the City's estimated costs being \$1,683,700 and authorize up to \$120,000 to fund employees' Health Savings Accounts, both out of the Employee Benefit Levy Fund.

### **I-70 Water Crossing and Booster Station – Award of Bid**

Jeff Crispin, Director of Water Resources, reported that when the ½ million-gallon water tower was constructed and city water was extended north of I-70 in 1993 there were only a few businesses being served by the north pressure zone. Since that time, many businesses vital to the economy and daily needs of the residents of Hays and surrounding areas have located north of I-70. The single 16" water main currently crossing under I-70 needs to have redundancy. A failure of that water main could have catastrophic consequences in case of fire. The economic impact of being without water service north of I-70 for any length of time would be significant.

A study by Bartlett & West Engineers in 2018 recommended crossing I-70 at Hall Street and connecting a new 12" water main from 45<sup>th</sup> Street and Hall Street to an existing dead-end line along 48<sup>th</sup> Street at the west property line of Carrico Implement. The plan also calls for the installation of a new booster pump station on City owned property along West 41<sup>st</sup> Street just east of Post Road in the area of City water well C-32. The booster station would serve as a backup to

the existing booster station and create the ability to provide higher water pressure to the northwestern areas of the city.

In March, the City hired Kaw Valley Engineering to design the project recommended by the Bartlett & West Study. Since that time, Kaw Valley has been working with city staff on the design and bid documents. Bids were received from four contractors with the low bid coming from Midlands Contracting, Inc. of Kearney, Nebraska in the amount of \$769,678.00.

At the October 24, 2019 Commission meeting, Commissioners will be asked to authorize the City Manager to enter a contract with Midlands Contracting, Inc. in the amount of \$769,678.00 for the construction of the I-70 Waterline Crossing and Booster Pump Station Project to be funded from Water Capital.

#### **Annexation of Property Located at 700 West 48<sup>th</sup> Street**

Jesse Rohr, Director of Public Works, stated the owner of the property at 700 West 48<sup>th</sup> Street has submitted a signed consent to annex the property under K.S.A. 12-520(a)(7) and desires to annex to allow for development of the property and connection to City services. The land is contiguous to City limits. This property was formerly Mid Kansas Auto Auction. The property owner has changed business plans for this location and will also be requesting a change of zoning from C-2 (Commercial General) to A-L (Agriculture) to allow uses within an A-L zoned district for a portion of the property. The property does have private water and septic; however, sanitary sewer will be extended by the owner and water will be available to this property upon completion of a city waterline project in 2020. Staff recommends annexing this property due to its proximity and the availability of City services and infrastructure necessary to serve this property.

Commissioner Mellick asked where they are currently getting water from. Mr. Rohr stated a Rural Water District is near the area and they do have water wells that serve the area. He added that the Rural Water District has granted authority to release this property from their district.

Commissioner Mellick also asked if there is concern with possible pollution from the septic tank or laterals before this is accepted into the City limits. Mr. Rohr stated once City sewer service is connected there is a process through the Ellis County Environmental Office to properly abandon septic systems and assure there are no long term issues.

Commissioners will be asked to approve an ordinance annexing the property at 700 West 48<sup>th</sup> Street at the October 24, 2019 Commission meeting.

**Other Items for Discussion**

Commissioner Jacobs commented that the new tennis and pickleball courts are beautiful.

**Executive Session**

Shaun Musil moved, Sandy Jacobs seconded, that the Governing Body recess to executive session at 7:16 p.m. for a period not to exceed 15 minutes to discuss matters of attorney-client privilege. The executive session included the City Commission, City Manager, City Attorney, and the Executive Director of Grow Hays. 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

Eber Phelps

No action was taken during the executive session.

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

Submitted by: \_\_\_\_\_

Brenda Kitchen – City Clerk