



# Memo

**To:** City Commission  
**From:** Toby Dougherty, City Manager  
**Date:** October 13, 2025  
**Re:** October 16, 2025 Work Session

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Please find attached the agenda and supporting documentation for the October 16, 2025 Work Session.

**Item 2 – 2025 Sanitary Sewer Cleaning and Inspection – Award of Bid**

Please refer to the attached memorandum from Jeff Crispin, Director of Water Resources, regarding the sewer cleaning award of bid. Bids for this year's project came in under budget, and City staff has had a good experience with CC Steel, LLC.

**Item 3 – Massey Park Playground Equipment – Award of Bid**

Please refer to the attached memorandum from Jeff Boyle, Director of Parks, regarding the replacement of Massey Park playground equipment. There has been some discussion about the possibility of downsizing pieces of playground equipment. City staff does not suggest that with Massey as it is one of our most heavily utilized parks. City staff solicited proposals with a budget of \$120,000 and had several intriguing proposals. In the end, the selection committee recommended a proposal from Aspire 2 Play at \$119,363.25. The runner up was from a company called Miracle Recreation at \$114,392. City staff is recommending the Aspire 2 Play proposal, but if the City Commission deems the Miracle Recreation proposal to be a better choice, we would be happy with that as well.

**Item 4 – Consent to Vacate Annexation (Deannex) Plat of DK Ranch Addition**

Please refer to the attached memorandum from Jesse Rohr, Director of Public Works, regarding the deannexation of the DK Ranch Addition. This is related to the new Smoky Hill Plains development, which is combining the DK Ranch and platted but unannexed property along Columbine into a new plat. City staff thought it would be cleaner to vacate DK Ranch and then re annex the new property at a later date. Jesse will have more details at the Work Session.

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## CITY COMMISSION WORK SESSION

City Hall, 1507 Main Street, Hays, KS

Thursday, October 16, 2025 – 4:00 P.M.

## AGENDA

1. **September 18, 2025 Work Session Notes (PAGE 1)**  
Department Head Responsible: Kim Rupp, Director of Finance
2. **2025 Sanitary Sewer Cleaning and Inspection – Award of Bid (PAGE 3)**  
Department Head Responsible: Jeff Crispin, Director of Water Resources
3. **Massey Park Playground Equipment – Award of Bid (PAGE 13)**  
Department Head Responsible: Jeff Boyle, Director of Parks
4. **Consent to Vacate Annexation (Deannex) Plat of DK Ranch Addition (PAGE 21)**  
Department Head Responsible: Jesse Rohr, Director of Public Works
5. Other Items for Discussion
6. Executive Session (if required)
7. Adjournment

ANY PERSON WITH A DISABILITY NEEDING SPECIAL ACCOMMODATIONS TO ATTEND THIS MEETING SHOULD CONTACT THE CITY MANAGER'S OFFICE 48 HOURS PRIOR TO THE SCHEDULED MEETING TIME. EVERY ATTEMPT WILL BE MADE TO ACCOMMODATE ANY REQUESTS FOR ASSISTANCE.



City of Hays  
City Commission  
Work Session Notes

Thursday, September 18, 2025 – 4:00 p.m.

Present: Sandy Jacobs, Mason Ruder, Alaina Cunningham, Reese Barrick, Shaun Musil, Toby Dougherty, and Don F. Hoffman

**September 4, 2025 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on September 4, 2025; the minutes stand approved as presented.

**The Arc of Central Plains – Request to Proceed with Phase 3 of the ARC Park**

Sarah Meitner, Executive Director of the Heartland Community Foundation and Board President of The Arc of Central Plains, presented the plans for Phase 3 of the ARC Park. Phase 3 includes 10 cornhole lanes, two shaded dugouts with benches, and a 30 foot gazebo/shelter area that could be rented out. Projected costs are \$500,000, and all the money has been raised. The Special Olympic athletes will utilize these lanes, and cornhole is inclusive to all ages and abilities.

The Commission was in agreement that this is a wonderful addition to the ARC Park.

Discussion was held about the sustainability of the City Parks, and the Commission would like to talk more about putting a plan in place for the City Parks at a Work Session in the near future.

At the October 2, 2025 Commission Meeting, Commissioners will be asked to approve The Arc of Central Plains proceeding with construction of Phase 3 at the Hays ARC Park.

**Heartland Community Foundation and the Ellis County Youth Action Council – Request for Permission to Install Painted Bison Statues in the City of Hays including Some Public Spaces**

Sarah Meitner, Executive Director of the Heartland Community Foundation, and three Ellis County Youth Action Council members, Savannah Clingan, Mariella

Dreiling, and Oaklye Wickers, presented the Bison on the Loose Project. The Bison on the Loose project includes life-size fiberglass bison with a concrete base that will be placed at public and private locations throughout Ellis County. Bison were chosen because in 2026, it will be 110 years since James "Scotty" Philips brought Hays' first bison herd in 1916, honoring the city's historic herd, its frontier heritage, and the bison's significance to our community. These bison will have themes related to Ellis County, and local artists and groups will paint them to portray the certain theme. This will help celebrate local heritage, boost tourism and local economy, encourage engagement, and promote arts and creativity.

Each bison costs \$5,000 and the goal is to have 25 bison placed around Ellis County. The Youth Action Council has already raised \$120,000. If the group continues to raise money, there will be more than 25 bison placed around Ellis County. The \$5,000 price includes money to be set aside for maintenance of each bison. The goal is for the bison to last 15-20 years; however, if a bison is damaged beyond repair, that particular bison will be removed.

Commissioners were very impressed with the presentation and are very excited about the project.

At the October 2, 2025 Commission Meeting, Commissioners will be asked to support the Bison on the Loose public art project in Hays and allow placement of bison statues on select city-owned properties.

### **Other Items for Discussion**

Commissioners stated different events happening this weekend in the community and encouraged everyone to get out and enjoy the weather.

The work session was adjourned at 4:50 p.m.

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

Jami Breit –City Clerk



## City Commission Work Session

### Agenda Memo

**From:** Jeff Crispin, Director of Water Resources

**Work Session:** October 16, 2025

**Subject:** 2025 Sanitary Sewer Cleaning and Inspection – Award of Bid

**Person(s) Responsible:** Jeff Crispin, Director of Water Resources

#### Summary

The Department of Water Resources is continuing its annual program to clean sanitary sewer mains to ensure proper operation and maintenance of the collection system. Staff received four (4) proposals for the 2025 program and recommends accepting the low bid to perform light cleaning and video inspection of 116,953.38 linear feet (22.15 miles) of sanitary sewer at the price of \$145,022.22 from CC Steel, LLC of Fargo, ND, with a budget authority not to exceed \$150,000. The 2025 program continues the goal of cleaning sanitary sewer lines on a 5-year cycle.

#### Background

The Department of Water Resources has an annual goal of using a professional contractor to clean 20+ miles of sanitary sewer lines. Problems that can be caused by the lack of sewer cleaning include sewer backups, manhole overflows, public exposure to raw sewage, and regulatory fines.

Video inspection is also required as part of the cleaning contract. Inspection helps provide early detection of infrastructure issues. Previous CCTV inspections have produced records of abandonments (areas where a camera could not get through), cracks, holes, and tree root issues. Video footage is processed by I.T., the Department of Water Resources, and the Office of Project Management to identify point repair and lining projects. The goal has been to create a baseline video of all sewer lines since the program started to maintain a record of this asset. This has allowed staff to go back and compare baseline with current conditions.

The 2025 project area in Southwest Hays was previously completed in 2020. Completing this project will keep our 5-year rotation going as planned.

## **Discussion**

On July 29, 2025, staff released an RFP on the city's website and sent it directly to 10 contractors for sanitary sewer cleaning and CCTV inspection. On September 2, 2025, staff opened four (4) proposals from the following bidders:

<b>Budget</b>	<b>\$150,000.00</b>
CC Steel, LLC (Fargo, ND)	\$145,022.22
Mayer Specialty Services (Goddard, KS)	\$146,191.75
Pro-Pipe (Denver, CO)	\$165,514.12
Aims Companies (Houston, TX)	\$276,129.71

The low bid for light cleaning and video inspection was from CC Steel, LLC with a bid of \$145,022.22.

In addition to the approval for CC Steel, LLC to perform light cleaning at \$145,022.22, staff is requesting authority to spend up to \$150,000. The additional authority would help cover medium and heavy cleaning where needed, protruding tap intrusion removal, root removal, and when needed, small, medium, and large patches.

If awarded, the crew, equipment, and Superintendent would be mobilized from North Dakota. Work would begin December 1st and continue until the project is complete on or before March 15, 2026. City staff have worked with the Superintendent and crew when they completed sanitary sewer line cleaning and CCTV in 2023 and 2024. Their work has been exceptional.

## **Legal Consideration**

There are no known legal obstacles to proceeding as recommended by City Staff.

## **Financial Consideration**

For 2025, \$150,000 is budgeted in the Repairs and Maintenance line item in the Water Reclamation & Reuse budget. Staff is requesting authority to spend up to \$150,000 in 2025.

## **Options**

1. Accept the proposal from CC Steel, LLC for light sewer cleaning with video inspection of 116,953.38 linear feet for \$145,022.22, with a budget authority not to exceed \$150,000.
2. Provide alternate direction to City Staff.
3. Do nothing.

## **Recommendation**

Staff recommends accepting the proposal from CC Steel, LLC to perform light sewer cleaning and video inspection of 116,953.38 linear feet for \$145,022.22, with a budget authority not to exceed \$150,000.

## **Action Requested**

Authorize the City Manager to enter into a contract with CC Steel, LLC to perform light cleaning and video inspection of 116,953.38 linear feet of sanitary sewer at a price of \$145,022.22, with a budget authority not to exceed \$150,000, to be funded from the Repairs and Maintenance line item in the Water Reclamation & Reuse budget.

## **Supporting Documentation**

2025 Visual

2025 Bid Tabulations

2025 CC Steel, LLC RFP Proposal

2024 Contractor Rating Sheet

# CITY OF HAYS 2025 CCTV INSPECTIONS



**2025 Sanitary Sewer Cleaning and Inspection**

Bid Opening 9/2/2025 3PM

NO Addenda or Revisions!

**City of Hays Project 2025-12**

Work Session 10/2/2025

Commission Meeting 10/9/2025

Notice To Proceed 10/9/2025

Contractor: Pro-Pipe											Ext. Light Cleaning \$
		Start Date 3/2/2026			Complete Date 5/8/2026						
Bid Item	Description	Unit	4" Pipe	6" Pipe	8" Pipe	10" Pipe	12" Pipe	15" Pipe	18" Pipe	24" Pipe	
1*	Clean and Inspect - Light	LF	\$ 2.35	\$ 2.01	\$ 1.34	\$ 1.87	\$ 1.60	\$ 1.58	\$ 1.47	\$ 1.81	
	Total Feet		999.43	1,420.55	87,801.45	1,849.84	4,499.22	4,769.35	11,170.16	4,443.40	
	<b>Total Light Cleaning \$</b>		<b>\$ 2,348.66</b>	<b>\$ 2,855.31</b>	<b>\$ 117,653.94</b>	<b>\$ 3,459.20</b>	<b>\$ 7,198.75</b>	<b>\$ 7,535.57</b>	<b>\$ 16,420.14</b>	<b>\$ 8,042.55</b>	<b>\$ 165,514.12</b>
2*	Clean and Inspect - Medium	LF	\$ 2.43	\$ 2.09	\$ 1.48	\$ 2.01	\$ 1.69	\$ 1.68	\$ 1.59	\$ 1.94	
3*	Clean and Inspect - Heavy	LF	\$ 2.64	\$ 2.30	\$ 1.66	\$ 2.12	\$ 2.08	\$ 2.06	\$ 1.93	\$ 2.46	
4	Small Patch (24") - If offered	EA	NA	NA	NA	NA	NA	NA	NA	NA	
5	Medium Patch (36") - If offered	EA	NA	NA	NA	NA	NA	NA	NA	NA	
6	Large Patch (48") - If offered	EA	NA	NA	NA	NA	NA	NA	NA	NA	
7*	Root Removal	LF	\$ 3.13	\$ 2.86	\$ 2.24	\$ 2.85	\$ 2.44	\$ 2.77	\$ 2.63	\$ 3.19	
8*	Chemical Root Treatment	LF	\$ 2.85	\$ 2.85	\$ 3.15	\$ 3.30	\$ 4.00	\$ 4.25	\$ 4.50	\$ 5.00	
9*	Protruding Tap Removal	EA	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	
10*	Pipe Descaling	LF	\$ 5.16	\$ 4.95	\$ 4.93	\$ 5.03	\$ 4.76	\$ 4.80	\$ 4.76	\$ 7.14	

**116,953.38 LF (4" - 999.43', 6" - 1,420.55", 8" - 87,801.45', 10" - 1,849.84', 12" - 4,499.22', 18" - 11,170.16', 24" - 4,443.40')**

\* At minimum it is expected that the contractor submits prices for and can perform, Light Cleaning, Medium Cleaning, Heavy Cleaning, Root Removal, Chemical Root Removal, Protruding Tap Removal, and Pipe Descaling. Some may not be able to perform ALL but will be considered.

Contractor: Mayer Specialty Services, LLC											Ext. Light Cleaning \$
		Start Date 1/5/2026			Complete Date 5/1/2026						
Bid Item	Description	Unit	4" Pipe	6" Pipe	8" Pipe	10" Pipe	12" Pipe	15" Pipe	18" Pipe	24" Pipe	
1*	Clean and Inspect - Light	LF	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	
	Total Feet		999.43	1,420.55	87,801.45	1,849.84	4,499.22	4,769.35	11,170.16	4,443.40	
	<b>Total Light Cleaning \$</b>		<b>\$ 1,249.29</b>	<b>\$ 1,775.69</b>	<b>\$ 109,751.81</b>	<b>\$ 2,312.30</b>	<b>\$ 5,624.03</b>	<b>\$ 5,961.69</b>	<b>\$ 13,962.70</b>	<b>\$ 5,554.25</b>	<b>\$ 146,191.75</b>
2*	Clean and Inspect - Medium	LF	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.50	\$ 2.85	\$ 3.45	\$ 4.50	\$ 6.50	
3*	Clean and Inspect - Heavy	LF	\$ 3.45	\$ 3.45	\$ 3.45	\$ 3.95	\$ 4.40	\$ 6.00	\$ 7.50	\$ 10.00	
4	Small Patch (24") - If offered	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,200.00	\$ 3,300.00	\$ 3,800.00	\$ 4,300.00	\$ 5,000.00	
5	Medium Patch (36") - If offered	EA	\$ 3,100.00	\$ 3,100.00	\$ 3,100.00	\$ 3,300.00	\$ 3,400.00	\$ 3,900.00	\$ 4,400.00	\$ 5,250.00	
6	Large Patch (48") - If offered	EA	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,400.00	\$ 3,500.00	\$ 4,000.00	\$ 4,500.00	\$ 5,500.00	
7*	Root Removal	LF	\$ 2.85	\$ 2.85	\$ 2.85	\$ 3.65	\$ 4.40	\$ 6.00	\$ 7.50	\$ 10.00	
8*	Chemical Root Treatment	LF	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.25	\$ 3.50	\$ 6.00	\$ 7.50	\$ 10.00	
9*	Protruding Tap Removal	EA	NA	\$ 500.00	\$ 500.00	\$ 750.00	\$ 1,000.00	\$ 1,250.00	\$ 1,500.00	NA	
10*	Pipe Descaling	LF	\$ 50.00	\$ 50.00	\$ 50.00	\$ 75.00	\$ 75.00	\$ 100.00	\$ 150.00	NA	

**116,953.38 LF (4" - 999.43', 6" - 1,420.55", 8" - 87,801.45', 10" - 1,849.84', 12" - 4,499.22', 18" - 11,170.16', 24" - 4,443.40')**

\* At minimum it is expected that the contractor submits prices for and can perform, Light Cleaning, Medium Cleaning, Heavy Cleaning, Root Removal, Chemical Root Removal, Protruding Tap Removal, and Pipe Descaling. Some may not be able to perform ALL but will be considered.

Contractor: Aims Companies											Ext. Light Cleaning \$
		Start Date 9/15/2025			Complete Date 3/25/2026						
Bid Item	Description	Unit	4" Pipe	6" Pipe	8" Pipe	10" Pipe	12" Pipe	15" Pipe	18" Pipe	24" Pipe	
1*	Clean and Inspect - Light	LF	\$ 2.64	\$ 2.00	\$ 2.20	\$ 2.31	\$ 2.64	\$ 2.83	\$ 2.97	\$ 3.30	
	Total Feet		999.43	1,420.55	87,801.45	1,849.84	4,499.22	4,769.35	11,170.16	4,443.40	
	<b>Total Light Cleaning \$</b>		<b>\$ 2,638.50</b>	<b>\$ 2,841.10</b>	<b>\$ 193,163.19</b>	<b>\$ 4,273.13</b>	<b>\$ 11,877.94</b>	<b>\$ 13,497.26</b>	<b>\$ 33,175.38</b>	<b>\$ 14,663.22</b>	<b>\$ 276,129.71</b>
2*	Clean and Inspect - Medium	LF	\$ 3.96	\$ 3.00	\$ 3.30	\$ 3.47	\$ 3.96	\$ 4.25	\$ 4.46	\$ 4.95	
3*	Clean and Inspect - Heavy	LF	\$ 5.28	\$ 4.00	\$ 4.40	\$ 4.62	\$ 5.28	\$ 5.66	\$ 5.94	\$ 6.60	
4	Small Patch (24") - If offered	EA	NA	NA	NA	NA	NA	NA	NA	NA	
5	Medium Patch (36') - If offered	EA	NA	NA	NA	NA	NA	NA	NA	NA	
6	Large Patch (48") - If offered	EA	NA	NA	NA	NA	NA	NA	NA	NA	
7*	Root Removal	LF	\$ 10.00	\$ 8.00	\$ 8.80	\$ 9.24	\$ 10.00	\$ 12.00	\$ 15.00	\$ 20.00	
8*	Chemical Root Treatment	LF	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	
9*	Protruding Tap Removal	EA	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
10*	Pipe Descaling	LF	\$ 10.00	\$ 8.00	\$ 8.80	\$ 9.24	\$ 10.00	\$ 12.00	\$ 15.00	\$ 20.00	

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 Light Cleaning, Medium Cleaning, Heavy Cleaning, Root Removal, Chemical Root Removal,  
 Protruding Tap Removal, and Pipe Descaling. Some may not be able to perform ALL but will be considered.

Contractor: CC Steel, LLC											Ext. Light Cleaning \$
		Start Date 12/1/2025			Complete Date 3/15/2026						
Bid Item	Description	Unit	4" Pipe	6" Pipe	8" Pipe	10" Pipe	12" Pipe	15" Pipe	18" Pipe	24" Pipe	
1*	Clean and Inspect - Light	LF	\$ 1.24	\$ 1.24	\$ 1.24	\$ 1.24	\$ 1.24	\$ 1.24	\$ 1.24	\$ 1.24	
	Total Feet		999.43	1,420.55	87,801.45	1,849.84	4,499.22	4,769.35	11,170.16	4,443.40	
	<b>Total Light Cleaning \$</b>		<b>\$ 1,239.29</b>	<b>\$ 1,761.48</b>	<b>\$ 108,873.80</b>	<b>\$ 2,293.80</b>	<b>\$ 5,579.03</b>	<b>\$ 5,913.99</b>	<b>\$ 13,851.00</b>	<b>\$ 5,509.82</b>	<b>\$ 145,022.22</b>
2*	Clean and Inspect - Medium	LF	\$ 1.34	\$ 1.34	\$ 1.34	\$ 1.34	\$ 1.34	\$ 1.34	\$ 1.34	\$ 1.34	
3*	Clean and Inspect - Heavy	LF	\$ 1.54	\$ 1.54	\$ 1.54	\$ 1.54	\$ 1.54	\$ 1.54	\$ 1.54	\$ 1.54	
4	Small Patch (24") - If offered	EA	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	
5	Medium Patch (36') - If offered	EA	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,800.00	\$ 2,800.00	\$ 3,000.00	\$ 3,000.00	
6	Large Patch (48") - If offered	EA	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 3,500.00	\$ 3,500.00	
7*	Root Removal	LF	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	
8*	Chemical Root Treatment	LF	\$ 1.75	\$ 2.00	\$ 2.60	\$ 2.75	\$ 2.85	\$ 5.10	\$ 7.20	\$ 9.40	
9*	Protruding Tap Removal	EA	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	
10*	Pipe Descaling	LF	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 2.00	\$ 2.00	

116,953.38 LF (4" - 999.43', 6" - 1,420.55", 8" - 87,801.45', 10" - 1,849.84', 12" - 4,499.22', 18" - 11,170.16', 24" - 4,443.40')

\* At minimum it is expected that the contractor submits prices for and can perform,  
 Light Cleaning, Medium Cleaning, Heavy Cleaning, Root Removal, Chemical Root Removal,  
 Protruding Tap Removal, and Pipe Descaling. Some may not be able to perform ALL but will be considered.

**Exhibit B****PROPOSAL****COH PROJECT NO. 2025-12****2025 Sanitary Sewer Cleaning and Inspection**

1. The undersigned declares he/she has examined the Request for Proposals and all attached documents and has determined for himself/herself the conditions affecting the work. The Consultant hereby proposes to do the work called for in the RFP and attached documents at the unit prices listed below.
2. \* At minimum it is expected that the contractor submits prices for and can perform, Light Cleaning, Medium Cleaning, Heavy Cleaning, Root Removal, Chemical Root Removal, Protruding Tap Removal, and Pipe Descaling.

<b>Bid</b>	<b>Description</b>	<b>Unit</b>	<b>4"</b>	<b>6"</b>	<b>8"</b>	<b>10"</b>
<b>Item</b>			<b>Pipe</b>	<b>Pipe</b>	<b>Pipe</b>	<b>Pipe</b>
1*	Clean and Inspect - Light	LF	\$1.24	\$1.24	\$1.24	\$1.24
2*	Clean and Inspect - Medium	LF	\$1.34	\$1.34	\$1.34	\$1.34
3*	Clean and Inspect - Heavy	LF	\$1.54	\$1.54	\$1.54	\$1.54
4	Small Patch (24") - If offered	EA	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00
5	Medium Patch (36') - If offered	EA	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
6	Large Patch (48") - If offered	EA	\$2,650.00	\$2,650.00	\$2,650.00	\$2,650.00
7*	Root Removal	LF	\$1.00	\$1.00	\$1.00	\$1.00
8*	Chemical Root Treatment	LF	\$1.75	\$2.00	\$2.60	\$2.75
9*	Protruding Tap Removal	EA	\$125.00	\$125.00	\$125.00	\$125.00
10*	Pipe Descaling	LF	\$1.50	\$1.50	\$1.50	\$1.50

<b>Bid</b>	<b>Description</b>	<b>Unit</b>	<b>12"</b>	<b>15"</b>	<b>18"</b>	<b>24"</b>
<b>Item</b>			<b>Pipe</b>	<b>Pipe</b>	<b>Pipe</b>	<b>Pipe</b>
1*	Clean and Inspect - Light	LF	\$1.24	\$1.24	\$1.24	\$1.24
2*	Clean and Inspect - Medium	LF	\$1.34	\$1.34	\$1.34	\$1.34
3*	Clean and Inspect - Heavy	LF	\$1.54	\$1.54	\$1.54	\$1.54
4	Small Patch (24") - If offered	EA	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00
5	Medium Patch (36') - If offered	EA	\$2,800.00	\$2,800.00	\$3,000.00	\$3,000.00
6	Large Patch (48") - If offered	EA	\$2,650.00	\$2,650.00	\$3,500.00	\$3,500.00
7*	Root Removal	LF	\$1.00	\$1.00	\$1.00	\$1.00
8*	Chemical Root Treatment	LF	\$2.85	\$5.10	\$7.20	\$9.40
9*	Protruding Tap Removal	EA	\$125.00	\$125.00	\$125.00	\$125.00
10*	Pipe Descaling	LF	\$1.50	\$1.50	\$2.00	\$2.00

Required Documents Attached (Yes / No)

<i>Proof of Qualifications/Experience</i>	Yes _____
<i>References</i>	Yes _____
<i>Detailed Scope of Work</i>	Yes _____
<i>Proof of Insurance</i>	Yes _____
<i>Proof of licensure</i>	Yes _____
Acknowledgement of Addenda/Revisions (If Any # _____, # _____, # _____)	Yes _____

Contractor's CCTV operator is NASSCO – PACP certified YES  NO \_\_\_\_\_  
Contractor will utilize NASSCO – PACP certified television inspection software Ver. 7 YES  NO \_\_\_\_\_  
Data must be able to export and convert to a format acceptable to import by our in-house  
CentralSquare "Lucity" Infrastructure Software YES  NO \_\_\_\_\_  
(NAASCO – National Association of Sewer Service Companies PACP – Pipeline Assessment and Certification  
Program)  
Contractor acknowledges 5.1.13 on page 10 and has provided 5 examples with bid YES  NO \_\_\_\_\_  
Contractor's proposal meets all specifications without exception YES  NO   
Start Date 12/1/25 Completion Date 3/15/26  
--- dates dependent on weather ---

List of exceptions to the scope of services:

Bid Item 8: Chemical Root Treatment - Minimum \$5,000.

Bid Item 9: Protruding Tap Removal - we cut taps flush with the host pipe and provide video documentation

Dated this 28th day of August, 2025.

Signature of Proposer

Michele Fancy

By

Michele Fancy, Vice-President

Title

CC Steel, LLC

Company Name

## Post-Project Review Rating Sheet

Project Number 2024-02  
 Project Name Sewer Line Cleaning & Inspection - 2024  
 Type of Work Sewer Line Cleaning & Inspection  
 Contractor CC Steel, LLC  
 Start Date Nov 1, 2024 Finish Date Jan. 15, 2025



### Project Overview

- 1 Understanding of Work Performed
- 2 Pre-Construction Submittals
- 3 Compliance with Contract
- 4 Meeting Project Schedule
- 5 Quality of Contractor's Work
- 6 Quality of Subcontractor's Work
- 7 Cleanup/Punchlist in Timely Manner
- 8 Final Overview of Project

Grade\*

E
N/A
E
E
E
N/A
N/A
M

### Performance of Work

- 9 Quality of Supervisory Personnel
- 10 Skillful and Knowledgeable Employees
- 11 Management of Subcontractors
- 12 Quality of Approved Materials
- 13 Work Completed in Timely Manner
- 14 Identification and Resolution of Issues
- 15 Attention to Detail
- 16 Communication w/ Inspector
- 17 Responsive to Requests

M
E
N/A
M
E
E
M
E
F

### Equipment

- 18 Clean and Presentable
- 19 Well Maintained and Services
- 20 Adequate Equipment to Perform Work

E
E
E

Timeliness

- 21 Allocation of Adequate Resources

Grade\*

E
---

Safety Overview

- 22 Safe Working Environment
- 23 Site Housekeeping and Cleanliness
- 24 Safety Towards Public
- 25 Equipment Safely Stored
- 26 Used Recommended Safety Procedures
- 27 Used Traffic Control Recommendations

E
M
M
E
E
M

Contractor's Business Behavior

- 28 Professionalism/Communication
- 29 Management of Scope
- 30 Management of Timeline
- 31 Management of Cost
- 32 Management of Subcontractors
- 33 Coordination with Local Utilities
- 34 Quality of Work

E
F
M
M
N/A
N/A
E

### \* Grade Scale

- E = Exceeded Expectations  
 M = Met Expectations  
 F = Failed or Below Expectations  
 N/A = Not Applicable

[[[RATINGS BELOW "M" REQUIRE WRITTEN JUSTIFICATION THAT IS OBJECTIVE AND IDENTIFIABLE]]]

Supporting documents and/or notes are required, and must be attached and included in project file.

### Additional Narrative on Areas Rated:

#### Examples:

- M1 - a few places were lacking proper traffic control
- M2 - One adjacent resident complained of trash left in yard
- F1 - crew foreman was not aware of existing conditions prior to beginning work
- F2 - poor communication of schedule from supervisor to work crews
- F3 - poor shoring of open excavations
- etc.

Attach supporting documents and notes.

 1/15/2025  
 Inspector's Name/Signature and Date

  
 Project Manager's Name, Signature and Date

  
 Department Head Name, Signature and Date

Copies are to be distributed to Contractor and placed in project file upon completions





## **City Commission Work Session**

### **Agenda Memo**

**From:** Jeff Boyle, Director of Parks

**Work Session:** October 16, 2025

**Subject:** Massey Park Playground – Award of Bid

**Person(s) Responsible:** Jeff Boyle, Director of Parks

#### **Summary**

The existing playground equipment at Massey Park is in poor condition. Request for Proposals for new playground equipment were sent out, and twenty-three (23) proposals were received. The selection committee reviewed all of the proposals and unanimously chose the Aspire 2 Play proposal 273-1. An amount of \$120,000 is budgeted in the 2025 Special Park and Recreation Budget for this purchase. City Staff recommends approval of the Aspire 2 Play playground equipment proposal 273-1 for an amount of \$119,363.25 with budgeted funds from the 2025 Special Park and Recreation Budget.

#### **Background**

The existing playground at Massey Park was installed in 2002. The life expectancy of this type of equipment is 20 years. In the fall of 2023, a large slide had to be removed from the existing equipment due to fractures in the slide. A replacement slide is no longer available from the manufacturer, so the slide has been removed, and a panel was placed in the slide opening for safety reasons. The remainder of the play unit is in poor overall condition.

#### **Discussion**

Request for Proposals (RFP) were sent out for new playground equipment, and twenty-three (23) proposals were received. The RFP contained language stating that the budget for the project was a maximum of \$120,000 and that the selection committee would choose the proposal that is the most advantageous to the City of Hays, providing ample features for multiple age groups. Seven staff members participated in the review of the playground equipment, including two (2) certified playground inspectors. The committee reviewed proposals based on the total number of features, age groups covered, number of “significant” features, footprint (square footage) required of the park, uniqueness in comparison to other play equipment in Hays, and finally, the expected “fun factor” and aesthetics of the equipment.

City staff's preferred submission is Aspire 2 Play's proposal, which contains several unique features when compared to others. It has two large slides, an enclosed rope climb tunnel, several agility components that make it challenging, and it has a separate play piece for younger kids. This playground unit would be unlike any other in Hays. The price for this proposal is \$119,363.25, which is \$636.75 under budget. Staff's preferred playground unit is made by a company called Burke. The playground equipment at Pratt-Optimist Soccer Fields is from the same company and has proven to be durable and well-built.

While not Staff's preferred unit, Miracle Recreation's proposal in the amount of \$114,392, would also be a good addition to the City's Park system. This proposal contains rope climbing features, cube crawlers, two medium sized slides and separate play pieces for younger kids but is not as unique.

If approved, the playground equipment will be installed prior to March 31, 2026. The recommended proposal includes an on-site installation supervisor to oversee and direct the installation of the play equipment by City Staff using city-owned equipment.

### **Legal Consideration**

There are no known legal obstacles to proceeding as recommended by City Staff.

### **Financial Consideration**

An amount of \$120,000 is budgeted in the 2025 Special Park and Recreation Budget for the purchase of new playground equipment at Massey Park. Both options presented for consideration are within budget.

### **Options**

The City Commission has the following options:

- Approve Aspire 2 Play's proposal for an amount of \$119,363.25
- Approve Miracle Recreation's proposal for an amount of \$114,392
- Do not approve either proposal and provide staff with further direction

### **Recommendation**

City staff recommends the City Commission approve staff's preferred unit, Aspire 2 Play's proposal, in the amount of \$119,363.25 with budgeted funds from the 2025 Special Park and Recreation budget.

### **Action Requested**

Approve the proposal from (Aspire 2 Play or Miracle Recreation) for an amount of (\$119,363.25 or \$114,392) with budgeted funds from the 2025 Special Park and Recreation Budget.

### **Supporting Documentation**

Visuals of Existing Playground

Visuals of Recommended Playground Proposal

Visuals of Playground Proposal Runner-Up





# Staff's Recommended Play Equipment

## Aspire 2 Play

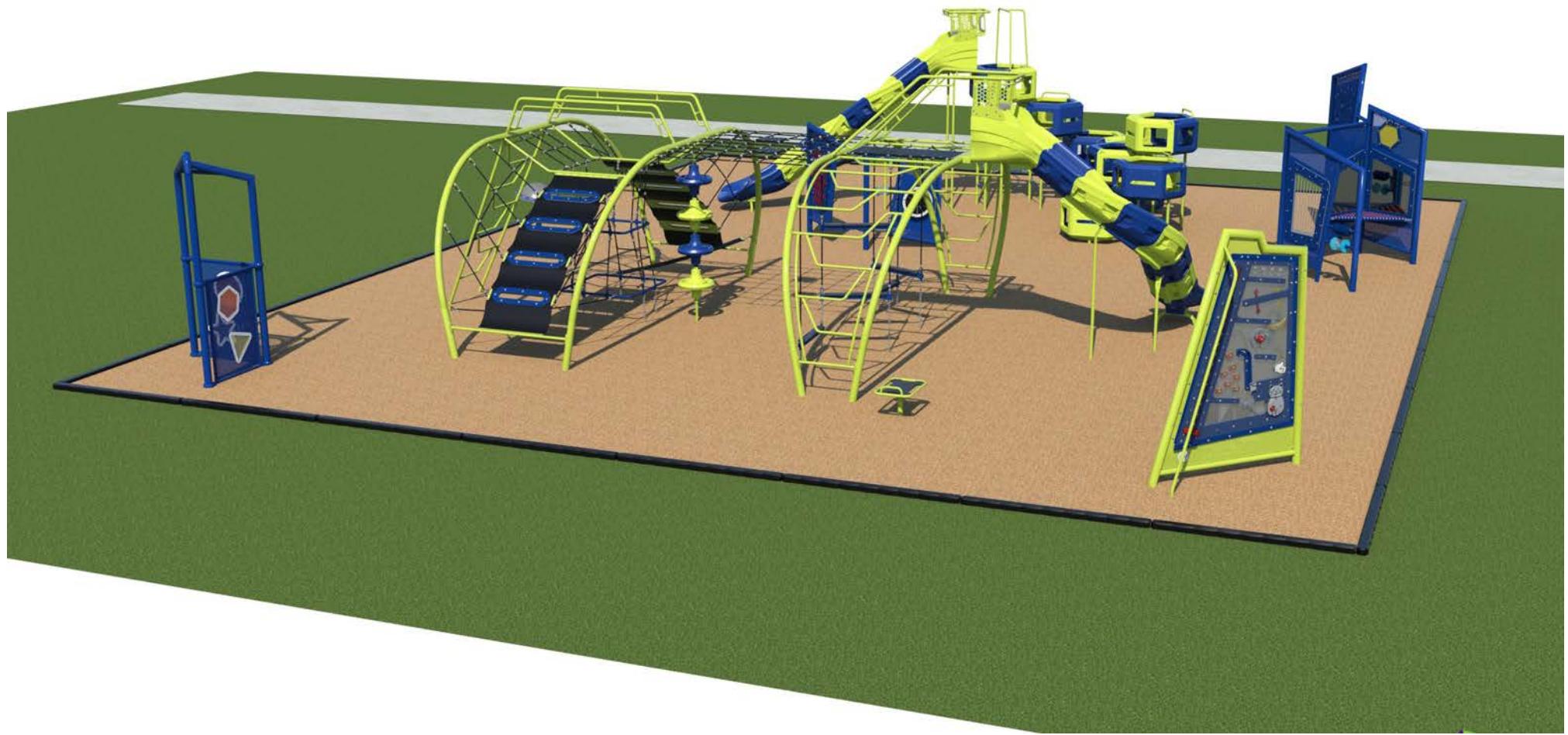


# Staff's Recommended Play Equipment –

## Aspire 2 Play



# Miracle Recreation Company Proposal



# Miracle Recreation Company Proposal





## City Commission Work Session

### Agenda Memo

**From:** Curtis W. Deines, Planning & Development Superintendent

**Work Session:** October 16, 2025

**Subject:** Consent to Vacate Annexation (Deannex) Plat of DK Ranch Addition

**Person(s) Responsible:** Jesse Rohr, Director of Public Works

#### Summary

The property owners, BJKT LLC and Sing Along Ranch LLC, have submitted consent under K.S.A. 12-504 et seq. to vacate annexation and pursue deannexation. The overall project includes deannexing and vacating the undeveloped DK Ranch Addition, replatting and annexing land along Columbine Drive, and ultimately annexing the new Smoky Hill Plains Addition. Public notice is required to initiate this process, and staff recommend that the City Commission authorize issuance of the public notice for the annexation vacate of the DK Ranch Addition as legally described within the signed consent.

#### Background

The property owners, BJKT LLC and Sing Along Ranch LLC., have submitted a signed consent to vacate annexation. The first step is to give public notice of the request. This is the first step of many for this project including deannexation, vacating DK Ranch Addition, and final platting and annexation of Smoky Hill Plains Addition.

#### Discussion

The current plat of the area under consideration is the DK Ranch Addition, a large lot development that was platted in 2013, but never developed. The property was sold and is now being replatted into a more efficient residential subdivision. The owner also purchased the adjacent undeveloped lots along the west side of Columbine Dr. (Country Club Estates Sixth Addition) which is not currently annexed property. The proposed Smoky Hill Plains Addition Plat will encumber these lots.

The main reason to deannex the property is to create a clean way to legally describe the property once all the steps of deannexation, vacating, new annexation, and platting are complete.

The existing right-of-way for 27<sup>th</sup> St and 33<sup>rd</sup> St within the DK Ranch Addition will remain dedicated to the City and in City limits.

### **Legal Consideration**

There are no known legal obstacles to proceeding as recommended by City Staff.

### **Financial Consideration**

There are no known financial detriments to the City of Hays at this time as a result of this annexation vacate (deannexation).

### **Options**

The City Commission has the following options:

- Authorize the public notice for the annexation vacate (deannexation)
- Do not authorize the public notice

### **Recommendation**

Staff recommends authorizing the notice for the annexation vacate of DK Ranch Addition as legally described within the signed consent.

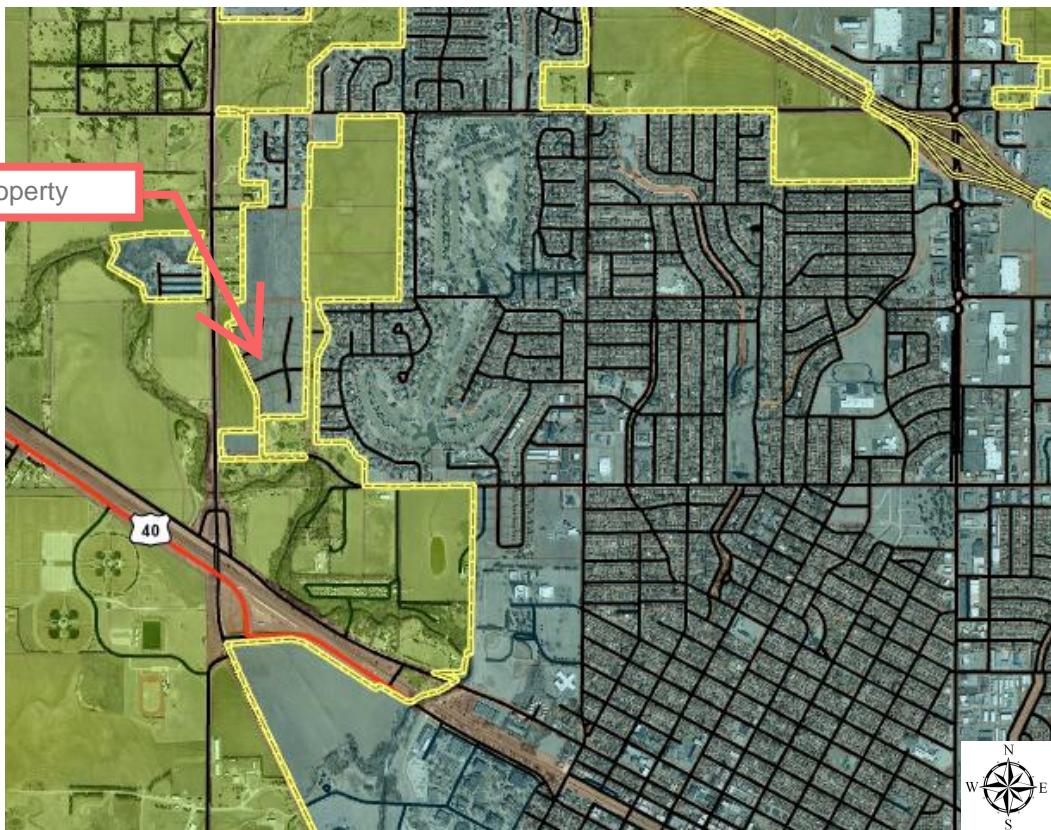
### **Action Requested**

Authorize issuance of the public notice for the vacate annexation of the DK Ranch Addition as legally described within the signed consent.

### **Supporting Documentation**

Visuals

Signed Consent



## **CONSENT TO VACATE ANNEXED PROPERTY** **(DEANNEXATION)**

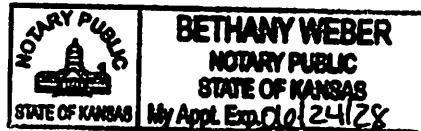
The City of Hays, Ellis county, Kansas and BJKT LLC AND SING ALONG RANCH LLC  
ARE the owners of the real estate hereinafter described as follows, to-wit:

Insert Legal Description here: see attachment "Vacation Exhibit A"

And hereby consents to the vacation of annexed property of such land by the City of Hays, Kansas.

Dated: 9/30/, 2025.

By: Donald K Tillman  
Donald Tillman  
BJKT LLC  
Sing Along Ranch LLC



ATTEST:

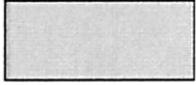
Dated: 09/30/, 2025.

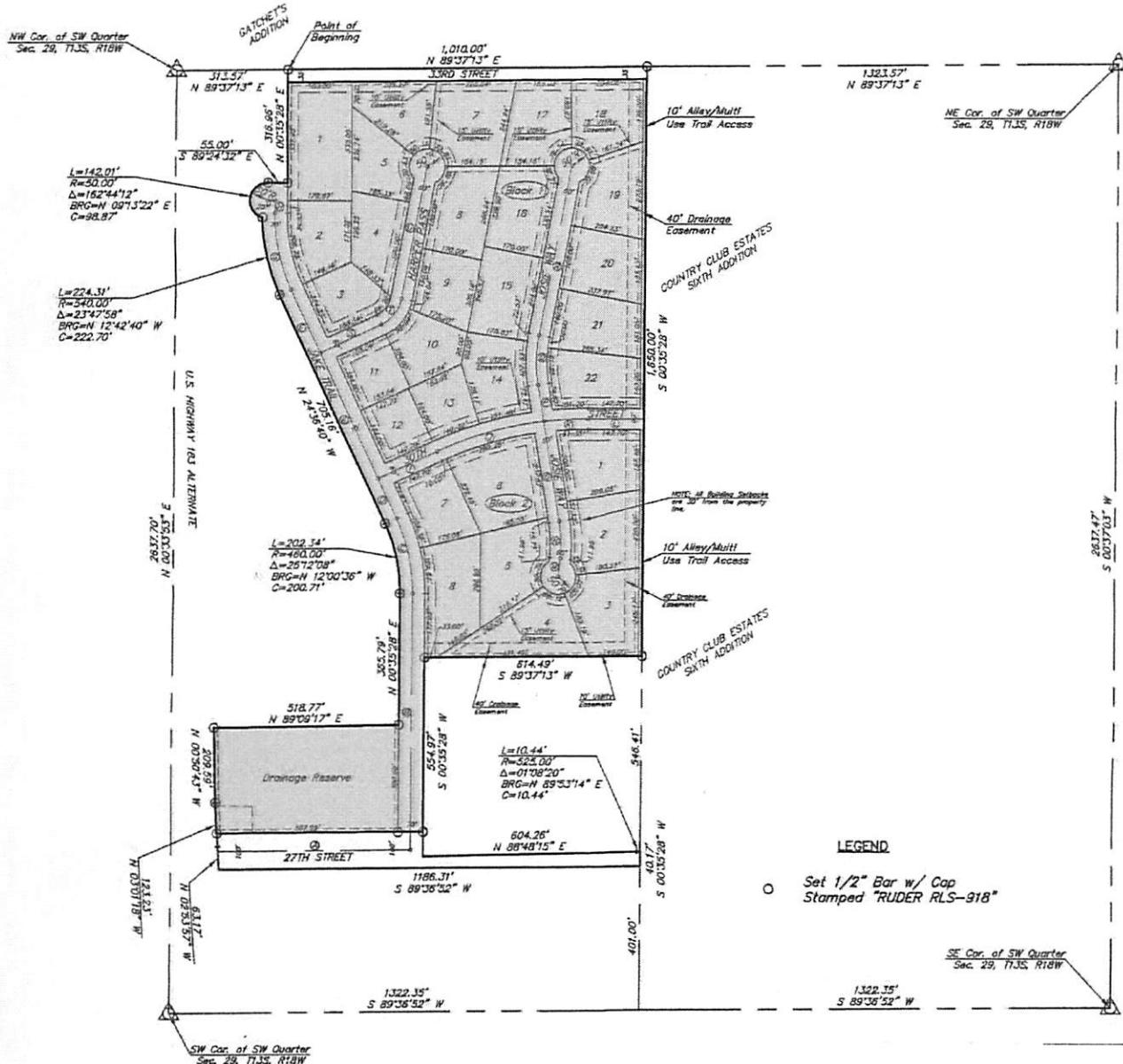
By: \_\_\_\_\_  
Sandy Jacobs, Mayor  
City of Hays

ATTEST:

# VACATION EXHIBIT A

## LEGEND

 AREA TO BE VACATED



1627 SUNFLOWER LANE  
SALINA, KANSAS 67401  
PH. (785) 823-3400  
sa@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

VACATION EXHIBIT A

ZEK 9/29/2025

2 OF 2 3756EXB\_VAC\_A

# VACATION EXHIBIT A

## VACATION DESCRIPTION:

ALL OF DK RANCH, HAYS, ELLIS COUNTY, KANSAS, LESS AND EXCEPT:

ALL OF 33RD STREET RIGHT-OF-WAY AND ALL OF 27TH STREET RIGHT-OF-WAY AS  
DEFINED BY SAID RANCH



1627 SUNFLOWER LANE  
SALINA, KANSAS 67401  
PH. (785) 823-3400  
[sakveng.com](mailto:sakveng.com) | [www.kveng.com](http://www.kveng.com)

**KAW VALLEY ENGINEERING**

VACATION EXHIBIT A

ZEK 9/29/2025

1 OF 2 3756EXB\_VAC\_A