

City of Hays
City Commission
Work Session Notes
January 18, 2007

Downtown Hays Development Corporation (DHDC) Long-range Plan/Timeline

Sabrina William, Downtown Hays Coordinator, and David Herl, president of the Downtown Hays Development Corporation (DHDC) addressed the Commissioners regarding long-range planning for the DHDC.

Mr. Herl stated that DHDC has identified the following seven long-range goals for the organization:

1. Physical revitalization of downtown Hays
2. Economic revitalization of downtown Hays
3. Position downtown Hays as a primary destination for local community, business travelers and vacationers
4. Financial solvency/stability of DHDC
5. Direct and facilitate communication and strategic planning affecting the downtown Hays area by and between stakeholders
6. Recognition/acceptance by community and region of Chestnut Street District 'brand'
7. Organizational/administrative stability of DHDC

Mr. Herl stated that the list is not in any particular order or priority. As with the progress of any goal, the resources and opportunities available are balanced against what are the most important priorities.

Funds for Hays Has Jobs/Business Incubator

Mike Michaelis, Ellis County Coalition for Economic Development, updated the Commissioners on the efforts put forth by the Coalition to raise awareness about the Hays Has Jobs and Business Incubator Program. In 2007,

the City budgeted \$20,000 for Hays Has Jobs and \$50,000 for the Business Incubator Program.

Mr. Michaelis stated that \$950 has been spent on the Incubator Program and \$11,300 on the Hays Has Jobs project. Future projects are in the planning stages to increase awareness of the two programs.

Funds for the two programs will not be released until a business plan is presented.

Request to Change 7th Street to Two-way Traffic near the Hadley Building

Dave Van Doren, owner of the Hadley Redevelopment L.L.C., and Jamie Malone, representing High Plains Mental Health, made a request to have 7th Street changed from a one-way westbound street to a two-way street at least from Main to Vine Street. They feel the current one-way street is dangerous, frustrating, inefficient and wasteful.

The main entrances for both the Hadley Center and the High Plains Mental Health clinic are located in the 200 block of East 7th Street. In order to access those entrances, it is necessary for traffic to go several blocks out of the way in order to enter the westbound 7th Street. Over 300 employees are affected, plus approximately 300 visitors per day.

Police Department staff will provide traffic counts and accident information before a decision is made. This issue will be discussed again at a future work session.

Discussion of School Zone on 27th Street

At the request of the City Commission, staff was requested to look at the feasibility of removing the school zone along 27th Street in the vicinity of Fort and Main Streets.

During the time that 27th Street was being planned for reconstruction from Fort to Plaza, the necessity of maintaining a school zone with flashing lights was discussed extensively in 1999. A KDOT Traffic Engineering Assistance Program Study, supported by Bucher, Willis, and Ratliff Engineers, suggested that the

flashing school speed limit signs on 27th be removed. After consulting with the Hays Police Department and USD 489, the Traffic Advisory Committee voted to recommend removal of the flashing signs. The issue was on the October 14, 1999 Commission agenda, but was tabled to a later date. No action was ever taken and the flashing school zone signs remain in place today.

The flashing school zone signs were removed from Vine Street in the vicinity of Holy Family Elementary School in 2003. The 27th Street situation is similar to the conditions on Vine Street prior to the removal of those signs, and no negative consequences have been experienced.

Staff will do more research on this issue before the Commissioners make a decision. This will be discussed again at a future work session.

2007 Imagery Proposals

City staff has worked with the County Appraiser's Office in a partnership to solicit proposals for new aerial photography for the entire county including the City of Hays. This partnership was created to produce lower unit costs for the City based on more volume and to assure a seamless and totally compatible continuity between the City and County imagery by having the same vendor producing images for the entire county including the City of Hays.

The 2007 Budget set aside \$35,000 for this project. Staff recommended that the low bid submitted by Sanborn Mapping in the amount of \$35,100 (City share) be accepted and that \$100 from the Public Works-General Administration, Professional Services Budget be transferred to cover the overage.

The Commissioners will be requested to consider approval of the Sanborn Mapping bid at the January 25, 2007 Commission meeting.

Capital Improvement Plan

The latest revision to the 10-year Capital Improvement Plan was discussed with the Commissioners. It includes projects \$50,000 or over which have a useful life of 5 or more years and meet the criteria set forth in the Policy for Capital Improvements Program and Fixed Assets.

The Commissioners will be requested to approve a resolution approving the Capital Improvement Plan at the January 25, 2007 Commission meeting.

Water Rate Resolution

The Commissioners will be requested to approve a resolution that sets the water rates for residential and business customers at the January 25, 2007 Commission meeting.

Commissioner Hickman stated there will only be three Commissioners at the January 25th meeting to vote on whether or not to increase the water rate effective February 1, 2007. He suggested that since Solid Waste fees have just been increased, that increases to the water rates not take effect until January 1, 2008.

The other Commissioners agreed with Commissioner Hickman.

The resolution will be presented and voted upon at the January 25, 2007 Commission meeting with an effective date of January 1, 2008.

Abatement of 611 East 7th Street Property

City Attorney John Bird stated that the new owners of the property at 611 East 7th Street have requested that they be allowed to enter into a contract with the City to abate the code violations on the property at 611 East 7th Street. He stated that if the new owners are allowed to do this, it abates the violations and leaves the property as productive property.

The Commissioners were in agreement to have the City Manager sign a contract with the new property owners to abate all the property violations within 30 days, weather permitting.

Other Items for Discussion

Commissioner Steward had questions for the City Manager concerning health insurance and a letter to Developmental Services of Northwest Kansas, which were addressed.

Executive Session

Troy Hickman moved, Barbara Wasinger seconded, that the Governing Body recess to executive session for 10 minutes at 7:17 p.m. to discuss real estate negotiations. The executive session included the City Commissioners, the City Manager, the Assistant City Manager, the Finance Director, and the City Attorney. The justification for the executive session is that it is in the public's best interest not to reveal the City's position during negotiations.

Vote: Ayes: Wayne Billinger

Troy Hickman

Barbara Wasinger

Henry Schwaller IV

Kent Steward

Chairperson Billinger called the work session back to order at 7:27 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk