

City of Hays  
City Commission  
Work Session Notes  
February 5, 2013

Present: Kent Steward, Ron Mellick, Eber Phelps, John Bird, Toby Dougherty  
Absent: Troy Hickman, Henry Schwaller IV

**Joint City Commission/Hays Area Planning Commission Meeting with Housing Study Group**

The joint meeting will be held at a future work session.

**Overland Property Group, LLC – Resolution of Support and RHID Request**

Overland Property Group, LLC has submitted an application for tax credits to help finance the construction of additional apartments in Hays. Their proposal is for the development of rental housing to be located on 22<sup>nd</sup> Street directly south of Hays Medical Center. The development will contain up to 32 units. As part of the tax credit process, Overland Property Group is requesting a Resolution of Support from the City of Hays.

Overland Property Group is also requesting the creation of a Rural Housing Incentive District (RHID) to fund financing. This is the first time a RHID would be used in Hays; staff would like to develop a policy on RHIDs before this economic development tool is utilized. Overland Property Group needs confirmation that the City is considering the creation of a RHID prior to their May submission date. That will enhance their chance of receiving tax credits.

Staff will provide a white paper on this issue at a future work session. The Commissioners will be requested to consider approval of a Resolution of Support for this project at the February 14, 2013 Commission meeting. The City Manager will draft a letter confirming that the City of Hays is considering the creation of a RHID.

### **Bids for 2013 Street Maintenance Program**

Bids have been received for the 2013 Street Maintenance Projects, which include seal coat, chip seal, polypatch, diamond grinding and brick repair of various streets throughout the city. The amount of work proposed totals \$376,000, awarded to four different contractors.

Street maintenance is financed through Special Highway Funds, which receives revenue from the state, mainly from fuel tax reimbursements. The 2013 Budget includes \$1,035,329 in budgeted projects. Approximately \$400,000 of that is to reimburse Capital Projects for money spent on last year's street maintenance, leaving \$630,000 for street maintenance in 2013. Of that amount, \$190,000 will be spent for in-house work and \$20,000 is dedicated to the Sidewalk Rebate Program, leaving \$420,000 for the projects just bid.

The Commissioners will be requested to approve the low bids at the February 14, 2013 Commission meeting.

### **Business License for Hays Regional Airport**

Rex Chambers, representing Aces High Aircraft Refinishing, has acquired hangar G-9 with the intent to perform refinishing and custom painting of certified aircraft. City code requires Commissioners to approve a business license for commercial enterprises at the Hays Regional Airport.

The Commissioners will be requested to give formal approval of a business license at the February 14, 2013 Commission meeting.

### **Award of Bid – Sand Filter Building and Main Control Building Roof Replacement**

At the February 14, 2013 Commission meeting, the Commissioners will be requested to approve a bid submitted by Roof Masters, in the amount of \$50,100, to replace the roofs on the Sand Filter Building and the Main Control Building at the Wastewater Treatment Plant.

### **SCADA Upgrades at Wastewater Treatment Plant**

To fully maximize Wastewater Treatment Plant operations and adequately monitor state approved changes, an upgrade to the current SCADA system is necessary. Upgrading the SCADA system will allow the Wastewater Treatment Plant to continue to stay in compliance with the National Pollutant Discharge Elimination System permit and also save on electrical costs as well as overtime by eliminating operators having to perform a plant check every night.

The Commissioners will be requested to approve a bid in the amount of \$74,635, submitted by R. E. Pedrotti Company, for SCADA upgrades to the Wastewater Treatment Plant at the February 14, 2013 Commission meeting.

### **Outside Agencies – City of Hays Funds Recognition Policy**

Commissioner Schwaller requested discussion of outside agencies funding; however he was not at the meeting; therefore this item was not discussed.

### **Sister Cities – Exchange Visit with Sister City in China**

Commissioner Steward reported that our Sister City in Xinzheng, Henan, China has a new mayor who would like to renew our Sister City relationship with the City of Hays. The new mayor invited the City to send a delegation to visit Xinzheng in April. Commissioner Steward requested the Commissioners discuss this to see if it was something they wanted to pursue.

Further discussion on this topic will be held at the February 21, 2013 work session.

The work session adjourned at 7:38 p.m.

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

Doris Wing – City Clerk

