

City of Hays  
City Commission  
Work Session Notes  
February 15, 2007

Present: Wayne Billinger, Troy Hickman, Barbara Wasinger, Henry Schwaller IV, Kent Steward, John Bird, Randy Gustafson

**Housing Task Force Recommended Guide for Renters/Direction from Commission on Inspection Program**

The Commissioners reviewed a draft copy of a “Guide for Renters and Homeowners” put together by the Housing Task Force and suggested several changes to the document. The City plans to make these pamphlets available to landlords, tenants, and homeowners. The Commissioners will review a revised draft of the document at a future work session.

Mike Volker and Brian Dreiling, representing Midwest Energy, presented the “How\$mart” program that Midwest Energy is planning to implement June 2007, if Midwest Energy receives approval of the program from the Kansas Corporation Commission. The program ties investments in energy efficiency to basic utility service. There is no upfront capital required by the building owner; efficiency improvements are paid through a fixed surcharge on the utility bill. The surcharge is less than the amount of savings and is tied to the physical location.

City Manager Gustafson asked the Commissioners for direction regarding the inspection process for rental properties.

Commissioner Wasinger stated she is not in favor of inspecting every rental in Hays. She feels the “Guide for Renters and Homeowners” is a good start and perhaps some type of mediation program could be implemented for complaints involving landlords and/or tenants.

Commissioner Steward agreed with Commissioner Wasinger. He would like to see the education process implemented first before a regulatory inspection system is implemented.

Commissioner Hickman stated he is more in favor of the regulatory inspection process. He would like to have information on the number of complaints the City receives annually and how many complaints other agencies have received.

Commissioner Schwaller stated he is in favor of establishing an arbitration board, not necessarily as a function of the City, but as a mechanism where smaller disputes can be mediated. He would like to see how this would work before considering some other type of program.

The City Manager stated the City is trying to avoid a situation whereby it would be necessary to charge a fee to offset the cost. With that in mind, staff will take the ideas presented this evening when revising the guide.

### **Bids for Sandblasting, Painting, and Repairing Inside of One Million Gallon Water Tower**

The Commissioners will be requested to approve the low bid submitted by Utility Services Company in the amount of \$110,000 to sandblast, paint and repair the inside water storage area of the one-million gallon water tower at the February 22, 2007 Commission meeting. The water tower, located at Canterbury Drive and Metro Lane, was constructed in 1972 and recoated the first time in 1982. The epoxy coating used at the time was expected to last between 15 to 20 years.

### **Establishment of Hays Planning Commission/Hays Board of Zoning Appeals**

City Attorney John Bird reported on his meeting with the Ellis County Commission regarding the establishment of the Hays Planning Commission and Hays Board of Zoning Appeals.

City Manager Gustafson stated that it is very important to clarify the fact the it is staff's recommendation that the establishment of the Planning Commission and Zoning Appeals Board be passed jointly by the City and the

County to accomplish the goals of both entities. It is also important to note that the City can do this unilaterally if necessary.

This item was tabled at the February 6, 2007 Commission meeting without a specific date; therefore it will be on the February 22, 2007 agenda.

A joint meeting will be held with the Ellis County Commissioners on February 23, 2007.

**SBC Franchise Agreement**

The Commissioners will be requested to approve the SBC Franchise Agreement at the February 22, 2007 Commission meeting.

The work session adjourned.

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

City Clerk