

City of Hays
City Commission
Work Session Notes
March 4, 2010

Present: Ron Mellick, Christopher Channell, Barbara Wasinger, Troy Hickman, Henry Schwaller IV, John Bird, Toby Dougherty

Job Bounty Application – KVC Wheatland Psychiatric Hospital

A Job Bounty Application has been submitted by KVC Wheatland Psychiatric Hospital requesting a job bounty for 13 full-time employees. KVC is expanding its facilities to Hays in the former Hadley Hospital.

Section 10 of the City's Economic Development Policy provides that an employer that is either expanding or locating in Hays can request a job bounty for full-time workers making more than \$10 or more than \$15 per hour. Under the Job Bounty Program, if an employer is adding at least 10 full-time employees at an hourly rate no less than \$10 per hour, the City will pay the employer \$1,000 per job in 20% increments over a five-year period. For full-time jobs exceeding \$15 per hour, the City will pay \$1,500 per job over the same five-year period. If all 13 positions are filled for the entire five-year period, the City would pay KVC \$13,000 over that period, or \$2,600 per year.

The Commissioners will be requested to consider approving the Job Bounty Application at the March 11, 2010 Commission meeting.

Outdoor Warning Siren Replacement Program Update

Fire Chief Gary Brown and Firefighter Keith Mermis reviewed a plan to replace all nine of the outdoor warning sirens in the community with six new sirens over the next four years. The new sirens are more powerful and reliable than what the City currently has in place.

Vehicle Abatement – 413 West 5th Street

At the March 11, 2010 Commission meeting, the Commissioners will be requested to approve a Vehicle Abatement for an abandoned vehicle left on property at 413 West 5th St. Attempts have been made to contact the last known registered owner with no response.

Vacate of Land of Oz Addition

There has been a petition filed by the owner to vacate the plat known as Land of Oz First Addition. The plat was approved in 1998, however improvements were never made to the development and it has remained agricultural ground ever since. The land is being platted as a new residential development known as the King's Gate Addition.

The Commissioners will be requested to approve the vacate of the plat at the March 11, 2010 Commission meeting.

King's Gate First Addition Final Plat

The owners of the proposed King's Gate Addition have submitted a final plat for consideration. The area of the proposed plat is located along the north side of 41st Street west of Madison Drive. The proposed plat would contain 55 residential lots, and is consistent with the Comprehensive Plan and Future Development Map and complies with the City's Subdivision and Zoning regulations.

Preston Wolf, 1408 West 42nd Street, expressed concern about the smaller homes that may be built on the lots. He feels this may make the value of his home less and is also concerned that there may be more water coming into his backyard when there are heavy rains. He feels that by approving the plat, there will be a lot of homes built in a very small area.

Discussion was held about the square footage of lots north of 41st Street and also in other parts of town.

Jesse Rohr, superintendent of Planning, Inspection, and Enforcement, stated that in the proposed area, there would be 3.1 lots per acre; the area on 42nd, 43rd, 44th and 45th has about 3.4 lots per acre.

The Commissioners will consider approval of the plat at the March 11, 2010 Commission meeting.

King's Gate Addition Request for Rezoning

The developer of King's Gate Addition has requested a change of zoning for the property within the development, from R-1 (Single-Family Dwelling District) to R-2 (Single-Family Dwelling District). The only difference between R-1 and R-2 districts is the size of the lots. R-2 allows for slightly denser lots which can be smaller in size than lots within an R-1 district. R-2 lots must be a minimum of 6,000 square feet in size and have a minimum width of 50 feet measured at the front setback line. Lots within the R-1 district must have a minimum of 7,000 square feet in lot size and minimum of 60 feet measured at the front setback line. The minimum lot size within this proposed plat is 8,300 square feet and all lots meet the minimum lot width requirement of 50 feet.

The Commissioners will be requested to approve the rezoning request at the March 11, 2010 Commission meeting.

Stormwater Flat Fees and Proposed Projects

City Manager Toby Dougherty identified the first five stormwater projects that could be accomplished on either a pay-as-you-go basis or using General Obligation bonds. The City Manager recommended a stormwater fee be put in place, at a minimum of \$2 for residential and \$4 for businesses. This would pay for both Phase I and Phase II of the Stormwater Utility Study, as well as fund a full-time employee to monitor and oversee stormwater regulations and activities. This would raise approximately \$218,000. The proposed operational budget for a stormwater division is about \$100,000 per year, leaving \$118,000 that could be applied to stormwater related projects.

Commissioner Hickman stated he knows the City needs to have the Study done, but he is not comfortable, at this time, about using any of the money generated to pay for an employee to manage the program.

After discussion about charging various flat fees, it was the consensus of the Commissioners to set the fee at \$4 for both residential and business accounts. The City Attorney will prepare an ordinance for Commission approval at the March 11, 2010 Commission meeting.

Small Community Air Service Development Grant

The City of Hays has received a Small Community Air Service Development grant in the amount of \$216,450 to promote the Hays Regional Airport and the Fly Hays Campaign to increase enplanements to over 10,000 annually. The total amount requested was \$464,500 with \$248,050 (53%) identified as local match. The local match will come from various local media outlets matching the purchased advertising commitment, and other companies donating time, supplies, and some cash. The grant money will fund a 3-year project of advertising and promotion, and the grant is established on a reimbursement basis. Airport staff will administer the grant activities and request reimbursement as needed.

The Commissioners will be requested to consider accepting the grant at the March 11, 2010 Commission meeting.

City Commission Work Session/Meeting Electronic Agenda Packet

Paul Briseno, Assistant City Manager, reviewed the process for accessing the electronic agenda packet, which was developed by Andrea Windholz, Executive Assistant, and Jessi Jacobs, Information Technology Technician.

The packet document can be emailed through a hyperlink to all department heads for increased communications or to associated organizations that may have a vested interest in the presentation of items at the Commission meeting. Furthermore, this electronic packet can be sent via hyperlink to the

media and to the Hays Public Library creating a cost savings while delivering the information expediently.

Executive Session

Henry Schwaller IV moved, Barbara Wasinger seconded, that the Governing Body recess to executive session at 8:06 p.m. for 25 minutes to discuss property acquisition and personnel. The executive session included the Commissioners, the City Manager, the Assistant City Manager, and the City Attorney. K.S.A. 25-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Ron Mellick
Christopher Channell
Barbara Wasinger
Troy Hickman
Henry Schwaller IV

Chairperson Mellick called the work session back to order at 8:31 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk