

City of Hays  
City Commission  
Work Session Notes  
March 18, 2010

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

**Vehicle Abatement at 1500 Marjorie**

The abandoned vehicle on the property at 1500 Marjorie has been removed. No action is required of the Commission.

**Vehicle Abatement at 3505 Vine**

The abandoned vehicle on the property at 3505 Vine has a tag that expired June 2009. The owner of the vehicle, Victor Jou, is also the owner of the property upon which the vehicle is setting.

At the March 25, 2010 Commission meeting, the Commissioners will be requested to approve a resolution authorizing abatement of the nuisance.

**Compost Site Improvements**

Public Works staff proposed the installation of approximately 22,000 SF of 6" concrete pavement to provide a durable, clean, long lasting, all-weather surface at the compost discharge area. The work would be done in-house by Public Works Division employees at an estimated cost of \$35,000. The Solid Waste Fund could be used to fund this project.

The Commissioners will consider formally approving this request at the March 25, 2010 Commission meeting.

**Sports Complex Lift Station**

Wilson Company has completed their study of the sanitary sewer collection system for the proposed Sports Complex and the northwest part of the

city contributing to the flows through the Dakota Lift Station. Their recommendation is to construct a new lift station in line with the existing 10” sanitary sewer force main along the US-183 Alternate that would intercept and boost flows from the existing Dakota Lift Station, as well as serve the needs of the Sports Complex and other future development needs. The total cost of this project would be \$350,423, of which \$193,761 would be paid out of the Sports Complex sales tax, \$48,440 to be paid by Fort Hays State University, and the remaining \$108,222 to be paid out of the Water and Sewer Fund due to over-sizing for future growth.

At the March 25, 2010 Commission meeting, the Commissioners will be requested to formally approve Wilson Company to proceed with the design of a new lift station for the Sports Complex and future development needs.

#### **Fort Hays State University Land Sale of Sports Complex and Golf Course**

The State of Kansas approved House Bill 2414 last month, which allows Fort Hays State University to sell two tracts of land to the City of Hays. The first tract of land is comprised of 120 acres and will be utilized for the Sports Complex. Approximately \$300,500 of Sports Complex special sales tax revenue will pay for this portion of the transaction. The second tract of land is comprised of 10 acres and is contiguous to the back nine of the Fort Hays Municipal Golf Course. This tract will be purchased through the general fund at a cost of \$20,074.

The Commissioners will consider approval of the purchase of the land at the March 25, 2010 Commission meeting.

#### **Economic Development Policy – Community Improvement District (CID)**

At the February 25, 2010 Commission meeting, Commissioner Schwaller requested the Commission revisit the Community Improvement District Policy. He would like to revise the existing Policy to eliminate applicants being reimbursed for purchase of inventory and/or supplies for use or resale, purchase of interior furnishings, purchase of advertising or any promotional expenses.

Commissioner Schwaller stated he would like language in the document stating that if the items are not in the eligibility section, then they are not eligible.

City Attorney John Bird stated the Policy could be revised to state that only items that are capital expenditures would be eligible for reimbursement.

Mike Michaelis, Executive Director of the Ellis County Coalition for Economic Development, commented that the intent of the law was to promote activity and be used as a tool to grow. He feels that any changes would make the Policy too restrictive; citizens want policies in place that would stimulate growth, not restrict it.

Commissioner Schwaller disagreed with Mr. Michaelis. He does not feel that a business would not come to Hays because of a policy that would restrict them from using CID funds to pay for inventory, furnishings or advertising. Potential new businesses are looking for a good location and a good work force.

The City Attorney will make the proposed changes to the Policy and it will be discussed at the April 1, 2010 work session.

### **Other Items for Discussion**

Commissioner Schwaller commented that the street sweeper does not seem to be doing a very good job and requested staff check into the reason why.

### **Executive Session**

Barbara Wasinger moved, Henry Schwaller IV seconded, that the Governing Body recess to executive session at 7:02 p.m. for 15 minutes to discuss property acquisition. The executive session included the City Commissioners, the City Manager, and the City Attorney. K.S.A. 25-4319 authorizes the use of executive session to discuss property acquisition.

Vote: Ayes: Ron Mellick

Christopher Channell

Barbara Wasinger

Troy Hickman

Henry Schwaller IV

Chairperson Mellick called the meeting back to order at 7:17 p.m. He stated no action was taken.

The work session was adjourned.

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

City Clerk