

City of Hays
City Commission
Work Session Notes
April 19, 2007

Present: Troy Hickman, Ron Mellick, Christopher Channell, Allan Lytton, John Bird, Randy Gustafson

Absent: Barbara Wasinger

Truck Parking in Residential Areas

A request has been made by Charles Patterson, 1306 Steven Drive, to change a City ordinance to allow tractor trailer units to park on residential streets.

Police Chief James Braun recommended the ordinance not be changed. For safety reasons, these large vehicles should not be allowed to park overnight. Additionally, some of the residential streets are not wide enough and the parking on those streets would cause congestion. Aesthetically speaking, very few residents want a tractor trailer rig parked anywhere near their residence.

Sharon Leikam, 1302 Steven Drive, feels that the parking of tractor trailers on a residential street is unsightly and unsafe. She does not want the ordinance changed.

Mr. Patterson stated Steven Drive is 40 feet wide and there is no traffic on that street from 12:00 midnight to 6:00 a.m. His truck is 8.5 feet wide, standard vehicle parking is 7.5 feet wide, that leaves 24 feet between the east side and west side of the street. The standard traffic lane is 12 feet wide.

Chairman Hickman pointed out that not all city streets are that wide.

Commissioner Mellick stated that semi-trucks need to be warmed up before driving. The noise early in the morning, as well as the diesel smell can be offensive to others in the neighborhood.

Police Chief Braun stated that 30 minute parking is allowed between 6:00 a.m. and 12:00 midnight as a courtesy for someone who may be coming to town and wants to stop briefly at a residence.

Commissioner Lytton commented that he has heard concerns about this issue from people living in other neighborhoods.

The consensus of the Commission was to not change the ordinance.

Request to Change 7th Street to Two-way Traffic

At the April 5, 2007 work session, the Commissioners tabled discussion regarding a request by Hadley Redevelopment L.L.C. to switch 7th Street from a one-way street to a two-way street. Previously, at the January 11, 2007 work session, Dave Van Doren, an owner of Hadley Redevelopment, made a presentation stating a case for converting 7th Street to a two-way street.

Mr. Van Doren presented more information to further make his case.

Alan States, president of First National Bank, 1100 Fort Street, stated that when he first moved to Hays he found the two-way streets confusing and hears the same comments from out-of-town visitors. He would like to get rid of all one-way streets in Hays, especially in downtown Hays.

Commissioner Channell stated he has received emails requesting that neither 6th nor 7th Street be converted back to two-way streets. He mentioned that he would like to see the Traffic Advisory Committee be re-instated to look at issues such as this.

Commissioner Mellick stated the emails and calls he has received are similar to what Commissioner Channell has received. The people working at the Hadley Center do not seem to be bothered by the one-way street. The residents living in the area are worried about parking if 6th Street was converted to a two-way and are adamantly against the change. He does not think it is wise to have a one-way on 6th and a two-way on 7th.

Mr. Van Doren stated 7th Street is plenty wide for the parking to remain as it is.

Commissioner Lytton agreed with the comments of Commissioner Mellick and Channell. He has received the same feedback.

Commissioner Channell said he would like to visit with more of the people who live in that area before making a decision.

This will be discussed again at a future work session.

Change of Sign Regulation General Standards (17.104.040)

The Commissioners will be requested to consider approval of an ordinance at the April 26, 2007 Commission meeting amending Sign Regulation General Standards, specifically the section defining the gross area of a sign.

Commerce Parkway Overlay District

The Commissioners will be requested to consider approval of an ordinance at the April 26, 2007 Commission meeting amending the section relating to aesthetic issues for new development along Commerce Parkway. The amended ordinance will reflect more accurately what the Comprehensive Plan states.

Resolutions Authorizing Construction of 22nd and 41st Streets

The Commissioners will be requested to consider approval of two resolutions at the April 26, 2007 Commission meeting authorizing the construction of 22nd Street from Canterbury Drive east to Commerce Parkway and the reconstruction of 41st Street from Home Depot east to Canterbury Drive. Both projects are funded in part by KDOT and the Federal Highway Administration.

Wayfinding Signage Study

Chairperson Hickman stated that the Wayfinding Signage Study and the costs to implement the recommendations have evolved into much more than what was initially envisioned.

David Herl, president of the Board of Directors of the Downtown Hays Development Corporation (DHDC), stated that their group did not expect the high price tag of \$375,000 and are not endorsing the proposal. He reiterated that signage is an issue and some type of wayfinding signage is critical to the DHDC group.

City Manager Gustafson suggested that staff be directed to look for a less expensive version of signs for the main thoroughfares. The sign locations have been identified; it may be possible that a few signs could be put in place initially.

Chairperson Hickman stated our initial investment should be to direct folks to the various parts of the community and in the future, additional signage could be added.

Staff will research other signage options and report back at a future work session.

New CVB Building Signage

The signage for the new Convention and Visitors Bureau building is included in the cost of construction. The Commissioners viewed the proposed signs and the placement of the signs.

Inspection Guide for Renters

Commissioner Channell stated that he did not think the present system of rental inspections being performed on a complaint basis is working.

Chairperson Hickman stated he felt this is something the Commission needs to seriously look at.

Commissioner Mellick felt the Guide for Renters is good but suggested several changes to the draft document.

Sue Rouse, along with the Housing Task Force, stated the group is attempting to create a “mediating body” that could attempt to handle landlord/tenant issues.

City Manager Gustafson noted that there would be a cost involved in an on-going inspection process that most likely would be passed onto the landlord. The Commissioners need to decide how often rental property will be inspected.

Commissioner Channell stated his goal in pursuing this is from a health and safety standpoint. Most of the college kids he has spoken to would not be opposed to paying an extra \$2 more a month for rent to insure that their rental property is in compliance with health/safety codes and that they would have some recourse for getting any problems addressed.

The consensus of the Commissioners was to have staff develop a program for rental property inspections.

Special Assessments – Resolution to Set Public Hearing

At the April 26, 2007 Commission meeting, the Commissioners will be requested to approve a resolution setting May 10, 2007 as the date for a public hearing to consider proposed assessments for improvements to three special assessment districts.

Establishment of Hays Area Planning Commission / Hays Area Board of Zoning Appeals

City Attorney John Bird reviewed events from 1965 up to 2006 regarding the city/county zoning process. In 2006, Ellis County established county-wide zoning. In that process, the County made the determination that they would not zone the three mile area around Hays or the city of Ellis. When it was proposed that Hays have an Area Planning Commission, Mr. Bird prepared a joint resolution and ordinance to establish the Hays Area Planning Commission, which encompasses the City of Hays and the three mile area surrounding the corporate city limits. The existing set of zoning and subdivision regulations would be continued; the main change would be the method of appointment to the Planning Commission. Under the statutes of city zoning, the city makes the appointments and that bothered the Ellis County Commissioners.

This issue was discussed at a joint meeting. Essentially, Ellis County wants significant input into the appointment process to protect the three mile area. The draft resolution / ordinance prepared by Mr. Bird provides for existing members to continue in office until they are replaced, and that nine members shall be appointed by the Mayor with the consent of the City Commission. In making the appointments, the City shall obtain from the County Commission its request for appointments of individuals who reside outside the corporate city limits and in the three mile zone, subject to the final statutory power of the Mayor to make the appointments. At least two, but no more than four of the members of the Planning Commission shall live outside of the city limits, but within the three mile limit.

Commissioner Channell stated he would like to see the resolution / ordinance state that a minimum of three and a maximum of four of the members shall live within the three mile limit.

City Attorney Bird will make that change to the draft document before presenting it to the Ellis County Commissioners for their approval.

SEIU DISCUSSION

City Manager Gustafson stated the Commissioners will be given some information to read before the orientation session on April 23, 2007. City Attorney John Bird will discuss the SEIU contract dispute at the orientation session.

Other Items for Discussion

Commissioner Mellick asked if it would be possible to have the work sessions televised. Most of the presentations are given at work sessions and he feels it would be beneficial to the public to be able to watch those presentations.

City Manager Gustafson stated that work sessions are more informal and he feels that televised work sessions would hurt that informality. The presentations could be done at work sessions and at Commission meetings. The

Commissioners always have the option to table the vote at a Commission meeting until they get citizen input.

Chairperson Hickman complimented Parks Director Jeff Boyle and the Beautification Committee for the Arbor Day observation ceremonies on April 19, 2007.

Chairperson Hickman also noted the he signed a proclamation for the Week of the Young Child which is April 22 – April 28th.

The work session adjourned.

Submitted by: _____

City Clerk