

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF THE  
CITY OF HAYS, KANSAS  
HELD ON APRIL 26, 2007

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, April 26, 2007 at 7:30 p.m.

Roll Call: Present: Troy Hickman  
Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton

Chairperson Hickman declared that a quorum was present and called the meeting to order.

**2. MINUTES:** There were no corrections or additions to the minutes of the regular session held on April 12, 2007; the minutes stand approved as written.

**3. FINANCIAL STATEMENT:** Finance Director/City Clerk Mark Loughry reported that investments on March 31, 2007 amount to \$35,650,000, which is an increase of \$7,850,000 over March 2006. The average weighted interest rate for investments in March was 5.22%. March sales tax collections for the General Fund totaled \$461,162, which is an increase of \$23,897 over March 2006. Sales tax collections are up 2.5% over the same time period in 2006.

Barbara Wasinger moved, Christopher Channell seconded, that the Financial Statement for the month of March 2007 be approved.

Vote: Ayes: Troy Hickman  
Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton

**4. CITIZEN COMMENTS:** Vernon Befort, 1404 West 44<sup>th</sup> Street, commented on the cost to place signage around the City of Hays that was proposed in the Wayfinding Signage Study. He felt the cost of \$375,000 is exorbitant.

Chairperson Hickman stated the Commissioners feel the same way. Staff is reviewing other less expensive signage.

Mr. Befort also had questions about the Convention and Visitors Bureau new building that is being constructed at 27<sup>th</sup> and Vine Street.

**5. CONSENT AGENDA:** Barbara Wasinger moved, Ron Mellick seconded, that the following be approved

**A.** Resolution No. AR-01, Series 2007, being a resolution expressing appreciation to Reeves Pest Control for establishing a new business in the City of Hays;

**B.** Resolution No. 2007-008, being a resolution providing notice of a public hearing to consider proposed assessments as to the public improvements for (a) 46<sup>th</sup> Street Addition, First Addition; (b) Covenant Place Addition; (c) Golden Belt Estates, Second Addition;

**C.** Resolution No. 2007-009, being a resolution authorizing the construction of 22<sup>nd</sup> Street from Canterbury Drive east to Commerce Parkway, and authorizing the issuance of General Obligation Bonds of the City of Hays to pay the costs thereof;

**D.** Resolution No. 2007-010, being a resolution authorizing the improvement of a portion of 41<sup>st</sup> Street, and authorizing the issuance of General Obligation Bonds of the City of Hays to pay the costs thereof;

**E.** Receive Mayor Hickman's proposed appointments to the following boards/committees:

Airport Advisory Committee

Lyle Noordhoek, Jennifer Allenbaugh

Fort Hays Municipal Golf Course Advisory Board

Doug Huston

Hays-Ellis County Board of Zoning Appeals

Louis Caplan

Roger Staab

Hays-Ellis County Planning Commission

Louis Caplan

Hays Public Library Board

David Dunn

Public Wholesale Water Supply District #15 Board

Curtis Longpine

Vote: Ayes: Troy Hickman

Barbara Wasinger

Ron Mellick

Christopher Channell

Allan Lytton

**UNFINISHED BUSINESS**

**6. ESTABLISHMENT OF HAYS AREA PLANNING COMMISSION / HAYS**

**AREA BOARD OF ZONING APPEALS:** City Attorney John Bird stated that the Ellis County Commission will discuss the establishment of the Hays Area Planning Commission / Hays Area Board of Zoning Appeal within the next two weeks and should be taking action at that time. He requested this be tabled until such time as the County Commissioners take action.

Christopher Channell moved, Allan Lytton seconded, that the vote to approve an ordinance providing for the establishment of the Hays Area Planning Commission and Hays Area Board of Zoning Appeals be tabled until the May 10, 2007 Commission meeting.

Vote: Ayes: Troy Hickman  
Ron Mellick  
Christopher Channell  
Allan Lytton  
No: Barbara Wasinger

Commissioner Wasinger stated this issue has been tabled long enough. This is something that needs to be completed and if the County cannot make a decision, the City should go ahead and make the decision.

**7. GOODMAN ENERGY CENTER:** Earnie Lehman, President and General Manager of Midwest Energy, and Bill Dowling, Vice-President of Energy Management and Supply, presented a report regarding the construction of the Goodman Energy Center that is being constructed northwest of the west I-70 interchange near Hays.

**8. SIGN REGULATION GENERAL STANDARDS:** Public Works staff requested that the City of Hays ordinance on sign regulations, specifically 17.104.040 (which defines the gross area of a sign), be reviewed and amended for clarification and ease of enforcement. It does not seem reasonable to count both sides of a sign when computing the gross surface area. Doing so does not restrict the size of the sign, but rather restricts the amount of advertising on the structure itself. In researching four other cities and how they regulate this, none of the four cities computed gross surface areas by counting both sides of a standard sign.

Barbara Wasinger moved, Allan Lytton seconded, that Ordinance No. 3726, being an ordinance amending Title 17, Chapter 17.104 of the City of Hays, Kansas, Municipal Code, by modifying Section 17.104.040, Subsection A. regarding general standards for sign regulations, be approved.

Vote: Ayes: Troy Hickman  
Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton

**9. COMMERCE PARKWAY OVERLAY DISTRICT:** The Planning, Inspection, and Enforcement Division of the Public Works Department has requested a change to the development standards for the Commerce Parkway Overlay District as stated in Chapter 17.92.060 in the City of Hays Code of Ordinances. One portion of the development standards deals with exterior construction material for new structures along Commerce Parkway. By changing the wording slightly, it will give a more accurate description of allowable building materials in the Overlay District.

Ron Mellick moved, Barbara Wasinger seconded, that Ordinance No. 3727, being an ordinance amending Title 17, Chapter 17.92 of the City of Hays, Kansas Municipal Code, by modifying Section 17.92.060, Subsection F. regarding development standards for the Commerce Parkway Overlay District, be approved.

Vote: Ayes: Troy Hickman  
Barbara Wasinger  
Ron Mellick  
Christopher Channell  
Allan Lytton

**10. REPORT OF THE CITY MANAGER:** Assistant City Manager Toby Dougherty reported that the United States flag, along with flags from our three Sister Cities (China, Germany, and Paraguay) are being flown in the greenspace area at 13<sup>th</sup> and Hall Streets.

**11. COMMISSION INQUIRIES AND COMMENTS:** There were no inquiries or comments.

**12. EXECUTIVE SESSION:** There was no executive session.

The meeting was adjourned.

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

City Clerk

