

City of Hays
City Commission
Work Session Notes
May 3, 2007

Present: Troy Hickman, Barbara Wasinger, Ron Mellick, Allan Lytton, John Bird,
Randy Gustafson

Absent: Christopher Channell

Abatement of Dangerous Structure at 414 East 16th Street

After a public hearing held on October 12, 2006, a vote on the resolution abating the property at 414 East 16th Street was tabled to allow the property owner, Jim Bollig, six months to complete repairs on the home and property. The deadline for all work to be completed was set for May 8, 2007. The front porch has been repaired; however, there are numerous other repairs that have not been done.

Further discussion on this issue will take place during the May 10, 2007 Commission meeting.

Award of Bid for Polycarts

At the May 10, 2007 Commission meeting, the Commissioners will be requested to accept the low bid of \$307,650 submitted by Ameri-Kart for the purchase of 7,000 polycarts for automated trash collection.

Inspection/Guide for Renters

The Commissioners reviewed a draft copy of the Guide for Renters, Landlords, and Homeowners. Several changes to the document were suggested.

There was discussion about the possibility of adding a section to the Property Maintenance Code making it mandatory that the landlord provide each new tenant a copy of the Guide.

Commissioner Wasinger stated she is against passing an ordinance requiring the landlord to provide a copy of the Guide to each new tenant. She feels this is too much government. She does not want to add laws that she feels are not necessary.

The Commissioners will consider approving the Guide and an ordinance at the May 10, 2007 Commission meeting.

Discussion was held about implementing a rental inspection program. This topic was previously discussed at the February 1, 2007 work session.

Commissioner Wasinger stated that she felt that all property should be inspected, not just rental property.

City Manager Gustafson suggested that an inspection program be implemented on a complaint driven basis. If an inspection was done on a rental unit and a deficiency was found, the unit would then be inspected for three years. The property owner would pay for the cost of the inspection.

Further discussion on a rental inspection program will take place during a June work session.

Ordinance Levying Special Assessments

The Commissioners will be requested to approve an ordinance levying special assessments against certain properties in three special assessment districts at the May 10, 2007 Commission meeting.

Executive Session

Barbara Wasinger moved, Allan Lytton seconded, that the Governing Body recess to executive session at 5:58 p.m. for 30 minutes to discuss acquisition of land for right-of-way on 22nd and 41st Streets and to discuss union negotiations. The executive session included the City Commissioners, the City Manager, the Assistant City Manager, the Finance Director/City Clerk and the

City Attorney. The justification for the executive session was that it is in the public's best interest not to reveal the City's position during negotiations.

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

Chairperson Hickman called the meeting back to order at 6:28 p.m. He stated no action was taken during executive session.

The work session was adjourned.

Submitted by: _____

City Clerk