

City of Hays  
City Commission  
Work Session Notes  
May 5, 2011

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

**Industrial Revenue Bond Policy**

A recent Industrial Revenue Bond (IRB) application, along with the discussion with other entities curious about these issues, has prompted the possible need for establishing a policy on the subject. K.S.A. 12-1740 authorizes all cities the ability to issue IRBs for the purpose of paying all or part of the cost of purchasing, acquiring, constructing, reconstruction, improving, equipping, furnishing, repairing, enlarging or remodeling facilities for agriculture, commercial, hospital, industrial, natural resources, recreational development, and manufacturing purposes and to enter into leases or lease-purchase agreements with any person, firm or corporation for such facilities. The current City of Hays Economic Development Policy does not have a section addressing the application and/or approval process for IRBs.

Gina Riekhof, with Gilmore and Bell, bond counsel for the City of Hays, gave a presentation explaining the requirements and process for issuing IRBs. She provided information the City might want to consider if the City chooses to draft a section on IRBs in the Economic Development Policy.

City Manager Toby Dougherty was directed to put together information about IRBs for the Commissioners' consideration at a future work session.

Chairman Wasinger left the work session. Vice-chairman Hickman conducted the remainder of the work session.

## **Hays Regional Airport – Wildlife Hazard Assessment**

In accordance with 14 CFR Part 139.337, Wildlife Management, cities must ensure that a Wildlife Hazard Assessment is conducted when wildlife of a size or in numbers, capable of causing damage or loss of aircraft or life is observed. In the last six months, daily safety inspections conducted by the fire department and safety personnel have reported over 100 sightings of potentially hazardous wildlife on airport grounds.

At the May 12, 2011 Commission meeting, the Commissioners will be requested to approve a bid from USDA-WS, in the amount of \$56,285, for conducting a Wildlife Hazard Assessment. This project qualifies for Airport Improvement Program Grant funding with FAA paying 95% of the cost; the City's 5% share is \$2,814.25.

## **Skyline Draw Project Update**

Nick Willis, Stormwater Superintendent, updated the Commissioners on the Skyline Draw project.

In 2009, staff applied for and received American Recovery and Reinvestment Act (ARRA) funding to make improvements to Skyline Draw. In 2010, Sporer Land Development was hired to construct the improvements, which consisted of widening the drainage channel, creating a detention area with a controlled outlet structure, installing a bio-retention cell, sediment basins and micro-pools, and the establishment of native plants. The primary goal is to filter out contaminants from smaller rainfall runoff events, and to help attenuate the flow and reduce erosion during more significant runoff events.

Educational signs have just recently been installed to inform the public of the merits of this project and provide information about good environmental practices. The construction process is complete; however, the contractor has maintenance responsibilities through July 2011.

Commissioner Schwaller expressed concern about the area. The area has been completely de-nuded, the contractor has had trouble getting any native

plants established by seed to grow. When it rains, there is a lot of standing water that breeds mosquitoes. It is very unattractive.

City Manager Toby Dougherty stated that the area will be re-seeded once the growing season starts. The area will not look nice for awhile. Staff will visit with the contractor about the concerns expressed.

**Other Items for Discussion**

Commissioner Schwaller, the City's representative on the Public Wholesale Water Supply District #15 board, updated the Commissioners on the Wilson Lake reallocation project.

**Executive Session**

Henry Schwaller IV moved, Ron Mellick seconded, that the Governing Body recess to executive session at 8:04 p.m. for 10 minutes to discuss property acquisition. The executive session included the City Commissioners, the City Manager, and the City Attorney. K.S.A. 75-4319 authorizes the use of executive session to discuss property acquisition.

Vote: Ayes: Troy Hickman  
Kent Steward  
Henry Schwaller IV  
Ron Mellick

The work session was called back to order at 8:14 p.m. Vice-chairman Hickman stated that no action was taken during executive session.

The work session adjourned at 8:14 p.m.

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

City Clerk