

City of Hays
City Commission
Work Session Notes
July 2, 2013

Present: Kent Steward, Eber Phelps, Shaun Musil, Ron Mellick, Carol Park,
Toby Dougherty

Absent: Henry Schwaller IV

RAG Addition Final Plat

The owners of the proposed RAG Addition have submitted a final plat for consideration. The proposed plat is a small area off of 22nd Street and General Hays Road which will contain five commercial lots for development.

The Commissioners will be requested to approve the final plat of the proposed RAG Addition at the July 11, 2013 Commission meeting.

Request for Rezoning (A-L to C-2) – Proposed Luecke Addition (Zoning Case #13-05)

The owners of the property located along and south of 41st St. east of Home Depot (Proposed Luecke Addition) have submitted a request to rezone a portion of the property from A-L (Agriculture District) to C-2 (General Commercial and Service District). A public hearing was conducted on June 17, 2013 at the regular meeting of the Planning Commission, and by vote of 8-0, a recommendation was made by the Planning Commission to the City Commission to approve the rezoning as requested by the applicant. This application is a revised application from what the City Commission originally heard at the May 23, 2013 Commission meeting that removes the tract of agricultural zoned property from the development.

Commissioners will be requested to approve the Ordinance rezoning the described property from A-L to C-2 at the July 11, 2013 Commission meeting.

Reconsider Request for Rezoning (A-L to C-2) – Proposed Luecke Addition
(Zoning Case #13-01)

The owners of the property located along and south of 41st St. east of Home Depot (Proposed Luecke Addition) have submitted a request to rezone a portion of the property from A-L (Agriculture District) to C-2 (General Commercial and Service District). A public hearing was conducted on April 15, 2013 at the regular meeting of the Planning Commission, and by vote of 7-0, a recommendation was made by the Planning Commission to the City Commission to approve the rezoning as requested. The City Commission sent the item back to the Planning Commission for further review based on concerns of the agricultural carve-out, and upon further review, the Planning Commission voted to deny the zoning request. The contributing factor in this new recommendation is the fact that the developer submitted a new zoning application which removes the agricultural carve-out adjacent to the commercial zoned area.

Commissioners will be requested to deny the rezoning request from A-L to C-2 based on the recommendation of staff and the Planning Commission at the July 11, 2013 Commission meeting.

Reconsider Request for Rezoning (A-L to R-3) – Proposed Luecke Addition
(Zoning Case #13-02)

The owners of the property located along and south of 41st St. east of Home Depot (Proposed Luecke Addition) have submitted a request to rezone a portion of the property from A-L (Agriculture District) to R-3 (Two-Family Dwelling District). A public hearing was conducted on April 15, 2013 at the regular meeting of the Planning Commission, and by vote of 7-0, a recommendation was made by the Planning Commission to the City Commission to approve the rezoning as requested. The City Commission sent the item back to the Planning Commission for further review based on concerns of the agricultural carve-out near the area of the commercial zoning request. Upon further review at the June 17, 2013 Planning Commission Meeting, the Planning Commission voted to still approve the zoning request. The contributing factor in this recommendation is

the fact that the developer submitted a new zoning application which removes the agricultural carve-out adjacent to the commercial zoned area.

Darrell Unrein, owner of Vernies Trux-N-Equipment, Inc., located at 655 East 41st St., voiced several concerns regarding this development.

The Commissioners will be requested to approve the Ordinance rezoning the described property from A-L to R-3 at the July 11, 2013 Commission meeting.

Replat of Lot 2, Block 9, Golden Belt 8th Addition – Engineering Services Agreement

Laverne W. Schumacher has petitioned the City for street, storm sewer, water, and sanitary sewer improvements to an area containing 24 lots within the Replat of Lot 2, Block 9, Golden Belt 8th Addition.

Ruder Engineering and Surveying, L.L.C. has prepared a contract for engineering services to include engineering design, contractor solicitation, construction engineering, and warranty inspection for an amount not to exceed \$15,300.

The Commissioners will be requested to approve the agreement at the July 11, 2013 Commission meeting.

Amended Economic Development Policy – Rural Housing Improvement District (RHID)

City Manager Toby Dougherty pointed out the changes to the Economic Development Policy. He stated that only developments containing a minimum of ten renter-occupied low income or income qualified units will be considered for RHID status, and the policy would be in place only as long as there is a local need for low income and income-qualified housing.

Ellis County Coalition for Economic Development Executive Director Aaron White presented information regarding the need for income-based housing in Hays. He stated there are over 150 on a waiting list for this type of housing and there are very few units available.

Lou Ann Kibbee of SKIL and Greg Thyfault of LINK also addressed the Commission regarding the need for housing for individuals with disabilities and victims of domestic violence.

Commissioner Steward agrees there is a need for additional low income housing, but does not feel this is the right approach and that it is not fair to put the tax burden on everyone else.

Commissioner Mellick stated no contractors have stepped up locally to fill the income-based need, and if needs aren't met, the city potentially could be forced to provide funds to alleviate the needs of individuals who are homeless.

Commissioners will be requested to approve the amended RHID policy at the July 11, 2013 Commission meeting.

Addendum to the FOP Union Contract

The City of Hays and the Fraternal Order of Police Lodge 48 Inc. have an agreement for fiscal year 2014 wages, and administration of the pay plan. The agreement states the City will provide members of the FOP bargaining unit with a 1% merit increase with the first payroll in 2014 and the City will continue the current pay ranges.

The Commissioners will be asked to authorize the Mayor, City Manager, and Police Chief to sign the 2014 Addendum to the 2013 thru 2015 Union Contract at the July 11, 2013 Commission meeting.

Staff Notification of Committee Attendance Requirements

This item was tabled to the July 18, 2013 Work Session due to the fact that Commissioner Schwaller requested the discussion and was not present.

Other Items for Discussion

Commissioner Musil would like to get more information out to the public explaining the new water rates.

Commissioner Steward would like a letter drafted to civic groups stating City staff and Commissioners are available to speak to them regarding water rates.

City Manager Toby Dougherty provided an update on the drought status.

The work session adjourned at 8:10 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk