

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

Present: Troy Hickman, Barbara Wasinger, Ron Mellick, Christopher Channell, Allan Lytton, Toby Dougherty, John T. Bird

**Plaza/Outdoor Market**

The Downtown Hays Development Corporation (DHDC) made a request to re-title funds currently in the City of Hays Capital Improvement Project for calendar years 2008 and 2009. Currently, \$27,500 is appropriated in 2008 for engineering for the 11<sup>th</sup> Street streetscape project. After some consideration by City and DHDC staff, DHDC is requesting that the funds be used for a plaza/outdoor market area on East 10<sup>th</sup> Street. The plaza/outdoor market area would consist of an open air market structure, provide additional parking and public restrooms in downtown Hays, and serve as a gathering space/entertainment venue for Hays citizens and visitors.

The Commissioners agreed with the request to re-title the funds in the Capital Improvement Plan.

**Real Estate Lease Agreement**

The Chamber of Commerce and the Ellis County Coalition for Economic Development will be leasing space in the new Convention and Visitors Bureau building/Welcome Center located at 2700 Vine Street. The Commissioners reviewed the lease agreement and suggested some changes to the agreement.

The City Attorney will draft a new lease agreement and present it to the Commissioners for their review at the August 16, 2007 work session.

### **Improvements at Larks Park**

The City of Hays owns Larks Park and has a contract with Fort Hays State University for routine maintenance and use of the facility. By contract, the City is responsible for capital improvement items at the Park. Costs for improvements that should be repaired or replaced this year total \$79,000. Funds have not been budgeted for the repairs/replacement. Remaining items that need to be repaired/replaced in future years are estimated to cost \$160,000.

Assistant City Manager Toby Dougherty stated that if the Commissioners choose to do so, the amount of \$79,000 could be added to the Parks Department budget for 2008 to pay for the improvements and subtract the same amount from the Financial Policy projects.

Staff will discuss alternative methods for funding of park improvements with bond counsel and report back to the Commissioners at the July 26, 2007 Commission meeting.

### **2007 Fireworks Review**

Police Chief Jim Braun reported on the 2007 Fourth of July celebration. He reported that the Hays Police Department responded to 85 fireworks related calls from June 28<sup>th</sup> through July 5<sup>th</sup>. Last year, 67 calls were generated as a result of fireworks.

Commissioner Wasinger stated that she would like to shorten the number of days that fireworks are allowed to be discharged in the city.

Commissioner Lytton agreed with Commissioner Wasinger.

Police Chief Braun stated his preference would be that Ellis County and the City of Hays allow fireworks to be discharged on the same days. This year, people living outside of the city limits were allowed to discharge fireworks only on July 3-4-5. He also feels the two entities should be consistent as to hours of discharge and the type of fireworks allowed.

Further discussion will take place at a future work session.

### **KDOT Grant Applications – Vine Street (13<sup>th</sup> Street to 27<sup>th</sup> Street) and 41<sup>st</sup> Street (Canterbury to Commerce Parkway)**

City staff has applied for KDOT grants for reconstruction of Vine Street from 13<sup>th</sup> to 27<sup>th</sup> Street, and the improvement of 41<sup>st</sup> Street from Canterbury Drive to Commerce Parkway.

The current cost estimate to reconstruct Vine Street from 13<sup>th</sup> to 27<sup>th</sup> with 9" of concrete is over \$2 million. Staff has applied for both a KLINK grant and a Geometric Improvement grant. The KLINK grant offers a 50/50 grant to assist in the funding of resurfacing projects on city connecting links within the state highway system. The Geometric Improvement grant is an 80/20 grant where KDOT pays 80% of the costs up to a maximum of \$800,000. The City's share would be paid for through General Obligation Bonds.

The estimated total project cost for the 41<sup>st</sup> Street improvement project is \$2.7 million. A KDOT Economic Development Grant would pay up to 75% of project costs, with a KDOT maximum participation per application of \$2 million. Historically, KDOT has not awarded the full \$2 million to any one project.

The Assistant Manager noted that applying for a grant does not obligate the Commissioners to accept the grant.

### **Update on Property Located at 600 East 8<sup>th</sup> Street**

After the cleanup of the property at 600 East 8<sup>th</sup> Street towards the end of 2006, the property slowly began accumulating vehicles. To date, approximately 24 vehicles have been relocated to the former Kobler auto dealership at 600 East 8<sup>th</sup> Street after the lot had been completely cleared of all vehicles. Many of the vehicles were also relocated from this property to other properties in Hays owned by the Kobler family. There are a total of nine properties that are in violation.

City Attorney John Bird sent Arden Kobler a letter informing him of the consequences of him continuing to allow the unlawful maintenance of nuisances and health hazards across the City. Mr. Kobler met with City inspectors and was

given until July 29<sup>th</sup>, 2007 to abate all nuisance conditions. If he failed to do so, the City Attorney would pursue further legal action, including filing a lawsuit.

Public Works Director Brenda Herrman stated that if the violations have not been resolved by Monday, July 30, 2007, the City Attorney will be notified to start legal action against Mr. Kobler.

### **Fire Station**

Staff put together some information regarding the pros and cons of various locations for future fire stations.

Leroy Schuckman, 1200 East 32<sup>nd</sup> Street, stated that he did not want a fire station located at 33<sup>rd</sup> and Sherman Avenue. There are many residential homes in that area and he felt there is a better place to build a new fire station.

Commissioner Channell stated he does not favor the 33<sup>rd</sup> and Sherman Avenue location for a fire station. There is too big of an overlap covering too much of the same area. Hays is expanding north and east; those two areas are not covered with the current plan.

Discussion was held about response time from various locations.

Staff was directed to provide more information for review. This topic will be discussed again at a future work session.

### **Architect for Army Reserve Facility/City Hall**

Staff will prepare a Request for Proposal (RFP) for architectural services for the remodeling of the former Army Reserve building for future use as a City Hall. It is expected that the RFP would be coming back to the Commission for approval to hire an architect sometime in September 2007. Following that, the preliminary design process would have to be reviewed as well as the monetary cost.

### **Hays Has Jobs Presentation**

Chris Burger, representing Hays Has Jobs, gave a presentation of the various things the task force has done to recruit people to the community and

market Hays as a great place to work, live, learn, and play. The group is trying to recruit quality employees who are work-force ready employees.

### **2008 Budget Review**

Assistant City Manager Toby Dougherty reviewed the 2008 Budget with the Commissioners. The Commissioners will set a date for a public hearing of the Budget at the July 26, 2007 Commission meeting.

### **Executive Session**

Barbara Wasinger moved, Ron Mellick seconded, that the Governing Body recess to executive session at 7:35 p.m. for 15 minutes to discuss union negotiations and personnel issues. The executive session included the Commissioners, the Assistant City Manager, and the City Attorney. The justification for the executive session is that it is in the public's best interest to not reveal the City's position during negotiations.

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

Chairperson Hickman left before the executive session convened.

Vice-Chairperson Wasinger called the work session back to order. She stated no action was taken during executive session.

The work session adjourned.

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

City Clerk