

City of Hays
City Commission
Work Session Notes
July 20, 2006

Present: Wayne Billinger, Troy Hickman, Barbara Wasinger, Henry Schwaller IV, Kent Steward, John Bird, Randy Gustafson

Overland Ventures

Galen Romme, representing the Overland Property Group, LLC, requested approval of a resolution supporting and approving the development of a 48-unit affordable housing project in the 100 block of East 5th Street.

The Commissioners will consider formal approval of the resolution at the July 27, 2006 Commission meeting.

Pool Services Agreement/Recreation Facilities Agreement

The current agreements with the Hays Recreation Commission (HRC) for Pool Services and Recreational Facilities will expire on December 31, 2006. HRC has requested five-year contracts rather than three-year contracts. Staff had no objections to extending the contracts to five years.

Commissioner Steward requested a breakdown on expenses at the Hays Aquatic Park since the Park opened in 2000.

The Commissioners will discuss this Agreement again at a future work session.

Federal Aviation Administration (FAA) Grant Offer

The City of Hays has received a grant offer in the amount of \$50,424 from the Federal Aviation Administration to pay for 95% of the cost of improvements to the Hays Regional Airport apron. The City's portion of the cost will be \$2,654.

The Commissioners will take formal action of this matter at the July 27, 2006 Commission meeting.

41st Street Economic Development Grant – Phase II

In 2004, City staff applied for and received an Economic Development Grant for the reconstruction of 41st Street from the Home Depot Development east to Canterbury Drive (Phase I). In 2005, City staff submitted a grant application for the improvement of 41st Street from Canterbury Drive to Commerce Parkway (Phase II). KDOT did not award a grant to the City last year; however, City staff would like to apply again for grant funds.

The estimated total cost for Phase II is approximately \$2.7 million. It is reasonable to expect KDOT to award \$1,000,000 toward Phase II in the same manner as they did for Phase I. The remaining share would be paid through the issuance of General Obligation Bonds.

The Commissioners will take formal action on this matter at the July 27, 2006 Commission meeting.

Pre-annexation Agreement for City Water Service at 1104 Canterbury

The owner of property located at 1104 Canterbury has requested to connect to the City water supply. City water mains run adjacent to the property. The property is currently served and will continue to be served by a septic system since no city sanitary sewer is available in the area. It is required of the property owner to sign a Pre-Annexation and Provision of City Water Service Agreement prior to connecting.

The Commissioners will be requested to formally approve the Agreement at the July 27, 2006 Commission meeting.

Land Management RFP for R-9 Ranch

The Commissioners will be requested to accept a proposal submitted by Farmers National Company for land management for the R-9 Ranch at the July 27, 2006 Commission meeting.

City Manager Randy Gustafson stated that the City will sign an agreement with this land management firm on the basis that the City is not going to sell the Ranch until the City has an alternative source of water.

2007 Budget

Commissioner Schwaller stated there is some concern about the increase in the funds that come from levies, rather than the levy itself.

The City Manager discussed the buy-down of the Bond & Interest Fund using excess unreserved funds. He stated the bond payments are going to peak for the next several years before they start to go down in 2011.

City Manager Gustafson stated the 2007 Budget is proposed to be \$34,295,974. That figure is three-tenths of one-percent over the 2006 Budget or \$117,000. Were it not for the revenue generated via the sales tax, the levy for 2006 would have been 45 mills instead of 23.87. For 2007, the levy without sales tax monies would have approached 50 mills. In 2004 when the City was promoting the sales tax, the mill levy was 35.32. Subtracting one-third of that (for the General Fund) would have reduced the mill levy to 23.54, and after final adjustments came out to 23.87. The levy for 2007, 24.29, is one-tenth under what was proposed for 2006 prior to the adjustment made by the Ellis County Clerk in October during the final evaluation process. It can be expected that the 24.29 mill levy will be adjusted down by half a mill to 23.79.

The public hearing for the proposed 2007 Budget will be conducted at the July 27, 2006 Commission meeting.

Other Items for Discussion

Discussion was held about the watering of the Hays Municipal Golf Course during the afternoon hours. The Golf Course is outside of the city limits and uses effluent water for watering the greens.

Parks Director Jeff Boyle stated that it is necessary to water the greens when it is extremely hot. Every golf course in the state of Kansas has to

water in the middle of the day when it is hot. If the greens are not watered, they would be lost.

Commissioner Steward stated the City has invested in building the greens. If the greens are not watered, the grass will die.

Commissioner Wasinger stated that it was a "quality of life" issue to invest in the Golf Course. If that is what is needed to keep the investment going, she feels the City has to continue watering during the day when it is extremely hot.

The Commissioners were in agreement to continue watering the Golf Course in the afternoon when necessary.

City Attorney John Bird updated the Commissioners on an issue with the Service Employees International Union (SEIU). He has written a letter to the Attorney General requesting his opinion on a section of the SEIU contract relating to non-union members and how they are affected by the terms of the contract.

Commissioner Steward asked what the procedure was when a complaint is received about trees or bushes growing over a sidewalk.

The City Manager stated that the Parks Director will check out the situation and request the property owners to trim the trees or bushes. He will determine if it should be done immediately or if it would be better to wait for cooler temperatures.

Commissioner Wasinger commented that she does not wish to receive anonymous letters. If someone wants to make a comment, she is willing to listen or read the letter; however, if the letter is not signed, she will not read it.

City Manager Gustafson stated that when an anonymous letter is received and addressed to the Commissioners, he felt that he needed to forward the letter to them. Each Commissioner can make the decision whether or not to read the letter.

Commissioner Hickman stated that the ordinance states that trees in the right-of-way must be trimmed up to 14 feet and questioned if it would be reasonable to reduce it to 8 feet in residential areas.

The City Manager said the ordinance is structured so that a moving van or utility truck could expect not to be damaged by low-hanging tree branches.

The other Commissioners had no comment.

The work session was adjourned.

Submitted by: _____