

City of Hays
City Commission
Work Session Notes
Thursday, July 21, 2016 – 6:30 p.m.

Present: Eber Phelps, Shaun Musil, James Meier, Henry Schwaller IV, Lance Jones, John Bird, Toby Dougherty and Kim Rupp

July 7, 2016 Work Session Notes

There were no corrections or additions to the minutes of the work session held on July 7, 2016; the minutes stand approved as presented.

Adoption of Unified Development Code

Greg Sund, Director of Public Works, explained that the rewrite of the zoning and subdivision regulations, now known as the Unified Development Code (UDC), has been ongoing since June of 2014. This project benefited greatly from input from staff, developers, realtors, contractors, engineers, the consultant, and other various community interest groups. As a result of this input, many edits were made to the original draft resulting in a final product that is much different from the draft first produced at the onset of the project. With the changes made since receiving the draft from Kendig Keast, it is truly a Hays document. The proposed UDC better reflects the needs of the City today than do the current zoning and subdivision regulations.

Bret Keast, owner and CEO of Kendig Keast Collaborative, provided a brief overview of the UDC. He explained that the UDC is a collection and consolidation of ordinances that guide the development or redevelopment of property within the City of Hays and its three-mile planning area. It is a single source of standards, regulations, and procedures to aid development in gaining approval.

City staff feels the draft UDC represents the needs of the community and stakeholders and protects the long-term interest of the community at large.

Commissioner Schwaller asked if this new code presents a problem with enforcement.

City Manager, Toby Dougherty, responded that this should be easier to oversee from a regulatory standpoint than our current code because it is easier to understand.

At the July 28, 2016 Commission meeting, Commissioners will be asked to approve the ordinance adopting the UDC as presented and as recommended by the Planning Commission.

2017 Budget Discussion

City Manager, Toby Dougherty, stated the 2017 budget had been presented and asked if the Commissioners had any clarifications or changes to be made to the budget. He also asked for City Commission input on allocations for outside agencies, including Quality of Life and Economic Development, as some of these entities are asking for an increase in funding for 2017.

It was the consensus of the Commission to hold outside agency funds to the 2016 levels.

Commissioner Schwaller stated that it would be difficult for the City to spend more money given the very tight budget situation that we face.

Commissioner Jones asked why we fund the Downtown Hays Development Corporation (DHDC) when we don't fund the Chamber of Commerce, other than being a member. In 2007, the Commission cut the DHDC's funding by 10 percent and announced it would continue to reduce funding gradually in future years. That trend did not continue. Commissioner Jones suggested decreasing their funding by 10 percent for 2017.

Commissioner Schwaller agreed it was not the intention of the Governing Body to fund them in perpetuity, but suggested the Commission give them notice before cutting support.

City Manager, Toby Dougherty, stated that the Hays Public Library submitted a request to slightly increase the mill levy funds allocated to the library. The increased request is due to the library receiving word it would not qualify for

a state library grant unless its tax level increased. The increase amounts to approximately one-fourth of a mill, or nearly \$51,000.

Finance Director, Kim Rupp stated to maintain the 25 mills for the City we have to reduce the employee benefit fund contingency line by \$51,000 and or subsidize with general fund money.

At the July 28, 2016 Commission meeting, the Commissioners will be asked to set the date for a public hearing for the 2017 budget to be held during the Commission meeting on August 11, 2016.

Other Items for Discussion

Commissioner Schwaller encouraged everyone to attend “Thunder on the Bricks” this weekend.

Vice-Chairperson Musil thanked City crews for their efforts in removing the tree limbs due to the recent storm. He also asked what the procedure is when citizens are asked to move their vehicles within a certain time frame in order for work to be done on the streets.

City Manager, Toby Dougherty, stated contractors make every attempt to give citizens plenty of notice to move their vehicles. He stated with all the work we do on streets it is not a pervasive issue.

Chairperson Phelps commended the collaborative effort of City employees, in response to the recent storm.

The work session was adjourned at 7:47 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk