

City of Hays  
City Commission  
Work Session Notes  
September 6, 2007

Present: Troy Hickman, Ron Mellick, Christopher Channell, Allan Lytton, John Bird, Toby Dougherty

Absent: Barbara Wasinger

**Annexation of Right of Way – 41<sup>st</sup> Street and 22<sup>nd</sup> Street Projects**

In order to bond the project costs for the construction of 22<sup>nd</sup> Street and reconstruction of 41<sup>st</sup> Street, the project must be within the city limits. Approval of an ordinance annexing property into the city limits will be presented for approval at the September 13, 2007 Commission meeting.

**Standard Traffic/Uniform Public Offense Code Ordinances**

Two ordinances will be presented for approval at the September 13, 2007 Commission meeting to adopt the 2007 Uniform Public Offense Code for Kansas Cities and the 2007 Standard Traffic Ordinance for Kansas Cities. Annually, the City passes ordinances to incorporate the Public Offense Code and the Standard Traffic Ordinance.

Police Chief Jim Braun reviewed the changes/additions to the 2007 updates with the Commissioners.

**Transportation Development District Update**

Improvements to the Home Depot project were financed through Tax Increment Financing (TIF) and the Transportation Development District (TDD) tax. The TDD portion of the project was used to establish the infrastructure improvements and pay for water, sewer, storm water and street improvements. This was funded through the issuance of \$1,770,000 in special TIF bonds and is

wholly paid for through the additional  $\frac{3}{4}\%$  sales tax being collected on all sales inside the TDD boundary. Neither the developer, D.J. Christie, nor Home Depot are meeting their development and sales projections.

The Economic Development General Obligation portion of this project involved the issuance of \$2,445,000 of General Obligations Bonds. In the Development Agreement, Home Depot guaranteed to cover any shortfalls in funds needed to make annual payments. It is a possibility that next year the City will be notifying Home Depot that they will need to make up any revenue shortfalls so that the City can make the bond payments. There is no obligation by the City to cover any shortfalls.

### **Other Items for Discussion**

Commissioner Lytton expressed concern about all of the tires that have been slashed recently in the City. He suggested the possibility of offering a reward for information leading to an arrest.

Staff will research this and report back at the September 13, 2007 Commission meeting.

### **Executive Session**

Christopher Channell moved, Ron Mellick seconded, that the Governing Body recess to executive session at 5:55 p.m. for 20 minutes to discuss property acquisition, litigation, and personnel matters. The executive session included the City Commissioners, the 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

Ron Mellick

Christopher Channell

Allan Lytton

Chairperson Hickman called the work session back to order at 6:15 p.m.

Christopher Channell moved, Allan Lytton seconded, that the Governing Body recess to executive session at 6:15 p.m. for 5 minutes to continue discussion for the above stated reasons.

Vote: Ayes: Troy Hickman

Ron Mellick

Christopher Channell

Allan Lytton

Chairperson Hickman called the work session back to order at 6:20 p.m. He stated no action was taken during executive session.

The work session was adjourned.

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