

City of Hays
City Commission
Work Session Notes
September 20, 2012

Present: Troy Hickman, Kent Steward, Henry Schwaller IV, Ron Mellick, Barbara Wasinger, John Bird, Toby Dougherty

Downtown Pavilion Presentation & Strategic Plan

Downtown Hays Development Corporation (DHDC) executive director Traci Konrade appeared before the Commission to present the recently completed DHDC Strategic Plan. Part of the Plan is to develop a pavilion in downtown Hays. Michelle Flax, president of the DHDC, gave a Power Point presentation of the proposed pavilion. The pavilion can be used for a farmer's market, family reunions, and a variety of other events. The proposed site is along the railroad corridor on 10th Street between the grain elevators and Union Pacific Park.

Ms. Flax stated that a major contributor has offered to donate a substantial amount of money to the project if the City supports this project with a cash contribution of \$100,000 and in-kind labor. The project is estimated to cost \$600,000. DHDC would like the City to manage the building once it is complete,

City staff will provide estimated annual costs for maintenance and upkeep of the building at the October 11, 2012 work session.

Hays Housing Assessment

Aaron White, executive director of the Ellis County Coalition for Economic Development (ECCED), presented the findings of the Hays Housing Assessment. The Hays Realtors Association and ECCED contracted with RDG Planning & Design to perform a housing needs assessment.

The assessment identified groups that exhibit the greatest need for housing in Hays. The top three groups are:

- Young families with children
- Low or moderate income households
- First-time home buyers

Errol Wuertz, representing the Hays Board of Realtors, discussed housing conditions and zoning regulations with the Commissioners.

City Manager Toby Dougherty stated there a lot of strategies that can be used to alleviate the housing problem. Zoning regulations could be changed to encourage additions to single-family homes. Policy discussion needs to be vetted through the Planning Commission. In conjunction with the Comprehensive Plan, RDG presented a list of barriers that hinder development and growth. Removal of those barriers is the next step. It may be necessary to do some strategic planning and try some other methods going forward.

Market Hays Plan

Jana Jordan, director of the Convention & Visitors Bureau (CVB), reported on a marketing plan for the city of Hays. In January 2012, the CVB contacted Jake Huyett with Jones, Huyett Partners in Topeka to assist in creating a solid marketing plan for Hays. After visiting Hays, he met with CVB staff, fellow economic development partners, and local tourism personnel to discuss the best opportunities for marketing Hays and Ellis County. A Market Hays Action Plan was developed which promotes the City's assets and points out areas where the City has fallen short and needs to take corrective action.

Ordinance Requiring Two (2) Forms of Identification to Enter Drinking Establishments

Commissioner Schwaller requested discussion on this subject.

In 1991, Ordinance No. 3239 was adopted, with a section of that ordinance requiring two forms of identification to enter certain drinking establishments. Ordinance No. 3493, adopted in 2001, further defined what two forms of identification would be required. This requirement was the result of

much negotiation between the City and bar owners. Bar owners wanted to allow person under 21 in drinking establishments and in return, agreed to a heightened level of identification to address concerns by law enforcement and other interested parties that underage drinking would be allowed if under-21 individuals were admitted. There is no state statute requiring two forms of identification to enter a drinking establishment. Staff checked with Salina, Manhattan, Lawrence, Emporia and Topeka, none of which required two forms of identification.

Commissioner Schwaller stated that bar owners have access to technology that can tell whether an ID is fake or not. This technology was not available 20 years ago. He requested the Commission consider an ordinance requiring only one form of identification to enter a bar.

Police Chief Don Scheibler stated that the Police Department has written nine (9) violations for this offense since 2007; it is not a major problem. There is some underage drinking in bars. For the most part, with the punishment the state dishes out, it is in the best interest of the bar owners to police underage drinking on their own. The Police Chief added that the majority of the ID's are not fake, but belong to someone else.

Staff was directed to do further research. The matter will be discussed at a future work session.

Condemnation of Sidewalks

In June of 2012, City staff inspected sidewalks for adequacy and safety. Letters were mailed to forty (40) property owners identifying the need to make repairs to sidewalks on their property. The letters contained information on the City of Hays Sidewalk Assistance Program, which provides financial assistance for sidewalk repairs. Of the 40 properties, 20 have completed repairs and 11 have either been issued a permit or hired a contractor to make repairs. Nine have made no attempt to make repairs as of this point in time.

Public Works Director I. D. Creech stated the 1st phase of this program was implemented in the neighborhood area around Fort Hays State University. Other areas of town will be addressed during the next few years. City Code

allows the Governing Body to determine, by resolution, that a sidewalk is inadequate or unsafe and order the construction of a new sidewalk. The owner would then have to repair the sidewalk within 30-60 days after the resolution is published. If the sidewalks are not repaired, the City Manager can authorize the repairs and have the associated costs assessed to the property owner by means of special assessment. The Public Works Director estimated the cost of the repairs to the nine properties to be under \$10,000.

Staff will present a draft resolution for the Commission's consideration at a future work session.

Other Items for Discussion

City Manager Toby Dougherty informed the Commissioners that in order for the City to pull out of Public Wholesale Water District #15 it will be necessary to pass an ordinance. PWWD#15 could still exist; it has no assets, no cash, no land, it only has a board of directors. This would not dissolve the District, just withdraw from the District.

The work session adjourned at 8:28 p.m.

Submitted by: _____

Doris Wing – City Clerk