

City of Hays
City Commission
Work Session Notes
January 2, 2014

The work session began at 6:46 p.m. immediately following the rescheduled December 26, 2013 City Commission meeting.

Present: Eber Phelps, Shaun Musil, Ron Mellick, John Bird, Toby Dougherty
Absent: Kent Steward, Henry Schwaller IV

North Central Kansas Technical College – Big Creek Technical Training Center 2014 Annual Report

Eric Burks, President of North Central Kansas Technical College (NCKTC) presented a report on the annual summary of the activities completed or in progress at the Big Creek Technical Training Center housed at 101 South Main Street. The institution leases the former Army Reserve facility from the City in return for contributing to public projects and construction.

Student projects completed for the City of Hays include the podium for the City Commission Chambers. Currently, students are working on water conservation projects for several of the City's buildings by retrofitting fixtures with more efficient models. The electrical technology program is working with Jeff Boyle to install lighting at Sunrise Park and the carpentry program is planning to build a cart for the Information Technology Department. These projects will be completed in the spring semester.

Mr. Burks thanked the City for the five year partnership and appreciates this collaboration with the City of Hays.

December 19, 2013 Work Session Notes

There were no corrections or additions to the minutes of the work session held on December 19, 2013; the minutes stand approved as presented.

NCKTC Lease for Former Army Reserve Facility

In 2009, a five year lease was agreed upon between the City of Hays and NCKTC for free utilization of the former Army Reserve Facility now known as the Big Creek Facility at 101 Main. As part of this lease NCKTC is responsible for:

- Utilities, janitorial, and annual maintenance
- Hiring approximately five full time employees
- Construction of city selected projects every other year

The memorandum of agreement notes NCKTC will benefit from the rent-free use of the facility. In return the City will benefit from having an educational institution in the downtown area and from the free labor provided by students and faculty to assist with projects.

City staff and NCKTC recommend approval of the amended lease that extends the agreement for two years.

The Commissioners will be requested to approve the amended lease with North Central Kansas Technical College for the City owned 101 Main Street facility at the January 9, 2014 Commission meeting.

Amendment to Parking Regulations

Staff, together with the Planning Commission, was tasked with reviewing parking regulations, and determining a method to better provide an accurate number of parking stalls needed for any particular occupancy. Staff developed verbiage that can be added to the current regulations which would provide for an alternative method of calculating the required number of parking stalls needed for commercial locations. Staff, as well as the Planning Commission, recommends adopting the Ordinance as submitted which will provide more flexibility in determining the minimum number of parking stalls required.

At the January 9, 2014 Commission meeting, the Commissioners will be requested to approve an ordinance adding verbiage to the existing parking regulations, which provides an alternative method for calculating the minimum number of parking stalls required.

Other Items for Discussion

Commissioner Phelps would like to have a review of the ordinance regarding storage containers.

City Manager Toby Dougherty replied that we could place this on a future work session and review those requirements.

The work session adjourned at 7:30 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk