

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON JANUARY 9, 2014

1. CALL TO ORDER BY CHAIRMAN: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, January 9, 2014 at 6:30 p.m.

Roll Call: Present: Kent Steward
Henry Schwaller IV
Eber Phelps
Shaun Musil
Ron Mellick

Chairperson Steward declared that a quorum was present and called the meeting to order.

2. MINUTES: There were no corrections or additions to the minutes of the regular session held on January 2, 2014 (rescheduled from December 26, 2013); the minutes stand approved as presented.

3. CITIZEN COMMENTS: Linda Mills, Executive Director of First Call for Help stated their organization is partnering with the Hays Housing Coalition Committee to assist with the state-wide Point in Time Homeless Count. A free community wide chili supper sponsored by the Hays Housing Coalition will be provided by Wendy's and local churches to people in need. Those attending will be requested to complete a brief housing survey. This event will be held on Saturday, January 25, 2014 from 4:00 to 7:00 p.m. at the Hays National Guard Armory, 200 Main Street.

4. CONSENT AGENDA: There were no items on the consent agenda.

NEW BUSINESS

5. NORTH CENTRAL KANSAS TECHNICAL COLLEGE LEASE – 101 MAIN

STREET: In 2009, a five year lease was agreed upon between the City of Hays and North Central Kansas Technical College (NCKTC) for free utilization of the former Army Reserve Facility now known as the Big Creek Facility at 101 Main Street.

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.

Eric Burks, President of NCKTC stated they have enjoyed and appreciated the agreement with the City which has been mutually beneficial and are very pleased with the arrangement and look forward to working together.

Ron Mellick moved, Henry Schwaller IV seconded, that the amended lease with North Central Kansas Technical College for the City-owned 101 Main Street facility be approved.

Commissioner Musil commented that we have two nationally recognized colleges in this town and that is something to be proud of for a community this size, and thanked NCKTC for being a part of that.

Vote Ayes: Kent Steward

Henry Schwaller IV

Eber Phelps

Shaun Musil

Ron Mellick

6. 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.

I.D. Creech, Director of Public Works, stated the new ordinance would allow City staff to consider an alternative method to determine the minimum number of parking spaces a site needs. Rather than strictly following the building's size, the site's occupancy could be an alternative factor. Reducing storm water runoff, cost savings, and reducing wasted space were among the benefits.

Shaun Musil moved, Eber Phelps seconded, that Ordinance No. 3878 adding verbiage to the existing parking regulations which provides an alternative method of calculating the minimum number of parking stalls required, be approved.

Commissioner Schwaller stated that there is no issue touchier to developers than the number of parking spaces required, and is concerned with personal conflicts and the appeal process.

Mr. Creech stated the ordinance is intended to be short-term because we are in the process of negotiating for a consultant to assist in rewriting our current zoning regulations, which date back to the 1970's and 1980's, and adapting those to current trends and needs.

City Manager Toby Dougherty stated we could be looking at a 15 to 18 month process to rewrite the zoning and subdivision regulations and we could have a lot of potential for utilization of this suggested change.

Vote Ayes: Kent Steward

Eber Phelps

Shaun Musil

Ron Mellick

No: Henry Schwaller IV

7. REPORT OF THE CITY MANAGER: City Manager Toby Dougherty reported that the formal community response to the Essential Air Service (EAS) proposals

was sent in to the U.S. Department of Transportation (DOT) and the City recommended Sky West Airlines. New contracts are effective May 1, 2014.

8. COMMISSION INQUIRIES AND COMMENTS: Commissioner Mellick addressed the fiasco with Great Lakes cancelling flights without notification this past weekend. He realizes the public is getting frustrated, but we are not able to fire Great Lakes, we don't have that ability that lies with the Federal Government, and we are working hard to get a different carrier.

Commissioner Schwaller agreed with Commissioner Mellick's response regarding Great Lakes Airlines and commented that we are working to convince the DOT to hire another airline.

Commissioner Schwaller also requested the ordinance regarding snow removal on sidewalks, that was repealed a number of years ago, be revisited at a future work session.

The meeting was adjourned at 7:09 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk