

City of Hays  
City Commission  
Work Session Notes  
October 4, 2012

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

Absent: Henry Schwaller IV

**FHSU Update on Larks Park Turf**

At the June 28, 2012 Commission meeting, the Commissioners approved to cost-share with Fort Hays State University for the replacement of turf at Larks Park, with the City share not to exceed \$150,000.

Fort Hays University Director of Athletics Curtis Hammeke reported that bids for the project were received with the lowest bid, in the amount of \$340,000, submitted by Astro Turf. Mr. Hammeke requested the Commissioners consider splitting the \$40,000 overage with FHSU, with each entity paying an additional \$20,000.

At the October 11, 2012 Commission meeting, the Commissioners will be requested to authorize an additional amount of \$20,000 for this project.

**Downtown Hays Development Corporation (DHDC) Pavilion Operating Costs**

At the September 20, 2012 work session, the Commissioners asked staff to calculate annual operating costs for the Downtown Hays Development Corporation proposed pavilion project. DHDC estimates the pavilion and site improvements will cost \$576,534. A major contributor has offered to donate a substantial amount of money if the City supports the project with a donation of \$100,000 in cash and \$176,534 in match non-cash site improvements. DHDC

will raise the remaining funds necessary for the project. DHDC has requested the City take over maintenance/operating costs for the pavilion.

Assistant City Manager Paul Briseno reported the on-going cost incurred by the Park Department for operations would be approximately \$6,000 per year and the maintenance fund for future improvements would be \$3,000 to \$5,000. The requested total capital cost of \$276,534 would be funded with City Commission Financial Policy Projects funds.

Commissioner Mellick stated the Comprehensive Plan included placing a farmers' market in downtown Hays. He questioned how this concept in the Plan has evolved from a farmers' market into a pavilion, costing \$576,534. This bothers him that the City would have to come up with \$276,534. He feels that other City projects will have to be pushed off if the City has to provide in-kind services in the amount of \$176,534. He also does not feel that this location, right next to the railroad tracks, is an ideal place to be holding any kind of social events with the number of trains that come through town on a daily basis.

Commissioner Wasinger stated she is also taken back by the City share. She is hearing a lot of negative public comment on this issue. She does feel however, that if something is going to be built there, that it be built right the first time so that it can be used for more purposes than a farmers' market. Sometimes you need to do things right and this is one of those times.

Chairperson Hickman supports the project. He feels this is something that needs to be done to improve the quality of our downtown and keep it vital for all types of activities.

City Manager Toby Dougherty stated the City will manage/oversee the project if it is approved; the City has more experience handling these types of projects than the DHDC. The railroad owns this property and there will have to be some type of negotiation to secure a long-term lease.

The Commissioners will be requested to consider approval of the funding for this project at the October 11, 2012 Commission meeting.

### **Golden Belt 8<sup>th</sup> Addition Replat (Lot 2, Block 9)**

The owner of Lot 2, Block 9 of the Golden Belt 8<sup>th</sup> Addition has submitted a replat of the property for consideration. This property was originally platted in 1983 as one lot (440' X 450') and is now being split into 24 residential lots.

The Commissioners will be requested to approve a resolution at the October 11, 2012 Commission meeting accepting the final plat known as the Replat of Lot 2, Block 9, Golden Belt 8<sup>th</sup> Addition.

### **Pre-annexation Agreement for Sanitary Sewer Service – 2807 Highway 183**

#### **Alternate Property**

The owner of 2807 Hwy 183 Alternate has requested a sanitary sewer connection for an existing commercial structure on the property. The Development Policy allows connection to utilities when the subject property lies outside the city limits as long as the parties involved first agree to a pre-annexation agreement.

The Commissioners will be requested to approve a Pre-annexation Agreement for 2807 Highway 183 Alternate at the October 11, 2012 Commission meeting.

### **Vacate of Alley in Reservation Addition**

The Reservation Addition was platted in 1976. Within this plat, there is a platted alley dedication identified, however it was never improved in any manner. A request has been made by Tom Alm, the property owner, to vacate a portion of the platted 20 foot alley within the Reservation Addition located between Lots 21 and 22 of Block 1. There are no utilities within the 20' alley dedication and no future plan for utilities within the area.

The Commissioners will be requested to consider approval of an ordinance authorizing the vacate at the October 11, 2012 Commission meeting.

The work session adjourned at 7:40 p.m.

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

Doris Wing – City Clerk