

City of Hays
City Commission
Work Session Notes
October 18, 2012

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

Vehicle Abatement at 1803 General Custer Rd.

At the October 25, 2012 Commission meeting, the Commissioners will be requested to approve a resolution to abate two abandoned vehicles located on the property at 1803 General Custer. Any costs associated with removal will be billed to the property owner. If not paid, the charges will be placed on the tax rolls for collection.

Discussion of Redevelopment of Old Depot Area

Commissioner Mellick requested discussion on this agenda item to see how the other Commissioners felt about developing the property.

The Comprehensive Plan outlines a development concept for the area known as the Old Depot Area. The former site of the Hays railroad station between Ash and Elm provides an opportunity for new mixed-use development, along with parking to serve both downtown and the emerging Core to Campus corridor. The City owns the property that is known as depot parking and is located directly north of 10th Street immediately west of Walnut Street.

Commissioner Schwaller stated he felt the property should be marketed so that whatever is developed there, it blends in with the neighborhood.

Commissioner Wasinger agreed with Commissioner Schwaller.

City staff was directed to do further research on the possibility of marketing the area and coming up with design standards for its development.

Configuration of 27th Street between Fort & Hall

Commissioner Schwaller requested discussion of the street configuration of 27th Street between Fort & Hall be placed on a work session agenda for discussion.

Commissioner Schwaller stated that the 2004 City Wide Traffic Study and the Comprehensive Plan have identified that traffic movement between the areas of Fort & Hall on 27th Street is unsafe. The amount of traffic is very high, and since January 2008 to date, there have been 44 accidents. It is felt that 9 of those accidents might have been avoided with a center left turn lane. The Comprehensive Plan, as well as the 2004 City Wide Traffic Study, recommends re-striping 27th for the full length between Hall & Plum to a three-lane configuration, which would result in the loss of on-street parking along the south side of 27th Street. A public meeting was held to discuss this matter in 2008. Several residents along 27th Street protested the loss of on-street parking and it was never done.

Commissioner Schwaller stated that 27th is the only street that runs all the way east to west connecting the 183 Bypass to Commerce Parkway. The traffic flow on this street is not going to decrease; it is going to get worse. He feels it is time to restripe the street which would cost approximately \$20,000, even though he realizes this would not be a popular decision.

Assistant City Manager Paul Briseno stated that if City crews did the work, it could be done for about \$6,000.

Discussion was held about traffic problems along that stretch of 27th Street.

Police Chief Don Scheibler stated that the City should have the street re-striped for 3 lanes due to safety concerns.

Assistant Public Works Director John Braun stated that since January 2007, 10 parked cars have been hit

Commissioner Schwaller would like to have the property owners contacted and invited to a work session where this will be discussed further.

The work session was adjourned at 7:01 p.m.

Submitted by: _____

Doris Wing – City Clerk