

City of Hays
City Commission
Work Session Notes
October 21, 2010

Present: Barbara Wasinger, Troy Hickman, Henry Schwaller IV, Ron Mellick,
Paul Briseno, John Bird

Absent: Christopher Channell

Bickle-Schmidt Sports Complex Lift Station Award of Bid

Nine bids were received for the construction of a sanitary sewer lift station to serve the needs of the Bickle-Schmidt Sports Complex and accommodate the future growth and development needs of the northwest area of the city. The low bid was submitted by Midland Contracting in the amount of \$425,675, which was considerably more than the estimated amount.

At the October 28, 2010 Commission meeting, the Commissioners will be requested to reject all bids. The project will be re-bid and brought back to the City Commission at a later date.

Sight Triangle Regulations

The current City of Hays ordinance regarding sight triangles is nothing more than a one-sentence definition found in the zoning regulations – very limited in detail and quite restrictive. Currently, staff addresses sight issues at intersections on a complaint basis from either staff members or citizens.

Staff made a recommendation to amend the ordinance so that there is a clearer interpretation and regulation for dealing with intersection sight obstruction issues. The Commissioners will be requested to approve the amended ordinance at the October 28, 2010 Commission meeting.

Economic Development Policy – CID Policy Amendment

At the request of the City Commission, a moratorium has been set indefinitely on the use of the Community Improvement District (CID) policy. The policy has been in place for approximately one year and the Commissioners would like to take the opportunity to review the policy.

The State of Kansas identifies the quantity of land and land assessment as the measurement that defines an acceptable district for projects seeking sales tax revenues within a specified district. City Commissions may create a more restrictive CID policy for greater discretion.

Finance Director Kim Rupp stated it also depends on the financing structure of the CID. In one instance, it requires 100% of the land owners in the district to petition; if doing sales tax or special assessment, it allows 55% of the land owners and 55% of the assessed value of land within the proposed district.

Commissioner Schwaller expressed concern about retailers being forced to be a part of a CID; they could not be competitive and may be forced out of business.

Discussion was held about requiring a larger percentage, however, the Commissioners decided that would not be necessary because the CID policy gives Commissioners the discretion to approve or deny any future CID petitions if the formation of a CID is not in the best interest of the city.

The Commissioners will consider lifting the moratorium at the October 28, 2010 Commission meeting.

Replacement Commissioner Appointment

Kansas state statute requires a vacancy on the City Commission to be filled within 10 days of the leaving Commissioner's official written resignation. Mayor Chris Channell has announced his resignation will be official on October 22, 2010. At the October 28, 2010 Commission meeting, the Commissioners will be requested to take formal action to appoint a person to fill the vacancy. The Vice-Mayor will automatically assume the mayoral position. A new vice-mayor will need to be appointed.

Other Items for Discussion

Director of Public Works Brenda Herrman announced that a new traffic signal light will be installed at 13th and Canterbury on Wednesday, October 27th.

Commissioner Wasinger asked when striping of various city streets will be done.

Ms. Herrman replied that street striping will be done in the next few weeks.

The work session was adjourned.

Submitted by: _____

City Clerk