

City of Hays
City Commission
Work Session Notes
November 15, 2012

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

Upcoming Legislative Session

John Pinegar and Doug Smith of Pinegar, Smith and Associates, Inc. were present at the work session to discuss the upcoming legislative session. They will lobby for and provide professional representation of the City of Hays in 2013.

Housing Needs Discussion

Several months ago, the City Commission was presented the results of a housing needs assessment conducted by RDG. The Hays Housing Assessment was an in-depth look at the city's housing that was done in conjunction with the City's Comprehensive Plan. A Smart Growth Workshop was also held to discuss housing, growth, planning and zoning issues.

City Manager Toby Dougherty reviewed past housing studies and recommendations made as a result of those studies. The City Manager found in his research that there is a lack of affordable or entry level housing, a shortage of other types of housing and a surplus of lower density single family homes. There needs to be serious consideration as to whether the City wants to take policy action to address the issues. He does not want to hire a consultant to address the issues, but would rather have City staff examine the issues in relation to zoning and development regulations in order to identify the barriers, realities, and strategies. Meetings need to be held with builders, developers, lenders, realtors, employers, seniors, students, renters, landlords and homeowners. After those meetings and discussions, staff will put together a set of policy recommendations that will hopefully lead to the type of housing needed in Hays.

Commissioner Schwaller requested that a City Commissioner, a member of the Planning Commission, and a member of the Trades Board be appointed to serve with this group.

The Commissioners gave their consensus to the City Manager to move forward with his plan for selecting members to serve on this ad hoc committee.

Add-On Items

City Manager Dougherty handed out information about the state statute in regard to filling a vacancy on the City Commission. Commissioner Wasinger won a seat on the County Commission and will be taking office in January.

Commissioner Wasinger stated that she is willing to serve until January but if someone is found and willing to be appointed before January she will resign earlier.

Applications will be accepted until December 10, 2012 and the Commissioners plan to select a replacement at the December 13, 2012 Commission meeting.

The work session adjourned at 7:56 p.m.

Submitted by: _____

Doris Wing – City Clerk