

City of Hays  
City Commission  
Work Session Notes  
December 6, 2012

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

Absent: Troy Hickman

**October 2012 Financial Statement**

There was not a Commission meeting held on November 20, 2012; therefore the October 2012 Financial Statement was presented during the work session.

Finance Director Kim Rupp reported that month-to-date sales tax collections for the Sports Complex were \$264,098, which was an increase of \$262 when compared to last year. Total year-to-date collections are \$2,497,363 and inception-to-date collections total \$9,438,447. General Fund sales tax month-to-date collections in October 2012 totaled \$648,340, down \$309 or -.05% when compared to last year. Year-to-date General Fund sales tax collections are up \$362,691 or 6.3%. The six month running average on sales tax collections is 6.92%.

The Finance/City Clerk's Office invested \$4,950,000 of new or renewing certifications with a weighted average interest rate of .23%. The portfolio of certificates of deposit on October 31, 2012 totaled \$48,450,000 with a weighted average interest rate of .23%. The total balance of the Money Market account on October 31, 2012 was \$600,000 with a current yield of .20%. Total investments are up \$6,150,000 when compared to this time last year.

### **Pre-annexation Agreement for Water Service for 3232 East 27<sup>th</sup> Street**

The owner of 3232 East 27<sup>th</sup> Street has requested a water service connection for an existing residential dwelling on the property. The existing water well has failed and the owners have had to find other means to get water, including hauling water to an existing cistern. The Utilities Department has reviewed this request and has established that there is adequate service at the site to provide water for this dwelling without having any negative impact on surrounding properties, as long as the flow is restricted to 5 gallons per minute maximum. This maximum flow rate has been agreed upon in writing by both residents who are serviced by the 2" water main adjacent to this property and will be accomplished by installing a restrictive orifice at the meter. Verbiage of the maximum flow allowed has also been put into the pre-annexation agreement which will carryover to any future subsequent property owners. The owners have agreed to the terms of the standard pre-annexation agreement.

Commissioner Mellick requested that a policy be developed and discussed at a future work session for similar situations that may arise in the future. He also requested that future pre-annexation agreements include verbiage regarding water conservation restrictions.

City Manager Toby Dougherty and City Attorney John Bird agreed that action can be taken at a future Commission meeting to require that all parties, past and future, who have pre-annexation agreements, adhere to the City's water conservation restrictions for domestic users.

The Commissioners will be requested to consider formal approval of the pre-annexation agreement at the December 13, 2012 Commission meeting as well as consider adding additional verbiage to future pre-annexation agreements.

### **Pro-Shop Management Contract Extension**

The current Fort Hays Municipal Golf Course Pro-Shop Management Contract with Richard Guffey ends December 31, 2012. City staff recommended a four year contract extension with Rich Guffey for operation of the Pro-Shop.

Mr. Guffey's past and current performance as Pro-Shop manager has met all expectations.

Parks Director Jeff Boyle discussed the 'marshalling program' at the Municipal Golf Course with the Commissioners. He is hopeful that the program can be revitalized with new leadership this spring.

The Commissioners will be requested to consider formal approval of the contract extension at the December 13, 2012 Commission meeting.

**Appointment of Commissioner to Housing Study Group**

At the November 8, 2012 Commission meeting, staff recommended a plan to study the housing situation in Hays over the coming year. The following will be members of the Housing Study Group:

City Manager Toby Dougherty	Assistant City Manager Paul Briseno
Public Works Director I.D. Creech	PIE Superintendent Jesse Rohr
CVB Director Jana Jordan	ECCED Director Aaron White

It was suggested that a Planning Commissioner and a City Commissioner be part of the group. The Planning Commission has nominated Jake Glover to be their representative. Henry Schwaller has agreed to be the City Commission representative.

**Discussion of League of Kansas Municipalities Membership**

The City of Hays dropped its membership in the League of Kansas Municipalities for the 2012 year.

The City Manager stated that unless the Commissioners direct him to do otherwise, he will not solicit membership for the 2013 year.

The consensus of the Commissioners was to not rejoin the League at this time.

The work session adjourned at 7:07 p.m.

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

Doris Wing – City Clerk

