

City of Hays
City Commission
Work Session Notes
February 4, 2014

Present: Kent Steward, Eber Phelps, Shaun Musil, Ron Mellick, John Bird, Toby Dougherty

Absent: Henry Schwaller IV

January 16, Work Session Notes

There were no corrections or additions to the minutes of the work session held on January 16, 2014; the minutes stand approved as presented.

41st Street Waterline – Developer Agreement

Covenant Land & Developing, Inc. has proposed a Developer Agreement for the extension of the water main along 41st Street adjacent to the King's Gate Addition. The engineer's estimate for total construction cost is \$85,000. The estimated City share of cost to upsize the waterline to 12" is \$17,800. The project is necessary at this time due to the proposed reconstruction of 41st Street.

Extending the waterline along 41st Street would provide the needed water service for future phases of the King's Gate Addition, and would complete the loop of the water main along 41st Street.

At the February 13, 2014 Commission meeting, the Commissioners will be requested to authorize the City Manager to enter into a Developer Agreement with Covenant Land & Developing, Inc. for the construction of waterline along 41st Street, with the City participating in the cost of over-sizing the waterline at a cost not to exceed \$17,800 to be funded out of Water/Sewer Capital.

Portable Shipping Containers

At the January 16th work session, the City Commission asked that portable shipping container and inoperable vehicle regulations for auto repair businesses be placed on a future work session for discussion.

In 2008 the City Commission adopted regulations regarding the use of portable shipping containers. It is estimated that we contact an average of five property owners per year who are in violation of this regulation and it is generally complaint driven.

Scott Simpson, owner of Best Radiator, would like this ordinance reconsidered for commercial and industrial properties. He stated Walmart often violates the rules regarding shipping containers.

Chairperson Steward would like to see City staff prepare a new ordinance that allows shipping containers in industrial and commercial zones with reasonable restrictions so they don't become unsightly. This item will be placed on a future work session.

Inoperable Vehicle Regulations for Auto Repair Businesses

At the January 16, 2014 work session, a local business owner voiced his displeasure at the requirements of the current zoning regulations as enforced by City staff regarding inoperable vehicles, specific to auto repair businesses.

Approximately 25 citizens attended the meeting and several people aired grievances about the rules governing inoperable vehicles.

Scott Simpson, owner of Best Radiator, would like to see an exemption for commercial and industrial zoned properties for inoperable vehicles.

Chris Miller, owner of Auto Tech, agreed and would like an exemption for those vehicles on commercial property since it is their business to repair those vehicles.

Commissioner Mellick does not feel this has been a problem in the past. He stated that if you communicate with Planning and Inspection and inform them of your situation they would work with you.

Chairperson Steward does not wish to act on this at this time, but is open to hearing concrete suggestions that take into consideration the general welfare as well as the situations the businesses are dealing with, but a total exemption is not acceptable.

It was the consensus of the Commission that no action be taken on this ordinance at this time.

Resolution of Intent to Develop R9 Ranch

Maintaining an adequate supply of water has been a priority since the 1950's. The City of Hays has addressed water shortcomings using conservation programs and efficiency measures. While successful in the short term, the measures are not significant enough to ensure the current sources will be adequate for a 50+ year planning horizon. After years of studying potential water sources, it has been determined that the R9 Ranch provides the most viable long-term option for Hays and the surrounding area.

City Manager Toby Dougherty stated the City of Hays is not in desperate need at this time, however, given the regulatory, design, and finance issues, it could easily take 15 years before water could be made available from the R9 Ranch.

Commissioners will be requested to approve the Resolution of intent to develop R9 Ranch at the February 13, 2014 Commission meeting.

The work session was adjourned at 8:02 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk