

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON JANUARY 26, 2023

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, January 26, 2023 at 4:00 p.m.

Roll Call: Present: Mason Ruder

Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham (Joined by phone)

Mayor Ruder declared a quorum was present and called the meeting to order.

2. MINUTES: Shaun Musil moved, Sandy Jacobs seconded, to approve the minutes of the January 12, 2023 Commission meeting.

Vote: Ayes: Mason Ruder

Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: A. Approve Resolution No. 2023-001 pursuant to K.S.A. 75-1120a(c) waiving the provisions of K.S.A. 75-1120a(a) as they apply to the City of Hays, Kansas, for the year ended December 31, 2022.

B. Approve the Cereal Malt Beverage License for Qdoba Mexican Eats.

C. The following appointment was recommended by Mayor Ruder at the January 12, 2023 City Commission meeting and is now being presented for approval.

Northwest Kansas Community Corrections and Northwest Kansas Juvenile Services Governing Board

Curtis Brown – two-year term to expire February 1, 2025 (3rd term)

D. The following proposed appointments will be presented for approval at the February 9, 2023 City Commission meeting.

Hays Convention and Visitors Bureau Advisory Committee

Shandra Cosgriff (Avid Hotel) – three-year term to expire February 9, 2026 (1st term)

Ian Trevethan (Sternberg Museum of Natural History) – three-year term to expire February 9, 2026 (1st term)

Emmy VanDerWege (Fairfield by Marriott) – three-year term to expire February 9, 2026 (3rd term)

Jim Versluys (Hampton Inn) – three-year term to expire February 9, 2026 (1st term)

Sandy Jacobs moved, Reese Barrick seconded, to approve the Consent Agenda as presented.

Vote: Ayes: Mason Ruder

Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham

NEW BUSINESS

5. GROW HAYS UPDATE: Doug Williams, Grow Hays Executive Director, updated the Commission on recent Grow Hays activities.

Mr. Williams stated one of the biggest projects in 2022 was the Grow Hays MicroFactory. It's a 30,000 square foot manufacturing facility to be built near 9th Street and Commerce Parkway. The facility will be an incubator for business startups and expansions of small manufacturers. The MicroFactory will be an incubator for four to six industrial startups at a time, allowing manufacturers to begin operations at a much lower cost than if they were to set up in their own location.

As part of its partnership with Network Kansas, Grow Hays made six loans totaling just less than \$200,000 to new small businesses last year. Because of a program that Network Kansas has with the Patterson Foundation, not only did those businesses get their loans, but they got a portion of that loan granted back to them.

Mr. Williams reported that business activity in Hays last year was robust, with 17 new businesses or acquisitions opening in the community.

Mr. Williams stated housing last year in Hays has a great story to tell. Infrastructure for the Heart of America Tallgrass 2nd Addition Phase 1, northwest of 22nd and Wheatland, was completed in late 2021. All 36 lots are sold, with 19 homes occupied. Seventeen houses are under construction; five of those will be completed in the next 30 to 60 days. Phase 2 will include 18 lots and Phase 3 an additional 12 lots. He noted that it has been a very challenging building environment and he thanked everyone involved. He added that there is a lot more work to do. To support the 1% annual population growth city leaders would like to see in Hays, 85 to 90 new units would need to be built each year. He noted that he can't guarantee that we will achieve 1% annual growth, but he can guarantee that if we do not build sufficient housing we will not.

Mr. Williams also announced plans for The Grove, a retiree-friendly 100-unit housing complex to be located north of HaysMed on Canterbury Drive. It will consist of patio homes, duplex/townhouses, multi-family units, and a community center. The community center will house a childcare facility as well as space for a senior center. There will also be space available to be used by the community at large. He added that he will be asking the City and County for their support as well as applying for grants and fundraising. He added that HaysMed is donating the land for the community center and the remainder of the land will be purchased with very favorable terms.

Commissioner Jacobs stated that she supports the project and added that one of the things that she was concerned about when she ran for City Commission was making sure that the Commission was respectful in taking care of our aging population. Improving the Senior Center has been on their minds for

a long time. She stated that not only will we be taking care of the aging population, but it will provide daycare as well. She stated that she is hopeful the Commission can discuss making a million-dollar commitment to this project.

Vice-Mayor Musil expressed some skepticism with the housing project but was in favor of the community center concept. He stated he is a big advocate for Grow Hays and hopes the project will be successful.

Commissioner Barrick stated he looks forward to all of the housing projects coming to fruition.

6. 55TH AND 58TH STREET UTILITIES – AWARD OF BID: Jeff Crispin, Director of Water Resources stated that in January 2022, the City entered into an agreement with BBJ, LLC, Kenneth C. Doonan, regarding the provisions for water and sewer service and eventual annexation of the Doonan Peterbilt property and other tracts of land at the northeast corner of I-70 Exit 157. The signed agreement, among other conditions, calls for the construction of water and sewer improvements along 55th Street east of 230th Avenue. The terms of the agreement included the Developer, BBJ, LLC, to pay half the cost of constructing an 8” sanitary sewer main extension along 55th Street. The city agreed to pay the other half of the sanitary sewer costs and 100% of a 10” water main extension.

As a result of that agreement, the City hired Driggs Design Group to design and prepare bid documents for the sanitary sewer and water main extensions along 55th Street; as well as, waterline improvements along 58th Street, to better serve former Rural Water District customers in the area. These customers include Hays City Sportsmen’s Club, City of Hays Police Department Shooting Range, and Randy Davis.

Bids for the construction of sanitary sewer and water main improvements along 55th Street east of 230th Avenue, along with water improvements at 58th Street and 230th Avenue, were opened on December 20, 2022. The low bid of \$441,376.79 came from Hess Services, Inc. with the cost of sanitary sewer being \$303,268.55 and water being \$138,108.24. BBJ, LLC has reimbursed the City \$157,580 to cover half of the cost to install the sanitary sewer portion plus design

and inspection costs. The extension of water and sewer mains will result in the properties being ready to develop.

Shaun Musil moved, Reese Barrick seconded, to authorize the City Manager to enter a contract with Hess Services, Inc. in the amount of \$441,376.79 for the construction of sanitary sewer and water improvements along 55th Street and 58th Street, funded \$138,108.24 from Water Capital and \$303,268.55 from Sewer Capital.

Vote: Ayes: Mason Ruder

Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham

7. NUISANCE AND INOPERABLE VEHICLE ABATEMENT FOR 603 EAST 7TH STREET AND ABUTTING VACANT LOT ALONG EAST 8TH STREET:

Curtis Deines, Planning and Development Superintendent, reported that the abutting properties at 603 East 7th Street and East 8th Street have general nuisance violations, as well as inoperable vehicles in violation of City Ordinance. Up to this point, all proper notification has been given to the property owner, Arden Kobler.

Mr. Deines stated that some progress has been made, but not enough to satisfy the intent of the City Ordinance.

Mr. Deines noted that this property has had an extensive list of violations dating back to 1999 while owned by the Kobler family. The first notice for this case was made April 7, 2022, and there has been several on site meetings throughout the summer.

If all the nuisance items and inoperable vehicles are removed by the City, all costs of abatement will be charged to the owner of the property.

Sandy Jacobs moved, Shaun Musil seconded, to approve Resolution No. 2023-002 to abate the nuisance items and all inoperable vehicles located on the property at 603 East 7th Street and abutting vacant lot along East 8th Street, ten days after the approval date.

Vote: Ayes: Mason Ruder
Shaun Musil
Sandy Jacobs
Reese Barrick
Alaina Cunningham

8. WESTBROOK ADDITION REQUEST FOR ALLEY VACATE: Curtis Deines, Planning and Development Superintendent, stated the Westbrook Addition was platted in 1976, but never developed. It is located just north of 27th Street and East of Thunderbird Drive. It was platted as two lots and included a 10-foot-wide alley along the west side of the plat, which was never improved into a functional alley.

The owner of the property has submitted a petition to vacate the 10-foot-wide unimproved alley right-of-way located along the west side of the Westbrook Addition to the City of Hays. This request has been reviewed by City staff and has gone before the Utility Advisory Committee for review and comment as well. All involved have determined that the alley is not necessary, future development requiring the alley is unlikely, and agree with the vacate request if a utility easement remains in place of the vacated alley. Mr. Deines noted that if vacated, ownership would revert back to the current property owner.

Reese Barrick moved, Sandy Jacobs seconded, to approve Ordinance No. 4023 authorizing the vacation of the 10-foot-wide platted alley located along the west side of the Westbrook Addition to the City of Hays, Ellis County, Kansas.

Vote: Ayes: Mason Ruder
Shaun Musil
Sandy Jacobs
Reese Barrick
Alaina Cunningham

9. PROGRESS REPORT: Collin Bielser, Deputy City Manager, presented a monthly report of city-related activities, services, and programs.

10. HAYS APPENINGS / UPCOMING EVENTS: Melissa Dixon, Director of the Convention and Visitors Bureau, presented information on events that will be going on in Hays during the month of February.

11. COMMISSION INQUIRIES AND COMMENTS: Commissioner Barrick commented that even through the pandemic and hard times we are moving forward aggressively as a community.

Commissioner Jacobs stated that regarding the new housing project The Grove, she hopes everyone will stay focused on the positive economic impact the senior community has on our area.

Vice-Mayor Musil thanked Grow Hays and the Convention and Visitors Bureau for all they do for our community.

The meeting was adjourned at 5:04 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk