

City of Hays
City Commission
Work Session Notes
Thursday, February 16, 2023 – 4:00 p.m.

Present: Mason Ruder, Shaun Musil, Sandy Jacobs, Reese Barrick, Alaina Cunningham, Toby Dougherty, Kim Rupp, and Melvin Sauer, Jr.

February 2, 2023 Work Session Notes

There were no corrections or additions to the minutes of the work session held on February 2, 2023; the minutes stand approved as presented.

Request of Municipal Park Stage Committee

The Committee asked that this item be removed from the agenda at this time.

Fort Hays Municipal Golf Course Cart Paths – Award of Bid

Jeff Boyle, Director of Parks, reported that several areas of cart paths at the Fort Hays Municipal Golf Course need to be replaced due to deteriorating conditions. Asphalt cart paths on the course were installed in 1999 and approximately 40% of the cart paths have since been replaced with concrete paths. The areas needing replaced include hole #10, hole #18, and the entire front-nine. A Request for Bids was sent out for the base project, which would replace all existing cart paths, as well as an alternate project which includes four sections of re-routed cart paths for better accessibility and to speed up play.

The low bid for the recommended alternate project is from Morgan Brothers Construction in the amount of \$444,472.13. To minimize interest and issuance costs, it is recommended to use City idle funds to pay for this project. Repayment would come from the golf cart trail fees in the Golf Course Improvement Fund.

To absorb future interest rate risk, it is suggested that this financing be reviewed, and the interest rate adjusted annually, to equal the City's prevailing weighted average interest rate on the portfolio of investments. It is estimated that the total term of this financing, all things remaining equal, would be approximately 14 years, based on an expected annual revenue for cart path trail fees of \$37,400.

At the February 23, 2023 Commission meeting, Commissioners will be asked to approve the low bid for new cart paths from Morgan Brothers Construction for the alternate project in the amount of \$444,472.13 and adopt the resolution authorizing and directing the use of City idle funds to pay the costs of the project with repayment on an annual basis from revenue received from the cart path trail fees in the Golf Course Improvement Fund.

Airflyte Acres 2nd Addition – Final Plat

Jesse Rohr, Director of Public Works, reported that an application has been submitted for a Final Plat of the Airflyte Acres 2nd Addition. The original plat was approved in 1961. The properties within the proposed Airflyte Acres 2nd Addition are not within the city limits of Hays, and there is no plan for annexation at this time. The property is located east of the Hays Regional Airport and south of Old Highway 40. The final plat consists of five lots and the next agenda item will discuss rezoning the property to Residential Suburban. City sanitary sewer and water are more than a half a mile away, and no request to connect has been made at this time since the area would not be easily served. If developed, the area will be served by private utilities. Existing and proposed streets will continue to be maintained by other parties. Any new streets will be built to county standard and privately maintained unless approval for public maintenance is requested and then granted by the Ellis County Commission at a future date. The majority of development has occurred only to the lots along 280th Avenue, east of the 2nd Addition.

The Final Plat meets the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements. Staff,

as well as the Hays Area Planning Commission, recommend approving the Final Plat of Airflyte Acres 2nd Addition as submitted.

At the February 23, 2023 Commission meeting, Commissioners will be asked to approve a resolution accepting the Airflyte Acres 2nd Addition Final Plat.

Rezoning Request from Agriculture District (A-L) to Residential Suburban District (R-S) on the Proposed Airflyte Acres 2nd Addition

Jesse Rohr, Director of Public Works, stated an application has been submitted to request a change in zoning for a tract of land east of the Hays City Airport along Airflyte Drive. Airflyte Acres 1st Addition, located immediately east of the subject property, was platted in 1961. Homes in Airflyte Acres 1st Addition, along 280th Avenue, were built mostly in the mid 1960's to the mid 1970's, and only half of the plat has been developed.

The proposed area is outside the city limits of Hays and there is no plan for annexation at this time. The subject property is just outside the extents of the current Future Land Use Map but would likely be identified as Low Density Residential (LDR) if the map extended this far. Property adjacent to the subject property is zoned Neighborhood Conservation District 1 (NC.1), which allows larger single-family properties.

Public sanitary sewer and water are more than ½ mile away from this area. Private water wells or rural water are the options for the developer to consider if the property develops. Private septic systems would need to be installed for each lot.

Staff, as well as the Hays Area Planning Commission, recommend approval of this rezoning request due to the zoning and uses of property nearby.

At the February 23, 2023 Commission meeting, Commissioners will be asked to adopt an ordinance approving the change in zoning from Agriculture District (A-L) to Residential Suburban District (R-S) for the proposed Airflyte Acres 2nd Addition.

Heritage Heights Addition – Final Plat

Jesse Rohr, Director of Public Works, stated that an application has been submitted for the Final Plat of the Heritage Heights Addition, which consists of 27.139 acres. The property is located north of I-70, west of Tractor Supply Company, and north of 48th Street. The applicant has proposed three large lots and two lots for existing residences within the plat. The large lots will be able to accommodate larger industrial type uses. Access will primarily be from 48th Street and depending on how the property develops, will determine when streets within the addition will be constructed.

Water is currently available along 48th Street and partially up Roth Avenue but may need extended for future development. Prior to development, sanitary sewer will need to be extended to this property from the south and possibly up Roth Avenue as well.

Each lot will be responsible for water quantity and water quality requirements to meet the City of Hays stormwater management requirements. There is a natural drainageway that runs at a slight angle north from 48th Street through the lots and will remain protected with stream buffer requirements.

A rezoning request has also been submitted for consideration, which is the next item on the agenda. Due to the Final Plat meeting the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements, Staff, as well as the Hays Area Planning Commission, recommend approving the Final Plat as submitted.

At the February 23, 2023 Commission meeting, Commissioners will be asked to approve a resolution accepting the Heritage Heights Addition Final Plat.

Rezoning Request from Agriculture District (A-L) to Light Industrial District (I-1) on the Proposed Heritage Heights Addition

Jesse Rohr, Director of Public Works, reported that an application has been submitted to request a change in zoning for 27.3 acres of land near 48th Street and Roth Avenue. The owners wish to rezone the property and make it available to develop for light industrial uses. The property does have city water

and sanitary sewer nearby, but it would need to be extended in order to serve the property.

Due to the request's conformance with the Comprehensive Plan, Staff, as well as the Hays Area Planning Commission, recommend approving the rezoning request from Agriculture District (A-L) to Light Industrial District (I-1) of the 27.3 acres of land located near 48th Street and Roth Avenue.

Commissioner Barrick asked if 48th Street will be able to handle the additional traffic that may come depending on how this area develops.

Toby Dougherty, City Manager, stated that 48th Street from Roth Avenue west is owned by the County and the area is largely unannexed. He added that there have been discussions with the County about making improvements to 48th Street in the future.

At the February 23, 2023 Commission meeting, Commissioners will be asked to adopt an ordinance approving the change in zoning for the proposed Heritage Heights Addition.

Other Items for Discussion

Commissioner Jacobs encouraged everyone to attend the Hays Symphony on Saturday evening and noted that attendance is free and open to the public.

The work session was adjourned at 4:36 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk