

City of Hays  
City Commission  
Work Session Notes

Thursday, March 2, 2023 – 4:00 p.m.

Present: Mason Ruder, Shaun Musil, Sandy Jacobs, Reese Barrick, Alaina Cunningham, Collin Bielser, Brenda Kitchen, and Melvin Sauer, Jr.

**February 16, 2023 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on February 16, 2023; the minutes stand approved as presented.

**North Central Kansas Technical College – Big Creek Technical Training Center Annual Report 2023**

Eric Burks, NCK Tech President, joined the meeting by Zoom and presented the 2023 Annual Report summarizing the activities at the Big Creek Technical Training Center housed at 101 Main Street. Annual reporting is a requirement of their contract with the City of Hays for their utilization of space at the former Army Reserve facility, which is owned by the City. NCK Tech maintains the building's condition to provide a comfortable educational learning environment for students at the Big Creek Technical Training Center. Mr. Burks also reviewed some of the projects that were done for the City of Hays during the past year.

NCK Tech's utilization of the Big Creek Technical Training Center has provided space to deliver training in the areas of carpentry, electrical technology, and plumbing, heating, and air-conditioning (PHAC) for students in the Hays region. Many area businesses serve on the advisory committees for these programs to ensure appropriate training is provided to meet industry needs. All of the lead instructors of these programs are licensed under the Hays City Codes for their instructional areas.

Mr. Burks stated that NCK Tech is a fully accredited college and provides transferrable credits. They serve an average of 1,200 students a year with campuses in Hays and Beloit. He noted that NCK Tech has been consistently ranked in the top 10 nationally for college graduation rates. He stated that NCK Tech also offers a great return on investment for students. The programs they offer are only one to two-years long, the graduation rate is 73% with a placement rate of 91%. He added that salaries are similar or higher than their four-year counterparts.

Mr. Burks stated that they are partnering with Nex-Tech to offer a telecommunications and networking training in Hays. Another NCK Tech partnership program is planned for launch in the fall of 2024 to add respiratory therapy training to be taught at HaysMed. Start-up costs will be funded by the HaysMed Foundation.

Mr. Burks stated NCK Tech is building another 1,900 square foot single-family home on the Hays campus this year. Although this project is not directly for the City of Hays, last year's house sold for \$231,000 generating \$20,212.50 in sales taxes. It also represented over \$150,000 worth of building materials purchased mostly from Hays area businesses.

Mr. Burks thanked the City for their support and 13-year partnership. The Commissioners thanked him for the service they provide to the community.

### **Nuisance Abatement for 1700 Marshall Road**

Jesse Rohr, Director of Public Works, stated the property at 1700 Marshall Road contains general nuisance violations, an infraction of City Ordinance. Proper notification has been given to the owner of the property, and to date, very little action has been taken by the owner. If the nuisance items are removed by the city, all costs of abatement will be charged to the property owner.

Mr. Rohr noted that this is not the first time there have been code violations at 1700 Marshall Road since Allen and Patricia Park have owned the property. Since 2016 there have been eight code violations at this property, ranging from overgrown weeds and general nuisance items to inoperable

vehicles on private property. A 120 square foot detached structure has been added to the property for storage of some of the items, but most of the nuisance items still exist.

Commissioner Musil suggested that since there are no other items on the agenda for the March 9, 2023 Commission meeting, that this item be moved to the next Commission meeting for consideration. This would allow the property owner two more weeks to clean up the property. It was the consensus of the Commission to move consideration of this item to the March 23, 2023 Commission meeting for consideration.

**Other Items for Discussion**

Commissioner Cunningham congratulated Thomas More Prep-Marian and Hays High School for advancing all four girls and boys basketball teams to Sub-State.

Commissioner Barrick stated the Fort Hays State University Encore Series, National Philharmonic Orchestra of Ukraine, was an amazing performance and it was wonderful to have that kind of talent come to Hays.

The work session was adjourned at 4:52 p.m.

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

Brenda Kitchen – City Clerk