

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON APRIL 28, 2022

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, April 28, 2022 at 6:30 p.m.

Roll Call: Present: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

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

2. MINUTES: There were no corrections or additions to the minutes of the regular meeting held on April 14, 2022; the minutes stand approved as presented.

3. FINANCIAL STATEMENT: Kim Rupp, Finance Director, reviewed the financial summaries of the revenue and expenditure activities of the City of Hays for the month ended March 31, 2022.

Month-to-date (MTD) general fund sales tax collections were at \$695,901, which was an increase of \$34,579 or 5% as compared to last year. Year-to-date (YTD) general fund sales tax is at \$2,276,910 up \$263,994 or 13% from a year ago. The six-month average is at 14.7%, which was an increase of 13.2% when compared to a year ago. MTD county sales tax collections were at \$84,430 up \$3,065 or 3.8% from a year ago. YTD county sales tax is at \$275,993.

The report of top ten quarter to date (QTD) sales tax collections by classification was up \$192,880 or 8.7%. The largest percentage increases were in electronic shopping at 99%, accommodation at 61%, and clothing at 11.5%. These top ten represent 74% of the total sales tax collections for the running quarter.

The portfolio of certificates of deposit on March 31, 2022 totaled \$9,000,000 with a weighted average interest rate of .05% down .14% from a year ago. The total par value of the US Treasuries is \$53,454,000 with a weighted average yield to maturity of .38%. The total balance of the Money Market account on March 31, 2022 was \$3,500,000 with a current yield of .05%. Total investments are up \$13,401,096.

Shaun Musil moved, Reese Barrick seconded, to approve the Financial Report for the month of March 2022 as presented.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

4. CITIZEN COMMENTS: There were no comments.

5. CONSENT AGENDA: The following appointments were recommended by Mayor Ruder at the April 14, 2022 City Commission meeting and are now being presented for approval.

Hays Public Library Board

Christy Craig – four-year term to expire April 30, 2026 (1st term)

Emily Roth – four-year term to expire April 30, 2026 (1st term)

Sandy Jacobs moved, Michael Berges seconded, to approve the Consent Agenda as presented.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

NEW BUSINESS

6. GROW HAYS UPDATE: Doug Williams, Grow Hays Executive Director, provided an update on recent Grow Hays projects and activities.

Mr. Williams stated Grow Hays has been working to develop a microfactory that would be used to help manufacturing businesses take hold in Ellis County. David Clingan, Grow Hays Director of Recruitment and Retention, applied for and was successful in getting a \$2,630,000 Building a Stronger Economy (BASE) Grant from the State of Kansas. The grant will be used to construct a microfactory in Hays. It is proposed that the 30,000 square foot structure would be located at the corner of 9th and Commerce Parkway, which is the lot directly to the south of Glassman Corporation. The property is in the City limits and is part of the Heart of America Addition. Heart of America has been asked to donate the property and they are working through those details.

Mr. Williams stated the building will be divided into four to six areas and designed for a manufacturer. It will include proper ceiling heights, proper electrical capabilities, and access to large overhead doors; things that many facilities do not have. It could be used by a startup business or expansion of an existing company that needs the space to grow. The space will rent for a below market amount to help businesses get started. The goal is that in a few years, those businesses would move into their own facility and a small new manufacturer would move in. That would allow them time to develop their products and grow their business.

Commissioner Musil asked if they have heard of businesses looking for something like this. Mr. Williams said it is early, but they do have some prospects that have expressed interest.

Mr. Williams also talked about the lack of housing and stated we are grossly understocked. He said that if you want to attract and retain a work force you must have adequate housing. He reviewed the various housing projects currently underway.

- Tallgrass 2nd Addition - Heart of America - RHID

- Frontier Apartments - St. Joseph School - 12 Units
- Washington School - Overland Property Group - 14 Units
- Turnkey Properties, LLC - 4th and Fort Street - 36 Units
- Ellis Estates - 33rd Street - 42 Units

He stated these housing projects should provide 102 to 104 units that are at various stages of construction or completion.

The Commissioners thanked Grow Hays for everything they are doing for the community and for Ellis County.

7. PROGRESS REPORT – CHILD CARE TASK FORCE OF ELLIS COUNTY:

Sarah Wasinger, President/CEO of the Chamber in Hays, provided an update on the Child Care Task Force of Ellis County. She stated that the Chamber organized the task force in 2021 to address the lack of child care in the area. She noted that both local and state businesses and organizations have provided input, as well as many child care providers.

A child care survey was done in Ellis County in December of 2021, and they received close to 800 responses. Ms. Wasinger shared the data collected from the survey. She stated one thing they found most impactful in the survey was that 151 people in Ellis County would re-enter the work force tomorrow if they had affordable and reliable child care. She added that most child care providers have a waiting list of 40 or more. She stated that there are close to 800 children in Ellis County that could use child care right now.

Mayor Ruder stated he thinks the problem is not only needing child care facilities but needing the people to work there too. He feels we have to find a way to make child care a profitable and sustainable career. He added that child care providers are a blessing and need to be treated as such.

Child care providers that were in attendance include: Callie Shafer, Erin Gibson, Trica Dreher, Tori Ruder, Andrea Hoss, Elizabeth Heimann, Ashley Huwa, and Janet Brungardt.

Ms. Wasinger stated we all need to elevate child care as a respected profession and appreciate that care providers are the backbone of successful communities. Other suggestions include:

- Seeking grants, government funding, or investment of the business community to tackle projects aimed towards supporting current providers and opening enough spots for families still seeking care.
- Create a benefits package for Ellis County child care providers.
- Utilize a child care provider video to recruit new providers.

Ms. Wasinger stated it will take all of us working together to find sustainable solutions to address this problem.

Commissioner Jacobs stated the City Commission will look into what the City of Hays can do to help.

8. 2022 WATERLINE IMPROVEMENTS – AWARD OF BID: Jeff Crispin, Director of Water Resources, stated the 2022 Capital Improvement Plan includes projects to upgrade waterlines in various locations around the City. The project includes replacing three 4” water mains in residential areas that have had multiple breaks and quality issues in the past. The engineer estimated these projects to cost \$804,121.65.

Bids were received from three contractors with the low bid coming from J Corp of Hays in the amount of \$673,440.35. A portion of the waterline improvements will need to occur in conjunction with the redevelopment at 2405 Vine Street, the new Scooters location. Rather than J Corp doing this small portion, the contractor redeveloping the site will perform the upgrade and the cost of \$57,090.00 will be reimbursed to Family Blends, LLC.

Reese Barrick moved, Michael Berges seconded, to authorize the City Manager to enter a contract with J Corp in the amount of \$673,440.35 and reimburse Family Blends, LLC in the amount of \$57,090.00, for a total of \$730,530.35 for the construction of the 2022 Waterline Improvements, to be funded from Water Capital.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

9. RESOLUTION MAKING CERTAIN HOUSING NEEDS FINDINGS AND DETERMINATIONS AS TO A PROPOSED RHID – 4TH AND FORT STREET:

Kim Rupp, Director of Finance, stated Turn-Key Properties, LLC., has applied for a Rural Housing Incentive District (RHID). The Developer seeks to construct four structures containing a total of 36 apartment units to be located at 4th and Fort Street, directly west of the former Washington Elementary School. It is proposed to be a four-unit development with a mix of one and two bedroom apartments along with garages.

Mr. Rupp stated the first step in this process is adopting a Resolution making certain housing needs findings and determinations. Following adoption and publication, the resolution will then be sent to the Kansas Secretary of Commerce for approval to move forward with the RHID creation process and further Commission action.

The last housing needs study was completed in December 2021 by the Docking Institute at Fort Hays State University. That analysis must show a shortage of quality housing, the shortage is expected to persist, the shortage is a substantial deterrent to future economic growth, and development of quality housing is dependent on incentives. The proposed development fits within the findings of the 2021 report.

Total cost of the project is estimated to be \$3,436,000. That includes acquisition cost, construction work as well as soft costs such as architect, loan interest, consultants, developer fees, travel, and appliances. Based on current project cost estimates, the Developer estimates that approximately \$414,550 of the total project costs are RHID-eligible expenses under State law and the City's Economic Development Policy. Those costs eligible for reimbursement would be reimbursed on a pay-as-you-go basis. Based on current plans to develop the project, it is estimated that the RHID would generate approximately \$622,512 in incremental property tax revenues over the 25-year term of the RHID.

Sandy Jacobs moved, Shaun Musil seconded, to adopt Resolution No. 2022-008 making certain housing needs findings and determinations as to a proposed RHID at 4th and Fort Street.

Commissioner Jacobs thanked Michael Graham, Turn-Key Properties, LLC for his continued investment in our community. Commissioner Musil added that they are filling a need in our community and it is appreciated.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

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

11. HAYS HAPPENINGS/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 May.

12. COMMISSION INQUIRIES AND COMMENTS: Commissioner Barrick stated we heard tonight about plans to improve housing and child care to help continue to “Grow Hays”. He added that the USD 489 School Bond election is coming up and encouraged everyone to vote.

Commissioner Musil thanked the community volunteers for the work they have done on the USD 489 School Bond election and encouraged everyone to vote. He added that there are a lot of positive things going on.

Commissioner Berges reminded everyone that Thomas More Prep-Marian is holding the Ace Auction this weekend and encouraged everyone to participate and help them with their funding.

Mayor Ruder thanked Doug Williams and Sarah Wasinger for their presentations and agrees that there are a lot of good things going on and it is positive to see everyone working towards a common goal. He also reminded everyone that the election will be held on May 10th and early voting is underway. He encouraged everyone to review the information and vote.

13. EXECUTIVE SESSION: Sandy Jacobs moved, Michael Berges seconded, that the Governing Body recess to an executive session at 8:00 p.m. under the justification and purpose of discussing matters deemed privileged in the attorney-

client relationship pursuant to K.S.A. 75-4319(b)(2), for a period not to exceed 40 minutes. The executive session included the Mayor, City Commissioners, City Manager, Assistant City Manager, and attorney representatives of Triplett Woolf Garretson, serving as Special Counsel to the City.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

Sandy Jacobs moved, Michael Berges seconded, that the Governing Body recess to an executive session at 8:40 p.m. under the justification and purpose of discussing matters deemed privileged in the attorney-client relationship pursuant to K.S.A. 75-4319(b)(2), for a period not to exceed 15 minutes. The executive session included the Mayor, City Commissioners, City Manager, Assistant City Manager, and attorney representatives of Triplett Woolf Garretson, serving as Special Counsel to the City.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

Sandy Jacobs moved, Shaun Musil seconded, that the Governing Body recess to an executive session at 8:55 p.m. under the justification and purpose of discussing matters deemed privileged in the attorney-client relationship pursuant to K.S.A. 75-4319(b)(2), for a period not to exceed 10 minutes. The executive session included the Mayor, City Commissioners, City Manager, Assistant City Manager, and attorney representatives of Triplett Woolf Garretson, serving as Special Counsel to the City.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

Mayor Ruder stated no action was taken within the executive sessions.

Sandy Jacobs moved, Michael Berges seconded, to reconvene the regular meeting of the City Commission at 9:05.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

Sandy Jacobs moved, Michael Berges seconded, that the City accept the written resignation of the City Attorney effective April 30, 2022 and authorize the mayor to prepare a letter confirming the same and advising the City Attorney as to where to forward pertinent files once the decision has been made and a new contract negotiated.

Vote: Ayes: Mason Ruder
Michael Berges
Shaun Musil
Sandy Jacobs
Reese Barrick

The meeting was adjourned at 9:09 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk