

City of Hays  
City Commission  
Work Session Notes

Thursday, June 1, 2023 – 4:00 p.m.

Present: Shaun Musil, Reese Barrick, Mason Ruder, Toby Dougherty, Kim Rupp, and Don F. Hoffman

Sandy Jacobs joined the meeting by phone.

Absent: Alaina Cunningham

**May 18, 2023 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on May 18, 2023; the minutes stand approved as presented.

**USD 489 Traffic Plan for New Campus**

Jesse Rohr, Director of Public Works, provided the Commission with an update on the proposed traffic improvements to East 13<sup>th</sup> Street that are related to the construction of the new high school. USD 489 is in the process of planning the construction of a new high school on East 13<sup>th</sup> Street, just east of the existing high school. After completion, the existing high school will then be converted to the middle school. The school district and City have been working together on plans for 13<sup>th</sup> Street and the increase in traffic that will accompany the new school campus.

Mr. Rohr reviewed the timeline for the projects:

- New high school is proposed to open for the 2025 fall semester.
- Existing high school will be converted to a middle school. Renovation to begin 2025-2026.
- The planned changes to 13<sup>th</sup> Street as part of the school project will coincide with the widening of 13<sup>th</sup> Street in 2024.

The school district has been working with an engineering firm to study and design; not only the on-site campus improvements for the new schools, but also

the public roadways leading to the schools. Plans have been proposed based on current and future traffic counts, turning movements, and best engineering practices to ensure minimal traffic issues, especially during peak times of traffic. Changes will include right-turn lanes off 13<sup>th</sup> Street onto the school campus, lane configuration changes to the 13<sup>th</sup> Street and Canterbury Drive intersection, signal light detection upgrades, and enhanced crosswalks with refuge islands. Proposed on-site improvements include a long, one-way drive for traffic entering onto the campus, which when coupled with staggered start and stop times for the two schools, will help reduce traffic congestion and stacking of vehicles on the public streets.

Mr. Rohr stated that construction of these improvements on 13<sup>th</sup> Street will begin during the 2024 construction season in conjunction with the 13<sup>th</sup> Street road-widening project, from Anthony Drive to Commerce Parkway, in advance of the new high school opening planned for August 2025.

Vice-Mayor Jacobs commented that it would be helpful to have a traffic flow video available to help citizens understand the changes being made.

This item is informational only, no action was requested.

### **On-Street Parking Request for First Care Pharmacy**

Jesse Rohr, Director of Public Works, stated that the First Care Clinic, located at 13<sup>th</sup> and Main Street, will soon be the location of a pharmacy, in addition to the existing clinic. The owners have submitted a formal request for special on-street parking accommodations to allow limited-time parking during pharmacy business hours. Their request includes the utilization of two, on-street angle parking stalls located on Main Street in front of the business.

Mr. Rohr noted there is already a perceived parking issue downtown and taking away parking from the general public could possibly compound that issue. He reviewed other thoughts for consideration:

- Other examples of this type of reserved parking does not exist along the Main Street corridor.

- The Clinic could reserve stalls within their nearby private lot for pharmacy customers.
- Enforcement of such parking, which would be handled by Hays Police Department would be problematic and difficult.
- This could set a precedent for future requests.

Mr. Rohr stated that should the Commission decide to consider approval of the request, an ordinance will need to be approved at a future meeting and the Commission will need to specify the desired time limit for the parking if it is to be enforceable.

Eric Flax, Chief Executive Officer of First Care Clinic, stated the clinic owns two parking lots to the west and north of its facility. He stated that they understand the lack of parking downtown. He added that they do allow the public to use their parking lots outside of business hours and they are often full during parades and other downtown events. He noted that many of their customers are not well and need to get their medicine as quickly as possible. They are just wanting to make it easier for their customers.

Mayor Musil agreed that since it is a medical building, he understands that they want to get in and out quickly. He is concerned that other businesses will request this as well.

Don Scheibler, Police Chief, stated the time enforcement would be complaint driven and it would be difficult to enforce.

Commissioner Ruder added that if the designated parking spots would be in the clinic's parking lot, they would have a little more control over it. He believes it would be difficult to enforce the street parking to ensure that it would be available for the people that need it and not used by everyone else.

Mr. Flax stated that they understand the Police Department would not have time to monitor it. He believes most people in our community are law abiding citizens and they would realize they would be taking a spot away from someone that needs it.

Following discussion, the City Attorney was asked to draft a basic enforcement ordinance for the two parking spots which would allow 15 or 20

minute parking for pharmacy patients during business hours. The request will be discussed further at a future work session.

**Other Items for Discussion**

Mayor Musil stated that he will welcome the State Lion's Club Convention to Hays. He also noted that the Mayor of Kearney, Nebraska was in Hays, and he had glowing remarks about our community.

**Executive Session:** Mason Ruder moved, Reese Barrick seconded, that the Governing Body recess to an executive session at 5:00 p.m. under the justification and purpose of discussing matters pertaining to the acquisition of real property pursuant to K.S.A. 75-4319(b)(2), for a period not to exceed 10 minutes. The executive session included the City Commission, City Attorney, City Manager, Deputy City Manager, and the Director of Grow Hays.

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

At 5:10 p.m. the Commission returned to open session. Mayor Musil stated no action was taken within the executive session.

The work session was adjourned at 5:10 p.m.

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

Brenda Kitchen – City Clerk