

City of Hays
City Commission
Work Session Notes

Thursday, June 15, 2023 – 4:00 p.m.

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

Alaina Cunningham joined the meeting by Zoom.

June 1, 2023 Work Session Notes

There were no corrections or additions to the minutes of the work session held on June 1, 2023; the minutes stand approved as presented.

Shrine Bowl Update

Don Bohannon, Kansas Shrine Bowl President, updated the Governing Body on the upcoming Shrine Bowl and events surrounding the game. The 50th Kansas Shrine Bowl will be played at Lewis Field Stadium on the campus of Fort Hays State University on July 15, 2023. He thanked the City of Hays, the Convention and Visitors Bureau, and Fort Hays State University for their assistance and stated everyone has been great to work with. He also announced that Barry Sanders will be in Hays and will be inducted into the Shrine Bowl Hall of Fame.

2024 Budget Presentations – Outside Agencies

The following agencies presented requests for Outside Agency funding in the 2024 Budget:

Grow Hays

Doug Williams, Grow Hays Executive Director \$180,000

Fort Hays State University Scholarship Program

Dr. Joey Linn, FHSU Vice President for Student Affairs

Dr. Dennis King, Associate Vice President for Student Affairs \$100,000

CARE Council

Erica Berges, United Way of Ellis County Executive Director

Cindy Strube, CARE Council Chair \$170,000

Downtown Hays Development Corp. (DHDC)

Julie Rider, DHDC Executive Director

Brett Ottley, DHDC Board President \$54,000

Ellis County Historical Society

Amanda Rupp, Ellis County Historical Society Executive Director \$42,232

Note: A budget request was submitted by the CARE Council for Special Alcohol Tax Funds in the amount of \$60,000; this request is not part of the Social Services, Economic Development, or Quality of Life Budgets. These funds are specifically used for the education, prevention, and treatment of substance abuse.

Each organization thanked the City of Hays for their support and reviewed their past and future projects and programs. The Outside Agency funding requests will be considered during the budget process.

Ordinance and Resolution to authorize the Issuance of General Obligation Bonds, Series 2023-A

Kim Rupp, Director of Finance, stated the Kings Gate 2nd Addition improvement district project is complete, the assessments have been levied, and the project is ready for permanent financing. The amount of the project cost is \$651,020.24, which includes an estimate of issuance costs. Mr. Rupp stated that it will be a 20-year assessment; therefore, after the 30% upfront payment by the developer, the maximum principal amount of the bonds is approximately \$455,000.00. The bonds will be paid from special assessment revenues received by the City as property owners within the improvement district pay their tax bills.

Mr. Rupp reviewed the next set of documents needed to continue with the issuance of General Obligation Bonds Series 2023-A to fund the improvements. He explained that the ordinance authorizes the bonds be issued to pay the costs of the improvements, allows staff to levy special assessments, and directs city

officials and staff to execute the necessary documents to complete the placement. The next item for action will be the resolution. It provides details regarding the bonds including redemption, security, establishment of funds and accounts, application of bond proceeds, defaults and remedies, continuing disclosure, and other miscellaneous provisions.

David Arteberry, the City's Financial Adviser with Stifel, Nicolaus & Company, Inc. joined the meeting by phone and reviewed the bond issuance and bid tabulation. Three local banks submitted bids. Astra Bank offered the lowest average coupon rate of 5.50%.

At the June 22, 2023 Commission meeting, Commissioners will be asked to approve an ordinance authorizing and providing for the issuance of General Obligation Bonds Series 2023-A and approve a resolution prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Bonds Series 2023-A.

On-Street Parking Request for First Care Pharmacy

Jesse Rohr, Director of Public Works, stated The First Care Clinic, located at 13th and Main Street, will be adding a pharmacy to the clinic in June. 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. This issue was discussed at the June 1, 2023 Work Session, and staff was directed to return with a draft ordinance authorizing First Care Clinic's parking request.

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.

Following discussion, it was the consensus of the Commission that this item not be moved on for consideration for the reasons staff presented.

Property/Liability Coverage Renewal – 2023/2024

Kim Rupp, Director of Finance, reported that the City's Property/Liability Coverage is up for renewal on July 1, 2023. Insurance Planning provides oversight for the City as the Insurance Broker.

Taylor Pfannenstiel, Commercial Lines Executive for Insurance Planning, reviewed the property and liability market and the City's place in that. He also reviewed the recommended renewal for this year. Mr. Pfannenstiel stated he has had conversations with other insurance carriers and concluded that Midwest Public Risk (MPR) offered the lowest cost option for the renewal of the City's package. The outcome translates into a 20% increase or \$57,251.00 more than the prior period. City staff recommends pursuing the 2023/2024 Property/Liability Coverage renewal in the amount of \$349,930.00 with the incumbent as per the expiring policies.

At the June 22, 2023 Commission meeting, Commissioners will be asked to authorize the City Manager to renew the 2023/2024 Property/Liability Coverages with the MPR package in the amount of \$349,930.00 to be funded from the Intergovernmental Insurance and Surety line item.

Solid Waste Compost Turner – Award of Bid

Jesse Rohr, Director of Public Works, stated the 2023 Budget included \$85,000.00 in the Solid Waste Reserve Fund for the purchase of a new compost turner and water tank for the Public Works Solid Waste Division. The current turner was purchased in 2013 and has reached the end of its useful life. This piece of equipment is used for turning grass and other yard waste during the composting process at the City of Hays compost site.

Staff received one bid from Midwest Bio-systems, Inc. in the amount of \$78,830.00 and was determined to meet all specifications. The City has worked with Midwest Bio-Systems, Inc. for several years, and they have been a reliable vendor and resource for composting equipment.

At the June 22, 2023 Commission meeting, Commissioners will be asked to award the bid for the purchase of a new Model PT-120 compost turner and Aeromaster WT-1775 water tank for the total amount of \$78,830.00.

Other Items for Discussion

Toby Dougherty, City Manager, stated the Public Comment Hearing as part of the R9 Ranch water transfer proceedings will be held on June 20, 2023 at 6:00 p.m. in the Black and Gold Room at Fort Hays State University's Memorial Union. He also noted that on June 19, 2023 at 6:00 p.m. the City Commission will be hosting the Russell City Council for a joint meeting regarding the R9 Ranch water transfer proceedings.

Commissioner Cunningham thanked the outside agencies for attending and providing information as to what they are doing for our community. She also stated she is excited the Shrine Bowl is coming to Hays and all of the benefits it will bring. She hopes we can continue to bring more events to our community.

Commissioner Ruder stated that he enjoyed seeing a good turnout for the Employee Appreciation Picnic.

Commissioner Barrick stated he appreciates the outside agencies and the services they provide.

Vice-Mayor Jacobs stated that during budgeting time each year the Commission gets to hear from these quality-of-life organizations, and she encouraged community members to share their time, talent, or treasure to assist these organizations.

Mayor Musil agreed and thanked all of the volunteers that get things done in our community. He also stated that Dallas Haselhorst, who is opening a Cold Stone Creamery downtown, has added two electric vehicle charging stations at his business. Mayor Musil has been interested in getting these charging stations

downtown and noted that Mr. Haselhorst may have room for a few more. He believes that would be a draw to bring more people downtown.

The work session was adjourned at 5:43

Submitted by: _____

Brenda Kitchen – City Clerk