

City of Hays
City Commission
Work Session Notes

Thursday, July 21, 2022 – 6:30 p.m.

Present: Mason Ruder, Michael Berges, Shaun Musil, Sandy Jacobs, Reese Barrick, Toby Dougherty, and Kim Rupp

July 7, 2022 Work Session Notes

There were no corrections or additions to the minutes of the work session held on July 7, 2022; the minutes stand approved as presented.

Ordinance Establishing the Fourth and Fort Street Rural Housing Incentive District, Adopting the Development Plan, and Authorizing the Execution of the Development Agreement

Kim Rupp, Director of Finance, stated the Commission is being presented an ordinance to consider that will be the final step in the process to establish a Rural Housing Incentive District (RHID) for Michael D. Graham Rentals, LLC at 4th and Fort Street.

Mr. Rupp noted that the developer has undergone a name change during the process changing the name from Turn-Key Properties, LLC to Michael D. Graham Rentals, LLC. He added that it is strictly administrative in purpose and has no bearing on the public hearing set for next week. It still covers the same project and property.

The project involves the construction of four structures containing an aggregate total of 36 apartment units to be located at 4th and Fort Street directly west of the former Washington Elementary School.

The next step in the statutory process is to hold a public hearing to hear public comment on the consideration of establishing the RHID. The public hearing is set for the July 28, 2022 Commission meeting. Following the public hearing, the Commission will consider an Ordinance establishing the RHID,

adopting the Development Plan and authorizing the execution of the Development Agreement. The Development Agreement is entered into between the City and the Developer to govern the rights and responsibilities of the parties. The Ordinance will become effective following a 30-day veto period.

Total cost of the project is estimated to be \$3,436,000 with \$414,500 of that eligible for RHID reimbursement. The term of the RHID is 25 years with the RHID incremental property tax over those 25 years estimated to be \$622,512.

At the July 28, 2022 Commission meeting, Commissioners will be asked to approve the Ordinance establishing the Fourth and Fort Street Rural Housing Incentive District, adopting the Development Plan, and authorizing the execution of the Development Agreement.

2023 Budget Review

The 2023 Budget was presented to the Commission at the July 7, 2022 Work Session. City Manager, Toby Dougherty, stated there were no change pages at this time. The Commissioners briefly discussed the draft budget and asked for clarification regarding the use of Commission Capital Reserves. Mr. Dougherty stated the Commission Capital Reserves is basically a savings account that the Commission uses to pay cash for projects and can be used at their discretion. Discussion was also held regarding the Revenue Neutral Rate.

Mr. Dougherty stated Outside Agency funding will be discussed at the August 4, 2022 Work Session. If necessary, the budget can be discussed at the August 18, 2022 Work Session as well.

Other Items for Discussion

Commissioner Barrick stated Leadership Kansas was in Hays and he had the opportunity to give the group a tour of the Sternberg Museum.

Commissioner Jacobs stated that she heard the turnout at the Ellis County Fair has been good regardless of the heat. She also spoke to the Leadership Kansas group about Downtown Hays and noted that sadly there were only two people in the Leadership Kansas program that are from west of Salina, Kansas.

She stated it is a great program and feels we need to have more people from our area involved in the program.

Commissioner Musil visited the Ellis County Fair and stated he appreciates all the work kids put into their entries at the Fair.

Mayor Ruder stated he has received positive comments regarding the progress being made on the R-9 Ranch Project. He thanked past City staff and Commissioners that have worked tirelessly for 30 plus years on this project and is excited to move forward and bring water to our region.

The work session was adjourned at 6:49 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk