

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

**1. CALL TO ORDER BY CHAIRPERSON:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, July 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 July 14, 2022; the minutes stand approved as presented.

**3. FINANCIAL STATEMENT:** Finance Director, Kim Rupp, reviewed the financial summaries of the revenue and expenditure activities of the City of Hays for the month ended June 30, 2022.

Month-to-date (MTD) General Fund sales tax collections were at \$810,483, which was an increase of \$93,196 or 13% as compared to last year. Year-to-date (YTD) General Fund sales tax is at \$4,527,455 up \$471,268 or 11.6% from a year ago. The six-month average is at 11.6%, which was an increase of 1.78% when compared to a year ago. MTD county sales tax collections were at \$98,088, up 12% as compared to last year. YTD county sales tax is at \$550,410.

The report of top ten quarter-to-date (QTD) sales tax collections by classification was up \$188,278 or 8.6%. These top ten represent 74% of the total sales tax collections for the running quarter.

The portfolio of certificates of deposit on June 30, 2022 totaled \$4,000,000 with a weighted average interest rate of .06% up .02% from a year ago. The total

par value of the US Treasuries is \$60,954,000 with a weighted average yield to maturity of .61% up .55% from a year ago. The total balance of the Money Market account on June 30, 2022 was \$3,500,000 with a current yield of .05%. Total investments are up \$5,501,692.

Shaun Musil moved, Michael Berges seconded, to approve the Financial Report for the month of June, 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:** There were no items on the Consent Agenda for consideration.

## **NEW BUSINESS**

**6. PUBLIC HEARING TO CONSIDER THE CREATION OF THE FOURTH AND FORT STREET RURAL HOUSING INCENTIVE DISTRICT:** Mayor Ruder opened the public hearing to hear public comment on the consideration of establishing the Fourth and Fort Street Rural Housing Incentive District (RHID) for Michael D. Graham Rentals, LLC.

Kim Rupp, Director of Finance, 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. 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.

Following the public hearing, the Commission will be asked to 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.

There were no comments from the public.

Sandy Jacobs moved, Michael Berges seconded, to close the public hearing to consider the creation of the Fourth and Fort Street Rural Housing Incentive District.

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

**7. ORDINANCE ESTABLISHING THE FOURTH AND FORT STREET RURAL HOUSING INCENTIVE DISTRICT, ADOPTING THE DEVELOPMENT PLAN, AND AUTHORIZING THE EXECUTION OF THE DEVELOPMENT**

**AGREEMENT:** Sandy Jacobs moved, Michael Berges seconded, to approve Ordinance No. 4013 establishing the Fourth and Fort Street Rural Housing Incentive District, adopting the Development Plan, and authorizing the execution of the Development Agreement.

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

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

**9. 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 August.

**10. COMMISSION INQUIRIES AND COMMENTS:** Commissioner Barrick stated that the Hays Community Theater is presenting “The Wizard of Oz” and encouraged everyone to attend.

Commissioner Jacobs thanked Michael Graham for his continued investment in housing in our community. She thanked Paul-Wertenberger Construction for their work on the 27<sup>th</sup> Street reconstruction. She also complimented City staff on the quality concrete work they do.

Commissioner Musil thanked Paul-Wertenberger Construction for their work on the 27<sup>th</sup> Street reconstruction. He also thanked the community for their patience during construction. He recognized Kelly Ackerman who was awarded the 2022 Kansas Special Education Professional of the Year. Mrs. Ackerman is a special education teacher at Hays High School.

Vice-Mayor Berges congratulated the Hays Larks for another fantastic season.

Mayor Ruder reminded everyone to be prepared for increased traffic as school begins again.

The meeting was adjourned at 6:52 p.m.

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

Brenda Kitchen – City Clerk