

City of Hays
City Commission
Work Session Notes

Thursday, August 17, 2023 – 4:00 p.m.

Present: Shaun Musil, Sandy Jacobs, Reese Barrick, Alaina Cunningham, Mason Ruder, Toby Dougherty, Kim Rupp, and Melvin Sauer, Jr.

August 3, 2023 Work Session Notes

There were no corrections or additions to the minutes of the work session held on August 3, 2023; the minutes stand approved as presented.

Hays Aquatic Park Wood Structure Staining – Award of Bid

Jeff Boyle, Director of Parks, reported that the wood structures at the Hays Aquatic Park need to be stained to protect them from the elements. This process was last completed in 2017 at a cost of \$24,320. It is very important to keep the wood structures stained to increase the life expectancy of these structures and to keep them aesthetically pleasing. An amount of \$30,000 is budgeted in the 2023 Pool Budget for this purpose. The only bid received was from Primary Painting in Russell, Kansas, for an amount of \$25,590, which is \$4,410 below budget.

The Commissioners discussed replacing some of the non-structural wood areas at the Hays Aquatic Park to composite material. Mr. Boyle stated that composite material is extremely expensive but is something they could look at. Mr. Boyle will check on pricing of composite material and report back to the Commission.

At the August 24, 2023 Commission meeting, Commissioners will be asked to approve the bid from Primary Painting and Remodeling for the staining of wood structures at the Hays Aquatic Park for an amount of \$25,590 from the 2023 Pool Budget.

2023 Uniform Public Offense Code / 2023 Standard Traffic Ordinance

Don Scheibler, Chief of Police, stated the League of Kansas Municipalities (LKM) publishes a revised version of the Uniform Public Offense Code (UPOC) for Kansas Cities and the Standard Traffic Ordinance (STO) for Kansas Cities on a yearly basis. These publications are made available for purchase by municipalities. The municipalities may adopt these two sets of ordinances for their use. These ordinances contain the most current legislative changes and updates put into place annually by the Kansas Legislature.

The majority of the UPOC and STO remains the same from year to year. Chief Scheibler reviewed the changes and additions that were made in 2023.

At the August 24, 2023 Commission meeting, Commissioners will be asked to approve the ordinances adopting the 2023 revised versions of the Uniform Public Offense Code and Standard Traffic Ordinance for use in the City of Hays.

Annexation of Property for “The Grove” Proposed Development Near 27th and Canterbury

Jesse Rohr, Director of Public Works, reported that the property owners, Grow Hays and McGinnis Revocable Trust No. 1, who own the property at 2520 Canterbury Drive and the vacant lots surrounding this address, have submitted a signed consent to annex under K.S.A. 12-520(a)(7) and desire to annex to allow for development of the property. The property is located on the east side of Canterbury Drive and the south side of 27th Street, just north of the HaysMed Center for Health Improvement. The properties surrounding 2520 Canterbury Drive were purchased by Grow Hays for their planned development, The Grove. The Grove will consist of a childcare facility, community center, multi-family apartment complex, along with single family homes.

Approval of the annexation will allow the property owner to receive full benefits of City services, including utilities and fire/police protection. A request to rezone and plat the property will be heard under future agenda items. Staff recommends annexing this property due to it being contiguous to the City limits

and the availability of City services and infrastructure necessary to serve this property.

At the August 24, 2023 Commission meeting, Commissioners will be asked to approve an ordinance annexing the properties owned by Grow Hays and McGinnis Revocable Trust No. 1, as legally described within the adopting ordinance.

Annexation of Property Located at 4945 General Hays Road

Jesse Rohr, Director of Public Works, stated that the property at 4945 General Hays Road (formerly Hays Livestock Commission sale barn) has been vacant for the past several years. The property has been purchased by Vernie's Trux-N-Equip Inc. The property owner has submitted a signed consent to annex 4945 General Hays Road under K.S.A. 12-520(a)(7) and desires to annex to allow for future development of the property and connection to City utilities. City utilities are available for connection.

The owners plan to demolish the old Hays Livestock Commission sale barn, build a new office/shop building, and relocate their existing business to this new location.

At the August 24, 2023 Commission meeting, Commissioners will be asked to approve an ordinance annexing the property located at 4945 General Hays Road.

2024 Budget Review

Collin Bielser, Deputy City Manager, reviewed the change pages that were discussed at the August 3, 2023 Work Session. The Rural Opportunity Zone (ROZ) Program will be funded at \$15,000 out of the Economic Development Budget. Outside agencies will be funded at their requested amounts with the exception of the Ellis County Historical Society, whose funding will remain at last year's amount.

Kim Rupp, Director of Finance, reviewed changes to the leasing program. Mr. Rupp stated when the budget was printed, they only had estimated amounts

for the fleet replacement schedule and have now entered the lease amounts. He reviewed some of the benefits to contracting with Enterprise for vehicle leasing. He noted that Enterprise is familiar with the market, and they know what vehicles are best to sell and when to sell them. They provide governmental discounts and are able to get vehicles when the City cannot.

Mr. Bielser stated that the City has a robust fleet replacement schedule and will maintain that even if we are leasing vehicles. We will set dollars aside should we have to buy them in the future.

Toby Dougherty, City Manager, stated that with leasing the annual cost of ownership can be cheaper than buying and, in some cases, can make money.

Mr. Bielser stated that Monday, August 21, 2023, there is a scheduled joint meeting with the Hays City Commission and the Ellis County Commission to discuss agreements regarding the Law Enforcement Center/Dispatch operations and the maintenance of peripheral roads. Depending on the outcome of that meeting, there could be additional changes to the 2024 Budget.

Other Items for Discussion

Commissioner Ruder stated that school is back in session, and it sounds like the students are doing a really good job with the new roundabout at 27th Street and Canterbury Drive.

Commissioner Cunningham welcomed back all of the students.

Commissioner Barrick stated that the number of on campus students at Fort Hays State University is up 4%. He noted that the one problem he has heard about the 27th and Canterbury Drive roundabout is that it may be too small as it doesn't leave much space between entering vehicles. He added that it does get vehicles through the intersection better than the four-way stop.

Vice-Mayor Jacobs cautioned new students to be aware of the one-ways in the area. She also reminded everyone to be careful around the school zones.

Mayor Musil commented that the move in process at Fort Hays State University went very smoothly.

The work session was adjourned at 4:37 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk