

City of Hays  
City Commission  
Work Session Notes

Thursday, September 1, 2022 – 6:30 p.m.

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

**August 18, 2022 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on August 18, 2022; the minutes stand approved as presented.

**Modifications to City Animal Code**

Commissioner Jacobs asked that this item be added to the agenda for discussion. She stated that following earlier conversations about the modifications to the animal code, she heard from a number of citizens that had questions about the changes. She feels that education is necessary, so citizens understand the process and the reasons for the changes.

Commissioner Barrick stated that most of the changes to the code were non-controversial, but one that sparked interest was regarding the requirement to register and microchip constrictor snakes. He invited several people to attend the meeting including Rachel Unruh, Marketing and Public Relations Coordinator at the Sternberg Museum, snake handler, Jackson Stanton, and Dr. Mark Meier, Hays Veterinary Hospital. The Commissioners watched as a boa constrictor named Zeus was microchipped.

Commissioner Jacobs asked how big boa constrictors can get. Mr. Stanton stated male boa constrictors can top out at six to seven feet and females eight to ten feet. Snakes grow their entire lives, but growth will slow down after ten to 15 years. Most snakes will reach top length in about five to ten years. They live on average 25 to 30 years. Commissioner Jacobs stated it is unfair to make the owners give up their snakes after they become six feet long. One of the

recommended modifications to the City animal code would allow residents to keep non-venomous constrictor snakes in excess of six feet in length.

Modifications to the City animal code will be presented to the Commission for consideration at the September 8, 2022 Commission meeting.

### **2022 Uniform Public Offense Code/ 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 ordinances contain the most current legislative changes and updates put into place annually by the Kansas Legislature. These books are designed to provide comprehensive laws for Kansas communities and for the most part they parallel the state traffic and criminal codes. The majority of both books remain the same from year to year. Chief Scheibler reviewed the notable changes to the documents for 2022.

At the September 8, 2022 Commission meeting, Commissioners will be asked to approve the ordinances adopting the 2022 revised versions of the Uniform Public Offense Code and Standard Traffic Ordinance for use in the City of Hays.

### **Hadley Center Moderate Income Housing Grant – Resolution of Support**

Collin Bielser, Assistant City Manager, stated that David VanDoren, owner of the Hadley Office Center, intends to apply for a Moderate-Income Housing (MIH) grant from the Kansas Housing Resources Corporation (KHRC) to renovate the third floor of the Hadley building to include 31, one- and two-bedroom apartment units. Only cities or counties may officially apply for the grant, and grant applications must include a resolution from the governing body indicating support for the project. Adopting the MIH Resolution would allow the developer to continue with the preparation and submission of an application for a \$650,000 MIH grant.

Only local governments with populations less than 60,000 may apply for MIH funds. No City incentives are being requested. If the grant is awarded, the grant will be officially between the City of Hays and the Kansas Housing Resources Corporation. However, City staff does not have the capacity to administer the grant, which includes monitoring the income levels of all tenants for five years. To address this, the City Attorney has prepared an assumption agreement, which unconditionally assigns all grant agreement rights and obligations to the developer. A personal guaranty is also included which states that Mr. VanDoren guarantees to the City prompt payment of all amounts due under the agreement, prompt performance of all Grantee/Assignee obligations, as well as the City's fees and expenses of collection. The personal guaranty is equal to the requested \$650,000 grant.

This is the same arrangement that was agreed to with the developer of Frontier Apartments, who received a MIH grant to renovate the former St. Joseph School.

Mr. VanDoren stated that there are a number of amenities in the building including a restaurant, consulting services, a hair salon, and massage services.

Commissioner Jacobs thanked Mr. VanDoren for his investment in our community.

At the September 8, 2022 Commission meeting, Commissioners will be asked to adopt a resolution in support of a Moderate-Income Housing grant application.

### **Other Items for Discussion**

Commissioner Barrick stated he appreciates the opportunity to provide additional information regarding snakes and the modifications to the City animal code.

Commissioner Jacobs noted that Downtown Hays Development Corporation (DHDC) and United Way of Ellis County, who requested funding from the City in 2023, are working diligently to improve their organizations.

Commissioner Musil stated that the demonstration regarding snakes was very informative for not only the Commission but the community as well.

Mayor Ruder stated that there are a lot of fun things happening in September and asked everyone to watch the community calendar for a list of events.

The work session was adjourned at 6:56 p.m.

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

Brenda Kitchen – City Clerk