

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON SEPTEMBER 9, 2021

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, September 9, 2021 at 6:30 p.m.

Roll Call: Present: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

Mayor Jacobs 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 August 26, 2021; the minutes stand approved as presented.

3. CITIZEN COMMENTS: Sarah Wasinger, President/CEO of the Hays Chamber of Commerce stated the Chamber of Commerce has begun an initiative to address the problem with the lack of childcare in Ellis County. She stated the need for child care is significant in Ellis County and a recent survey indicated that we have lost 16 child care facilities in Ellis County since 2019. She added that with the continued work force issues everyone is facing, the ability to have quality child care would also allow more people to join the workforce. She stated they are currently looking for volunteers to serve on a task force that have ties to the childcare network. She stated they anticipate involving the schools, child care providers, Child Care Aware of Kansas, Fort Hays State University, and HaysMed in addressing this issue. She added that they would welcome input from the City Commissioners and City staff.

Doug Williams, Executive Director of Grow Hays, stated the first building

permits have been issued for the Heart of America Corporation, Rural Housing Incentive District (RHID) housing project. He wanted the Commissioners to be aware that City staff has been very helpful and accommodating and they have done a great job in assisting them on this project.

4. CONSENT AGENDA: The following appointment was recommended by Mayor Jacobs at the August 26, 2021 City Commission meeting and is now being presented for approval.

CARE Council

Samuel Allen – two-year term to expire September 9, 2023 (1st term)

Ron Mellick moved, Mason Ruder seconded, to approve the Consent Agenda as presented.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

Shaun Musil

NEW BUSINESS

5. NORTH VINE STREET CORRIDOR PROJECT CONSTRUCTION UPDATE:

John Braun, Project Manager, reported that the fourth and final phase of the North Vine Street Corridor Project begins on or about September 7, 2021. During this final phase, traffic in the construction zone on Vine Street from 35th Street to 43rd Street will be shifted to the outside lanes of Vine Street so that the centers of the roundabouts can be constructed. Like previous phases of construction, left turns are not allowed in areas of construction where traffic is reduced to a single lane. Only right turns will be allowed to and from the I-70 ramps and various intersections. The currently posted detours will continue to direct traffic through the construction zones. This phase of construction is expected to take a few months with an anticipated completion by the end of the year, weather permitting.

Commissioner Musil asked that the video with tips on driving in the roundabouts be shared again with the public since the construction is nearly complete.

6. PARKS DEPARTMENT PARKING LOT RESURFACING – AWARD OF BID:

Jeff Boyle, Director of Parks, stated the Parks Department parking lot is in disrepair and becomes extremely muddy after rain and snow events. In order to handle the large equipment and truck traffic, it was determined that resurfacing the lot with concrete would be the best reconstruction option. An amount of \$156,000 is budgeted in the Special Park and Recreation Budget for this purpose. The low bid for the project was submitted from T&T Builders, LLC in the amount of \$136,180, or \$19,820 under budget. The new parking lot will include a new entrance/exit that will allow for traffic in both directions, which is not currently possible. This will allow large delivery trucks and trucks with trailers to easily enter and exit the facility.

Mason Ruder moved, Shaun Musil seconded, to approve the low bid from T&T Builders, LLC for the concrete resurfacing of the Parks Department parking lot in the amount of \$136,180, for the base bid and alternate 1, with funding from the Special Parks and Recreation Budget.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

Shaun Musil

7. 2021 UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES:

Don Scheibler, Chief of Police, stated the League of Kansas Municipalities (LKM) publishes a revised version of the Uniform Public Offense Code (UPOC) on a yearly basis. Municipalities may adopt by ordinance the updated version of the 2021 UPOC for their use. The UPOC contains the most current legislative changes and updates put into place annually by the Kansas Legislature. Chief Scheibler reviewed the notable changes to the document for 2021.

Shaun Musil moved, Michael Berges seconded, to approve Ordinance No. 4001 adopting the 2021 version of the Uniformed Public Offense Code for use within the City of Hays.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

8. 2021 STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES: Don Scheibler, Chief of Police, stated the League of Kansas Municipalities (LKM) publishes a revised version of the Standard Traffic Ordinance (STO) for Kansas Cities on a yearly basis. It provides the City of Hays with the most current and comprehensive laws which parallel the criminal and traffic codes of the State of Kansas. Municipalities may adopt by ordinance the 2021 STO for their use. Chief Scheibler reviewed the notable changes to the document for 2021.

Michael Berges moved, Ron Mellick seconded, to approve Ordinance No. 4002 adopting the 2021 version of the Standard Traffic Ordinance for use within the City of Hays.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

9. REZONING REQUEST FOR 210 WEST 13TH STREET FROM PUBLIC AND INSTITUTIONAL DISTRICT (P-I) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-M): Jesse Rohr, Director of Public Works, stated that an application has been submitted by Todd Co., LLC to request a change in zoning from Public and Institutional District (P-I) to Residential Multi-Family District (R-M) for the property located at 210 West 13th Street. The building was formerly St. Joseph School and Parish Center.

In 1907 the St. Joseph Parish Center was built and used as a school and administrative building for many years. The building has not been used for more than five years and the Diocese has decided to sell the property to Todd Co., LLC, who plans to renovate the property into multi-family apartments. The building is listed as a historical structure and is eligible for tax credits from the State of Kansas. The property is also located within the Neighborhood Revitalization Program area and is eligible for tax rebates based on improvements made to the structure.

Mr. Rohr stated that this rezoning request is logical and continues with the character of the neighborhood of multi-family residential housing surrounding the property.

Ron Mellick moved, Mason Ruder seconded, to adopt Ordinance No. 4003 approving the change in zoning from Public and Institutional District (P-I) to Residential Multi-Family District (R-M) for the property located at 210 West 13th Street.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

10. REVENUE NEUTRAL RATE PUBLIC HEARING: Mayor Jacobs opened the public hearing to allow interested taxpayers an opportunity to be heard concerning the City's intent to exceed the Revenue Neutral Rate.

Toby Dougherty, City Manager, thanked the Department Heads for their work on the budget preparation. He especially thanked Collin Bielser, Assistant City Manager, and Kim Rupp, Finance Director, for their diligence and hard work in putting the budget together.

Collin Bielser, Assistant City Manager gave a formal presentation of the 2022 proposed budget and noted the following highlights:

- It is a balanced budget
- Sales tax revenue is projected to be up 2%

- Assessed valuation up 4%
- 184 full-time employees – this includes an increase of 3 positions (1 - Parks Maintenance, 1 - IT Tech, and 1 - Airport Maintenance)
- A programmed step and COLA increase for all City employees
- The mill levy is maintained at 25 for the 13th consecutive year
- Reserves are funded

Mr. Bielser stated the 2021 Legislature approved Senate Bill 13 and House Bill 2104, which eliminated the tax lid, introduced the “Revenue Neutral Rate”, and adjusted the budget approval timeline. Mr. Bielser explained the amount of property tax is correlated to one’s property value and as property value increases, property tax payment will increase, even if the mill levy remains flat. The value increase represents 4% growth as projected by the County. The Revenue Neutral Rate would be 24.21 mills. The 2022 proposed budget will require the levy of a property tax rate exceeding the Revenue Neutral Rate; therefore, a resolution must be approved to do so. State law also requires a public hearing be held to receive comments on the City’s intent to exceed the Revenue Neutral Rate.

There were no comments from the public regarding the City’s intent to exceed the Revenue Neutral Rate.

Mason Ruder moved, Shaun Musil seconded, to close the public hearing.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

Shaun Musil

11. RESOLUTION TO EXCEED REVENUE NEUTRAL RATE: Michael Berges moved, Ron Mellick seconded, to approve Resolution No. 2021-013 to exceed the Revenue Neutral Rate in its property tax levy for the tax year of 2021, budget year 2022.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

12. 2022 BUDGET PUBLIC HEARING: Mayor Jacobs opened the public hearing to allow interested parties an opportunity to be heard concerning the City's proposed 2022 Budget.

There were no comments from the public regarding the proposed 2022 Budget.

Ron Mellick moved, Michael Berges seconded, to close the public hearing.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

13. 2022 BUDGET APPROVAL: Shaun Musil moved, Mason Ruder seconded, to approve the 2022 Budget for the City of Hays.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Michael Berges
Ron Mellick
Shaun Musil

14. COMMISSION INQUIRIES AND COMMENTS: Mayor Jacobs thanked Mr. Bielser for an outstanding presentation of the budget.

Commissioner Musil stated the way the budget was presented was clear and easy to understand. He appreciates the work City staff has done in preparing the budget.

Commissioner Mellick thanked City staff and the Department Heads for their work on the budget. He also pointed out that the mill levy for the City of

Hays is actually 18 mills. He noted the Public Library is a pass through, which we have no control over, and that is another seven mills.

Commissioner Berges thanked City staff for putting together another good budget.

Commissioner Ruder echoed those comments and added that the budget is very well put together and is easy to understand. He added that every dollar is accounted for and well thought through. He appreciates the hard work City staff puts in every year to keep the City running so well.

Mayor Jacobs also thanked Kim Rupp, Finance Director, for the many hours he puts into the budget preparation.

The meeting was adjourned at 7:27 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk