

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON SEPTEMBER 28, 2023

**1. CALL TO ORDER BY CHAIRPERSON:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, September 28, 2023 at 4:00 p.m.

Roll Call: Present: Shaun Musil  
Sandy Jacobs  
Reese Barrick  
Alaina Cunningham  
Mason Ruder

Mayor Musil 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 session held on September 14, 2023; the minutes stand approved as presented.

**3. FINANCIAL STATEMENT:** Kim Rupp, Director of Finance, reviewed the financial summaries of the revenue and expenditure activities of the City of Hays for the month ended August 31, 2023.

Month-to-date (MTD) general fund sales tax collections were at \$872,968, which was an increase of \$119,482 or 16% as compared to last year. Year-to-date (YTD) general fund sales tax is at \$6,466,271 up \$438,336 or 7% from a year ago. The six-month average is at 7.49%, which was an increase of .41% when compared to a year ago. MTD county sales tax collections were at \$103,530. YTD county sales tax is at \$771,626.

The report of top ten quarter-to-date (QTD) sales tax collections by classification was up \$112,144 or 4.6%. These top ten represent 74% of the total sales tax collections for the running quarter.

The total par value of the US Treasuries for August was \$47,355,000, with a weighted average yield to maturity of 3.78% up 2.32% from a year ago. The

total of the portfolio of certificates of deposit on August 31, 2023 was \$20,100,000 with a weighted average rate to maturity of 4.85% up 4.79% from a year ago. The total balance of the Money Market account on August 31, 2023 was \$500,000 with a current yield of 2.7% up 2.65% from a year ago. Total investments are down \$2,320,172.

Sandy Jacobs moved, Alaina Cunningham seconded, to approve the Financial Statement for the month of August, 2023 as presented.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham

Mason Ruder

**4. CITIZEN COMMENTS:** There were no comments.

**5. CONSENT AGENDA:** Approve the 2<sup>nd</sup> Amendment to the Hays Mall, LLC CID Development Agreement.

Toby Dougherty, City Manager, stated that the owner of Big Creek Crossing is requesting the City Commission approve an extension to the first amendment of the 2014 Community Improvement District (CID) Development Agreement that is dated March 24, 2022. The extension would allow the Big Creek Crossing owner an additional 18 months to gather qualifying expenses for the appropriation of the CID funds to help further improve the property.

Mason Ruder moved, Reese Barrick seconded, to approve the Consent Agenda as presented.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham

Mason Ruder

## **NEW BUSINESS**

**6. FIRE STATION NETWORK CONNECTIVITY:** Chad Ruder, Director of Information Technology, stated that with the construction of a new Fire Station at 41<sup>st</sup> and Post Road, network connectivity to the building has to be addressed to allow for access to the resources the Fire Department needs for their daily operations. The best solution to provide our standard of network function, speed, and reliability to this new facility is to connect it to City Hall via high-speed dedicated fiber optic cabling. He added that this new facility also provides the opportunity to migrate the City's core datacenter from City Hall to the new Fire Station to alleviate flooding and overhead water concerns.

Staff solicited proposals, in partnership with Ellis County, for dedicated fiber optic connectivity. The proposal is to originate at City Hall where City and County would share cost by length to a logical point and then split off to complete the connections to the City Fire Station and the proposed County Public Works Facility. Although the cable would be shared from City Hall, the individual fiber strands within the cable would be completely segregated, allowing the City and County to each have 12 dedicated strands for current needs and future growth to our new facilities.

The low bid was submitted by Nex-Tech in the amount of \$239,474, the City share being \$94,608 and the County share being \$144,866.

Reese Barrick moved, Sandy Jacobs seconded, to authorize the City Manager to execute payment to Nex-Tech, in the amount of \$94,608, for fiber optic cabling services to provide connectivity to the new Fire Station at 41<sup>st</sup> and Post Road, to be funded by City Commission Capital Reserves.

Vote: Ayes: Shaun Musil  
Sandy Jacobs  
Reese Barrick  
Alaina Cunningham  
Mason Ruder

**7. KCWI ADDITION – FINAL PLAT:** Jesse Rohr, Director of Public Works, reported that an application has been submitted for the Final Plat of the KCWI Addition, being a replat of a portion of Golden Belt 4<sup>th</sup> Addition from 1977. These properties are owned by KC Western Investments, LLC and have remained vacant since 2012 when the former St. John’s Nursing Facility was demolished. The property is located between 24<sup>th</sup> and 25<sup>th</sup> Street just west of Canterbury Drive. The proposed plat includes six lots ranging in size from 7,426 square feet to 27,964 square feet, which would accommodate planned multi-family development on the property.

The final plat meets the requirements of the current subdivision regulations regarding lot size, setbacks, and specific utility requirements. Staff, as well as the Hays Area Planning Commission, recommends approving the final plat of KCWI Addition as submitted.

Mason Ruder moved, Alaina Cunningham seconded, to approve Resolution No. 2023-018 accepting the KCWI Addition Final Plat.

Vote: Ayes: Shaun Musil  
Sandy Jacobs  
Reese Barrick  
Alaina Cunningham  
Mason Ruder

**8. PROGRESS REPORT:** Collin Bielser, Deputy 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 October.

**10. COMMISSION INQUIRIES AND COMMENTS:** Toby Dougherty, City Manager, commented that high land prices can result in an increase of infill projects like the KCWI Addition that the Commission approved. With the infrastructure already in place it is a good infill development.

The Commissioners encouraged everyone to attend the many events going on in Hays.

Commissioner Barrick stated that he appreciates the work City staff does to take care of our infrastructure by performing regular maintenance.

Vice-Mayor Jacobs agreed and complimented City staff for the great job they did on a recent sewer backup.

Mayor Musil commended the current and previous City Commissioners for working together so well. He added that he was disappointed by the recent headlines regarding the USD 489 School Board meeting.

The meeting was adjourned at 4:37 p.m.

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

Brenda Kitchen – City Clerk