

City of Hays
City Commission
Work Session Notes

Thursday, October 5, 2023 – 4:00 p.m.

Present: Shaun Musil, Sandy Jacobs, Alaina Cunningham, Toby Dougherty, Kim Rupp, and Don F. Hoffman

Absent: Reese Barrick and Mason Ruder

September 21, 2023 Work Session Notes

There were no corrections or additions to the minutes of the work session held on September 21, 2023; the minutes stand approved as presented.

The Grove – Final Plat

Jesse Rohr, Director of Public Works, reported that an application has been submitted for the final plat of The Grove, located on the east side of Canterbury Drive and the south side of 27th Street, just north of the HaysMed Center for Health Improvement. These properties are owned by Grow Hays, Inc. and have remained natural grassland or cultivated farm ground. The properties were annexed into the City of Hays in August of 2023. City water and sewer main lines are available for extension to accommodate the development.

The plat is the first step for a proposed planned development, which will consist of six multi-family apartment buildings, eight duplex structures, and 50 slab-on-grade single-family homes, along with a Community/Senior Center along Canterbury Drive.

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, by a vote of 5-0, recommend approving the final plat of The Grove as submitted.

At the October 12, 2023 Commission meeting, Commissioners will be asked to approve a Resolution accepting The Grove final plat.

Rezoning Request for The Grove – Commercial General (C-2) and Neighborhood Conservation Single Family (NC.1) to Residential General District (R-G) and Agriculture (A-L)

Jesse Rohr, Director of Public Works, stated that an application has been submitted for The Grove, to request a change in zoning from Commercial General (C-2) and Neighborhood Conservation Single Family (NC.1) to Residential General District (R-G) and Agriculture (A-L). Grow Hays has purchased the majority of the property being rezoned from Hays Medical Center. There is also a tract owned by McGinnis Revocable Trust which is part of the rezoning request. A portion of the property is zoned (C-2) General Commercial and will remain (C-2) for the proposed city community center and group daycare center. Staff, as well as the Hays Area Planning Commission, by a vote of 5-0, recommend approving this request as it is compatible with the Comprehensive Plan, which designates this area for residential use and civic uses for the public.

At the October 12, 2023 Commission meeting, Commissioners will be asked to approve an ordinance approving the change in zoning from Commercial General (C-2) and Neighborhood Conservation Single Family (NC.1) to Residential General District (R-G) & Agriculture District (A-L) for The Grove.

Pro-Shop Manager Contract Renewal

Jeff Boyle, Director of Parks, stated the current contract with Jeremy Coulter for management of the Fort Hays Municipal Golf Course (FHMGC) Pro-Shop ends December 31, 2023. Mr. Boyle stated that Mr. Coulter has operated the Pro-Shop successfully since January 2018 and has great ideas for the golf course. Mr. Coulter is requesting a new three-year contract to manage the Pro-Shop. The City currently pays Mr. Coulter \$2,500/month with a \$3,000 year-end bonus upon receiving a satisfactory performance review. Mr. Coulter is requesting a monthly payment of \$2,750/month and a \$3,000 year-end bonus in the new contract.

At the October 12, 2023 Commission meeting, Commissioners will be asked to approve a three-year contract from January 1, 2024, to December 31,

2026, with Jeremy Coulter to manage the Fort Hays Municipal Golf Course Pro-Shop for an amount of \$2,750/month and a \$3,000 year-end bonus option, to be paid for from the Golf Course General Fund Budget.

Hays Aquatic Park Slide Refurbish – Award of Bid

Jeff Boyle, Director of Parks, stated that the existing yellow slide at the Hays Aquatic Park is the original slide that was put in when the facility was built in 1999, and it is extremely faded. In the mid-2000s, the slide joints were “spanned” with fiberglass to make the seams smoother for the users. Spanning joints used to be common practice; however, this has turned out to be problematic in the long run and causes gelcoat cracking, which must be repaired each year. City staff sent out a Request for Bids to remove the spanned joints and paint the slides. Five bids were received with The Experts in Slides being the low bidder in the amount of \$27,615. City staff contacted all references listed in the bid documents and are confident in the company’s work.

At the October 12, 2023 Commission meeting, Commissioners will be asked to approve the low bid from The Experts in Slides for an amount of \$27,615, for painting and repairs to the yellow slide at the Hays Aquatic Park, to be paid from the Pool Sales Tax Reserve Funds.

Other Items for Discussion

Commissioner Cunningham stated that she had the privilege to attend the groundbreaking ceremony for the new high school and it was good to see students participating and the community coming together.

The work session was adjourned at 4:25 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk