

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON OCTOBER 12, 2023

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, October 12, 2023 at 4:00 p.m.

Roll Call: Present: Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham

Mason Ruder (arrived at 4:03 p.m.)

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 28, 2023; the minutes stand approved as presented.

3. CITIZEN COMMENTS: There were no comments.

4. CONSENT AGENDA: A. Authorize the Mayor to submit a Letter of Support, on behalf of the City Commission, for Michael Graham's request to establish a Rural Housing Incentive District (RHID) on property currently owned by the City, to the Kansas Housing Resource Corporation (KHRC) for "The Depot Place" project.
B. The following proposed appointment will be presented for approval at the October 26, 2023 City Commission meeting.

Hays Convention and Visitors Bureau Advisory Committee

Angelica Southard (Hampton Inn) – three-year term to expire October 26, 2026
(2nd term – nonconsecutive)

Sandy Jacobs moved, Alaina Cunningham seconded, to approve the Consent Agenda as presented.

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

NEW BUSINESS

5. HEART OF AMERICA RURAL HOUSING INCENTIVE DISTRICT (RHID)

PROJECT UPDATE: Doug Williams, Grow Hays Executive Director, provided an update regarding the Heart of America Development, Tallgrass 2nd Addition, RHID Project.

In 2020, the City Commission approved an RHID for the piece of property located at the northeast corner of 22nd Street and Wheatland Avenue for Heart of America Corporation to develop a residential project encompassing 75 residential lots. The project was implemented in three phases and to date, all 36 lots in phase one are built out, with phase two currently underway.

Mr. Williams stated that in the last 24 months, 36 homes have been completed and occupied. The builders include Homes by Cornerstone, Platinum Builders, and PWC, Inc. There are currently 14 homes under construction, with four more to begin in the next 30 to 45 days.

Phase three of the project will include the overlay of Wheatland Drive with 12 homes to be constructed by Homes by Cornerstone, at a cost of \$325,000 or less. Road construction is to begin in the spring of 2024.

Phase four will include the north 21 acres of Tallgrass 2nd Addition, but no time frame has been established.

The Commissioners thanked the Grow Hays Team, Heart of America Development Corporation, and the builders for collaborating and addressing the housing needs of our community.

6. 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.

Reese Barrick moved, Alaina Cunningham seconded, to approve Resolution No. 2023-019 accepting The Grove final plat.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Reese Barrick

Alaina Cunningham

Mason Ruder

7. REZONING REQUEST FOR THE GROVE: 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, Inc. 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.

Mason Ruder moved, Sandy Jacobs seconded, to adopt Ordinance No. 4038 to change the zoning from Commercial General (C-2) and Neighborhood Conservation Single Family (NC.1) to Residential General District (R-G) and Agriculture District (A-L) for The Grove.

Mayor Musil asked if consideration was given to how this new development would affect traffic in that area. Mr. Rohr stated that when the general traffic study for the new schools was done, they incorporated undeveloped areas within the corridor study and planned for future buildouts. He added that there is no reason why the current traffic configuration couldn't handle this development.

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

8. 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 done a great job. Mr. Coulter is requesting a new three-year contract to manage the Pro-Shop. The City currently pays Mr. Coulter \$2,500 per month with a \$3,000 year-end bonus upon receiving a satisfactory performance review. Mr. Coulter is requesting a payment of \$2,750 per month and a \$3,000 year-end bonus in the new contract. Mr. Boyle noted that language was added charging Mr. Coulter \$3,000 per year in Cart Path Trail Fees.

Sandy Jacobs moved, Mason Ruder seconded, 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

per month and a \$3,000 year-end bonus option, to be paid for from the Golf Course General Fund Budget.

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

9. 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 slide. 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.

Alaina Cunningham moved, Reese Barrick seconded, 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.

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

10. COMMISSION INQUIRIES AND COMMENTS: Commissioner Ruder stated some of the Commissioners and staff met with Senator Jerry Moran at the R9 Ranch and shared information with him regarding the changes being made at the Ranch and the reasons for them.

Commissioner Cunningham stated it was great to see the progress that has been made at the Ranch.

Commissioner Barrick added that bringing water from the R9 Ranch is the most important thing the Commission can do for the sustainability and growth of our area, but once the project is complete, we will have to continue to be conservative with our water. The drought doesn't stop because we have another water source.

Vice-Mayor Jacobs stated that it was exciting to join Senator Moran at the R9 Ranch and share our story and the history of the project. She added that Senator Moran was happy to hear that the Ranch provides 6,800 acres for walk in hunting. He was surprised to hear that municipal use will consume much less water than irrigation, and that this is a long-term sustainable water supply. She added that this water supply is critical for the future survival of the cities of Hays and Russell.

The meeting was adjourned at 4:50 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk