

City of Hays  
City Commission  
Work Session Notes

Thursday, February 17, 2022 – 6:30 p.m.

Present: Mason Ruder, Michael Berges, Shaun Musil, Sandy Jacobs, Reese Barrick, Toby Dougherty, Kim Rupp, and John T. Bird

**February 3, 2022 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on February 3, 2022; the minutes stand approved as presented.

**North Central Kansas Technical College – Big Creek Technical Training Center Annual Report 2022**

Eric Burks, NCK Tech President, presented the 2022 Annual Report summarizing the activities at the Big Creek Technical Training Center housed at 101 Main Street. Annual reporting is a requirement of their contract with the City of Hays for their utilization of space at the former Army Reserve facility, which is owned by the City. NCK Tech maintains the building's condition to provide a comfortable educational learning environment for students at the Big Creek Technical Training Center. Mr. Burks also reviewed some of the projects that were done for the City of Hays during the past year.

NCK Tech's utilization of the Big Creek Technical Training Center has provided space to deliver training in the areas of carpentry, electrical technology, and plumbing, heating and air-conditioning (PHAC) for students in the Hays region. Many area businesses serve on the advisory committees for these programs to ensure appropriate training is provided to meet industry needs. All of the lead instructors of these programs are licensed under the Hays City Codes for their instructional areas.

Due to the success of these programs, there is currently a wait list for electrical and PHAC as both programs are full for the fall of 2022. Carpentry is nearing that status as well.

Mr. Burks stated NCK Tech is a fully accredited college since 1996 and provide transferrable credits. They serve an average of 1,100 students a year, with a campus in Hays and Beloit. Since 2009, NCK Tech has trained 550 full-time students. He added that 72% of the students who completed their program in May of 2021 are employed in a related field, 14% are enrolled in college, and 14% are employed in unrelated jobs. Mr. Burks added that this is a great return on investment for students.

Mr. Burks stated NCK Tech is building another 1,900 square foot home. This home was built on the Wheatland campus and will be sold at auction on Tuesday, May 24, 2022. Last year's home sold for \$145,000.00 and generated \$12,687.50 in sales tax. It also represented over \$110,000.00 of building materials purchased primarily from Hays businesses.

Mr. Burks thanked the City for their support and 12-year partnership. The Commissioners thanked him for the service they provide to the community.

### **R9 Ranch Conversion to Native Grass – Update**

Jeff Crispin, Director of Water Resources, updated the Commissioners on the changes happening at the R9 Ranch south of Hays. He stated that between 2007 and 2017, all remaining crop irrigation circles were taken out of service, and all remaining irrigation infrastructure was removed between 2018 and 2019.

Keith Harmony, Kansas State Range Research Scientist, stated his research program focuses on forages to complement native rangelands and to extend grazing seasons of forage-based beef production systems. Dr. Harmony was hired in 2020 to advise the City on what needs to be done to turn the crop land back to its native state. He noted that the R9 Ranch is unique in that it has a very sandy soil and does not have a lot of water holding capacity. He collected data and assessed the circles on the property. He recommended reseeding very poor and poor circles. In 2021 four circles were reseeded with good to excellent

initial establishment. He also recommended beginning a cattle grazing schedule for the established fenced pastures.

Commissioner Musil asked what the benefits are of returning this to native grasses and having cattle grazing on it. Dr. Harmony stated grassland will retain more water than what an irrigated crop will and he added that you need that vegetation to prevent runoff and to keep the land from eroding. The sandy soil is very mobile from wind and water and having a cover on it will keep the wind and water from moving that soil around. He stated cattle grazing or burning are natural processes and without those processes occurring, the grasslands can become overgrown and begin to thin over time. Grazing will remove some of that dry matter and will allow the base of the plant to receive sunlight and will stimulate buds at the bottom of the plant to grow. He added that cattle grazing will also allow the City to have potential income from the property.

#### **Annexation of Property Located on East 9<sup>th</sup> Street for Heart of America Addition**

Jesse Rohr, Director of Public Works, reported that The Heart of America Development Corporation has submitted a signed consent to annex property into the city limits of Hays. The property has recently been replatted to expand two lots planned for development. Approval of the annexation will allow the property owner to receive full benefits of city services, including utilities and fire/police protection.

At the February 24, 2022 Commission meeting, Commissioners will be asked to approve an Ordinance annexing the property on East 9th Street as legally described within the adopting ordinance.

#### **Hays Aquatic Park Diving Boards and Stands – Award of Bid**

Jeff Boyle, Director of Parks, stated the Hays Aquatic Park diving boards and stands are in need of replacement. The current diving boards are 11 years old and have been resurfaced once already. The manufacturer of the boards advised staff that the boards cannot be resurfaced a second time. The diving

board stands are the original stands that were installed in 1999 and have worn beyond repair. Staff recommends accepting the low bid from Commercial Aquatic Services, Inc., for an amount of \$31,321.46, with funding from the Pool Sales Tax Reserve within the Budget Stabilization Fund. If approved, a balance of \$105,236.78 will remain in the Pool Sales Tax Reserve.

Toby Dougherty, City Manager, explained that when the Aquatic Park was built, the remaining sales tax funds by law transferred to the General Fund. The Commission at that time did not want those funds going into the General Fund, so they were transferred into the Budget Stabilization Reserve Fund to be used for Aquatic Park expenditures. He noted that it does take Commission action to spend those funds.

At the February 24, 2022 Commission meeting, Commissioners will be asked to approve the purchase of the Hays Aquatic Park diving boards and stands from Commercial Aquatic Services, Inc., for an amount of \$31,321.46.

#### **Hays Aquatic Park Deck Replacement – Award of Bid**

Jeff Boyle, Director of Parks, stated the Hays Aquatic Park south deck is in need of replacement. The deck was originally installed in 1999 when the Hays Aquatic Park was built, and the base platform is rotting away. City staff recommends pouring a colored concrete deck with a broomed, non-slip surface, in lieu of a wooden deck to provide a long-term, maintenance free, deck. One bid was received for this project from JCorp, for an amount of \$9,200.00. Staff recommends accepting the bid with funding from the Pool Sales Tax Reserve within the Budget Stabilization Fund. If approved, the balance of the Pool Sales Tax Reserve will be \$96,036.78.

At the February 24, 2022 Commission meeting, Commissioners will be asked to approve the bid from JCorp, for an amount of \$9,200.00, for the installation of a new concrete deck at the Hays Aquatic Park.

**Other Items for Discussion**

Commissioner Jacobs stated the Kansas Mission of Mercy (KMOM) will be holding a free dental clinic in Hays on March 25<sup>th</sup> and March 26<sup>th</sup>. She added that anyone wanting to volunteer can contact herself or Melissa Dixon, Director of the Convention and Visitors Bureau.

**Executive Session**

Mason Ruder moved, Shaun Musil seconded, that the Governing Body recess to executive session at 7:43 p.m. for a period not to exceed 15 minutes for the purpose of discussing personnel matters relating to non-elected officials. The executive session included the City Commission. K.S.A. 75-4319 authorizes the use of executive session to discuss the topics stated in the motion.

Vote: Ayes: Mason Ruder  
Michael Berges  
Shaun Musil  
Sandy Jacobs  
Reese Barrick

The open session was resumed at 7:58 p.m. and no action was taken.

The work session was adjourned at 7:58 p.m.

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

Brenda Kitchen – City Clerk