

City of Hays
City Commission
Work Session Notes

Thursday, August 6, 2020 – 6:30 p.m.

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

July 16, 2020 Work Session Notes

There were no corrections or additions to the minutes of the work session held on July 16, 2020; the minutes stand approved as presented.

Rezoning – Proposed V & E First Addition

Jesse Rohr, Director of Public Works, stated an application has been submitted by V & E Properties, L.P. to request a change in zoning from A-L” Agriculture to “R-M” Residential Multi-Family District, near East 33rd Street and Sherman Avenue. This property is currently in agricultural production and has been for many years. East of this location are multi-family senior apartments that were built in two phases in 2012 and 2015. This property, as well as the property to the west was recently annexed into the City. This request is logical and consistent with the Comprehensive Plan. The Planning Commission approved the zoning request at their July 20, 2020 meeting by a vote of 5-0.

At the August 13, 2020 Commission meeting, Commissioners will be asked to approve an ordinance rezoning the proposed V & E First Addition from “A-L” (Agriculture District) to “R-M” (Residential Multi-Family District).

Final Plat – V & E First Addition

Jesse Rohr, Director of Public Works, stated the property that is proposed to be rezoned in the previous agenda item, is also under consideration for plat approval. The property known as the V & E First Addition is located on the north side of East 33rd Street near Sherman Avenue. Although no approval from this

governing body is required for the preliminary plat, Mr. Rohr showed the Commissioners the concept drawing as approved by the Planning Commission. Only a portion of the preliminary plat is being presented in final plat form; therefore, only that portion requires Commission approval. The proposed development includes one large lot for a planned multi-family development. The final plat meets the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements. Staff, as well as the Hays Area Planning Commission, recommend approving the final plat as submitted.

Mayor Musil asked how flooding concerns will be addressed since there will be more pavement than when the land was used for agriculture.

Mr. Rohr stated they will be required to have a storm water management plan. They will also need an engineer's design for storm water to ensure that water post-development is not running off the property at a rate or volume any faster than it is pre-development. He noted that the water actually runs to the north towards I-70 and there is a storm water inlet in that area.

Commissioners will be asked to approve a resolution accepting the final plat of V & E First Addition, at the August 13, 2020 Commission meeting.

2021 Budget Discussion

City Manager, Toby Dougherty, stated the City Commission will be asked to hold a public hearing and adopt the 2021 Budget at the August 13, 2020 Commission meeting. Mr. Dougherty asked if there were any questions, comments, or changes to the proposed 2021 Budget.

Commissioner Berges suggested that the outside agency funding to the Ellis County Historical Society be changed to \$3,000. They requested \$15,000 and are currently allocated \$12,000 in the 2021 Budget. Commissioner Berges noted from their application that the Board and staff plan to spend the next 12 to 18 months revising the bylaws, stabilizing archival records, and developing a strategic plan to promote their mission. He believes \$3,000 is enough to get a strategic plan in place.

Commission Jacobs agreed that it is difficult to award funds to any organization that doesn't have a strategic direction or plan. She added that \$3,000 should be sufficient to develop a strategic plan internally.

It was the consensus of the Commission to cut the funding for the Ellis County Historical Society to \$3,000 in the 2021 Budget.

Commissioner Berges also recommended that Downtown Hays Development Corp. (DHDC), who requested \$53,655 in funding and currently is allocated at \$50,973 for 2021, be changed to \$54,000 with a stipulation that next year's request will incorporate a 5% reduction.

Commissioner Mellick agreed and added that he would like to see them find a way to fund themselves and reduce their dependency on the City of Hays as they have received City funding for 21 years.

Vice-Mayor Jacobs stated that DHDC has proven the economic impact they have on the community time and time again and noted that our downtown is nationally known. She agrees that DHDC as well as Grow Hays should seek funding from the private sector. The reason she supports them at the level she does is because of the economic development impact they have on our community.

Commissioner Ruder agreed with Commissioner Berges's suggestion and noted this will be reviewed each year.

It was the consensus of the Commission to fund the Downtown Hays Development Corp. at \$54,000 for 2021 with a 5% reduction expected in the 2022 request.

Mayor Musil thanked City Manager, Toby Dougherty, Finance Director, Kim Rupp, and City staff for all the work done on the budget. He stated the City has had a good plan for many years and that is why the City is in good shape financially.

Mr. Dougherty stated the City of Hays has built in reserves and resiliency to allow us to weather the economic storms that come along. He thanked the Commission for their spending policies that keep the budget sustainable.

Other Items for Discussion

Vice-Mayor Jacobs thanked everyone for the positivity regarding the face mask mandate as it has been a challenging issue.

Commissioner Ruder thanked City staff for the work done on the budget and for presenting it in a way that allows the Commission to make decisions knowing they are taking care of the citizens, employees, and agencies properly. He also encouraged everyone to be respectful of others and continue to follow the recommended guidelines in regard to Covid-19.

Mayor Musil thanked the community for adhering to the mask mandate. He also thanked the Police Officers and City staff for the great job they have done educating the public. He added that if we work together we will slow the spread of the virus and we will get through this.

The work session was adjourned at 7:05 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk