

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON AUGUST 13, 2020

**1. CALL TO ORDER BY CHAIRMAN:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, August 13, 2020 at 6:30 p.m.

Roll Call: Present: Shaun Musil  
Sandy Jacobs  
Mason Ruder  
Michael Berges  
Ron Mellick

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 meeting held on July 23, 2020; the minutes stand approved as presented.

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

**4. CONSENT AGENDA:** The following appointment was recommended by Mayor Musil at the July 23, 2020 City Commission meeting and is now being presented for approval.

Hays Recreation Commission Board

Mark Junk – four-year term to expire August 1, 2024 (6th term)

Sandy Jacobs moved, Ron Mellick seconded, to approve the Consent Agenda as presented.

Vote: Ayes: Shaun Musil  
Sandy Jacobs  
Mason Ruder  
Michael Berges  
Ron Mellick

## **NEW BUSINESS**

**5. 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, for property 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 compatible with the area 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.

Ron Mellick moved, Mason Ruder seconded, to approve Ordinance No. 3989 rezoning the proposed V & E First Addition from Agriculture District (A-L) to Residential Multi-Family District (R-M).

Commissioner Berges asked if there will be any change in property tax due to the rezoning. Mr. Rohr stated the taxation is based on use, so if it continues to be used as agricultural property the property tax would remain the same. Should it be developed into multi-family housing, it would be taxed accordingly.

Vote: Ayes: Shaun Musil  
Sandy Jacobs  
Mason Ruder  
Michael Berges  
Ron Mellick

**6. 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 that is approximately eight acres in size. 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.

Sandy Jacobs moved, Michael Berges seconded, to approve Resolution No. 2020-015 accepting the final plat of V & E First Addition.

Commissioner Mellick asked Mr. Rohr to address the plans for storm water management for the area. Mr. Rohr stated the potential developer has worked with an engineer to develop a plan to ensure that water post-development is not running off the property at a rate or volume any faster than it was pre-development so there would be no downstream storm water issues. He noted that the water actually runs to the north towards I-70 and there is a storm water inlet in that area.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

**7. 2021 BUDGET PUBLIC HEARING:** Mayor Musil opened the public hearing to hear comments regarding the 2021 Budget.

Collin Bielser, Assistant City Manager, provided an overview of the 2021 Budget. He stated the 2021 Budget is a balanced budget. Sales tax revenue is projected to be down 1% and total assessed valuation is up 1%. The budget includes a 2% wage step increase for all City employees. The mill levy is maintained at 25.000 for the 11<sup>th</sup> consecutive year and reserves are adequately funded.

There were no comments from the public.

Ron Mellick moved, Mason Ruder seconded, to close the public hearing for the 2021 City of Hays Budget.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

**8. 2021 BUDGET APPROVAL:** Sandy Jacobs moved, Michael Berges seconded, to approve the 2021 Budget for the City of Hays.

Vice-Mayor Jacobs thanked Finance Director, Kim Rupp, and City staff for the great job done on the budget.

Vote: Ayes: Shaun Musil

Sandy Jacobs

Mason Ruder

Michael Berges

Ron Mellick

**9. COMMISSION INQUIRIES AND COMMENTS:** Mayor Musil applauded the residents of Ellis County for their efforts resulting in the drop in Covid-19 cases. He also called on the business community to welcome Fort Hays State University students back to Hays and step up efforts against Covid-19 so we can have a successful school year.

Vice-Mayor Jacobs agreed that people are doing a great job and it shows having zero new cases 16 days after starting the mask mandate initiative. She also thanked the committee members and volunteers that helped determine how to distribute the CARES Act funding of \$5.7M to various parts of the community.

Commissioner Ruder thanked City Manager, Toby Dougherty, and his staff for the great job done on the budget. He noted that it is a daunting task to be able to present a budget that doesn't eliminate services or increase taxes and keeps things moving forward, while putting money in the bank for future projects. He also reminded everyone that with school and sporting events beginning soon to be sure to protect yourself by wearing masks, washing your hands, social

distancing, and staying home if you are sick so we can continue to keep our numbers low. He also thanked his fellow Commissioners for a smooth budget process.

Commissioner Mellick reiterated how important the budget is to everyone in the City of Hays. He thanked all City employees as they are the ones that keep the City running efficiently, which in turn saves the City money.

The meeting was adjourned at 7:10 p.m.

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

Brenda Kitchen – City Clerk