

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON MAY 22, 2025

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, May 22, 2025 at 4:00 p.m.

Roll Call: Present: Sandy Jacobs

Mason Ruder

Alaina Cunningham (by Zoom)

Reese Barrick

Shaun Musil

Mayor Jacobs 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 May 8, 2025; the minutes stand approved as presented.

3. FINANCIAL STATEMENT: Kim Rupp, Director of Finance, reviewed the financial summaries of the revenue and expenditure activities of the City of Hays for the month ended April 30, 2025.

Month to date (MTD) general fund sales tax collections were at \$693,547, which was a decrease of \$37,034 or 5% as compared to last year. Year to date (YTD) general fund sales tax is still trending up at \$69,211 or 2.23%. The six-month average was at 1.43%, which was a year-over-year increase of .72%. YTD County sales tax collections were at \$379,707 up \$13,571.

The total par value of the US Treasuries for April was \$11,717,000 with a weighted average yield to maturity of 4.2% down .57% from a year ago. The total of the portfolio of certificates of deposit on April 30, 2025, was \$56,770,984 with a weighted average rate to maturity of 4.71% down .3%. The total balance of the Money Market account on April 30, 2025, was \$3,200,000 with a current yield of 3.388% down .77% from a year ago. Total investments were up \$944,626.

Commissioner Musil moved, Commissioner Barrick seconded, to approve the Financial Statement for the month of April 2025 as presented.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

4. CITIZEN COMMENTS: Monique Koerner, KSU Extension - Family Community Wellness Agent for the Cottonwood Extension district, Karissa Frazier, Community Health Worker, and Tamara Robertson, 4-H Youth Development, highlighted what they have been doing in the community.

5. CONSENT AGENDA: A. Approve the Cereal Malt Beverage License for Hays Lions Club.

B. The following proposed appointments were recommended by Mayor Jacobs at the May 8, 2025 City Commission Meeting and are now being presented for approval.

Hays Area Planning Commission / Hays Area Board of Zoning Appeals

Brian Garrett (resides in city limits) – 3-year term to expire 4-30-2028 (2nd term – Hays Area Planning Commission / Hays Area Board of Zoning Appeals; previously served two terms on the independent Board of Zoning Appeals)

Ralph “Bernie” Gribben (resides in ETJ) – 3-year term to expire 4-30-2028 (3rd term)

Matthew Wheeler (resides in ETJ) – 3-year term to expire 4-30-2028 (5th term –nonconsecutive)

Hays Convention & Visitors Bureau Advisory Committee

Meagan Ritsema (Hilton Garden Inn & Convention Center) – 3-year term to expire 5-22-2028 (1st term)

C. The following proposed appointment will be presented for approval at the June 12, 2025 City Commission Meeting.

Northwest Kansas Community Corrections and Northwest Kansas Juvenile Services Governing Board

Julie Zollinger – unexpired term to expire 2-1-2027 (1st term)

Commissioner Ruder moved, Commissioner Barrick seconded, to approve the Consent Agenda.

Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

NEW BUSINESS

6. RUNWAY 4-22 RECONSTRUCTION – AWARD OF BID: Jamie Salter, Director of Hays Regional Airport, stated that bids for the reconstruction of Runway 4-22 and Taxiway M at the intersection of Runway 4-22 were opened on April 15, 2025. Bids were received from five contractors, with the lowest bid being from Smoky Hill, LLC in the amount of \$6,676,180.98. The low bid price is below budget.

The contractor is allowed 143 calendar days to complete this project. Runway 4-22 will be closed for the duration of construction. The project will require the Primary Runway 16-34 to be closed for about three weeks while construction is being carried out within its safety area. A portion of Taxiway M will be closed for two weeks during the project as well, requiring aircraft to back-taxi on Runway 16-34. Airport Staff will work to minimize the impact on the Airport's users throughout the project. Construction will begin in the spring of next year and be completed in the fall.

Commissioner Ruder moved, Commissioner Barrick seconded, to accept the bid from Smoky Hill, LLC in the amount of \$6,676,180.98 to reconstruct Runway 4-22 and Taxiway M at the intersection of Runway 4-22 at the Hays Regional Airport to be paid from the Airport Improvement Fund, contingent upon the FAA awarding a grant for Federal funding, and authorize the City Manager to carry out this project including the execution of the FAA grant agreement when offered.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

7. RUNWAY 4-22 RECONSTRUCTION – CONSTRUCTION ENGINEERING SERVICES

SERVICES: Jamie Salter, Director of Hays Regional Airport, stated that bids were received for the reconstruction of Runway 4-22 at the Hays Regional Airport. Inspection and observation of the construction needs to be accomplished according to FAA requirements to satisfy the terms of the grant funding, to ensure proper adherence to the plans, and to ensure quality construction. Lochner, the Airport's Engineering Consultant for the project, has presented a scope of services and fee proposal to accomplish the required construction oversight and project documentation. The cost for said services is \$445,800 and is eligible for 95% funding through the FAA with Airport Improvement Program (AIP) and Infrastructure Investment and Jobs Act (IIJA) grant funding. This results in a City share of \$22,290.

Commissioner Barrick moved, Commissioner Musil seconded, to authorize the City Manager to execute the Consultant Agreement for construction engineering services with Lochner in the amount of \$445,800 to be paid from the Airport Improvement Fund and to execute the FAA grant agreement when offered.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

8. COVENANT ESTATES 1ST ADDITION – REZONING REQUEST FROM AGRICULTURE DISTRICT (A-L) TO RESIDENTIAL GENERAL DISTRICT (R-G)

G: Jesse Rohr, Director of Public Works, stated that an application has been submitted to request a change in zoning from Agriculture District (A-L) to Residential General District (R-G) for Covenant Estates 1st Addition. This area,

identified in the Comprehensive Plan for Light Density Residential (LDR) development, is ideal due to its proximity to existing neighborhoods and utility access. R-G zoning is fully compatible with LDR, earning a 5 out of 5 rating on the compatibility matrix found within the Comprehensive Plan. Staff, as well as the Hays Area Planning Commission, by a vote of 6-0, recommend approving this request as it is in conformance with the adjacent zoning districts.

Commissioner Musil moved, Commissioner Ruder seconded, to adopt Ordinance No. 4071 approving the rezoning request Agriculture District (A-L) to Residential General District (R-G) for Covenant Estates 1st Addition, as legally described within the adopting ordinance.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

9. COVENANT ESTATES 1ST ADDITION – FINAL PLAT: Jesse Rohr, Director of Public Works, stated that an application has been submitted for the Final Plat of the Covenant Estates 1st Addition. The property is owned by Covenant Land & Developing, Inc.

The proposed Final Plat of Phase 1 includes three total blocks with 54 lots. Staff has reviewed the proposed Final Plat, which was also reviewed by the Utility Advisory Committee on March 4, 2025. Any concerns noted at that time were addressed.

This first phase of development contains 20 acres, and the owner plans to final plat, rezone, and annex the remaining 55 acres of property lying to the north of Phase 1 in stages from south to north over the next few years.

These 54 lots will have access from Cherry Hill and Columbine Drive. There will be a multi-use path incorporated in the development from 41st Street to Columbine utilizing the stormwater drainage area/green space for the location of the trail. City utilities are in the area and will be extended for development.

Stormwater management will be taken care of with quality and control measures throughout the development.

Commissioner Ruder moved, Commissioner Barrick seconded, to approve Resolution No. 2025-005 accepting the Covenant Estates 1st Addition Final Plat.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

10. COVENANT ESTATES 1ST ADDITION – ANNEXATION: Jesse Rohr, Director of Public Works, stated that the property owner, Covenant Land & Developing Inc., has submitted a signed consent to annex under K.S.A. 12-520(a)(7) and desires to annex to allow for development of the property for the proposed Covenant Estates 1st Addition. The land is contiguous with the present City limits. Approval of the annexation will allow the property owner to receive full benefits of City services, including utilities and fire/police protection.

City utilities are available for connection, as both water and sewer are adjacent to this location. It is the intent of the owner to extend both City sewer and City water for the proposed Covenant Estates after annexation takes place. Staff recommends annexing this property due to it being contiguous to the City limits and the availability of City services.

Commissioner Barrick moved, Commissioner Ruder seconded, to approve Ordinance No. 4072 annexing the property for Covenant Estates 1st Addition, as legally described within the adopting ordinance.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

11. PROGRESS REPORT: Collin Bielser, Deputy City Manager, presented a monthly report of city-related activities, services, and programs.

12. HAYS HAPPENINGS/UPCOMING EVENTS: Melissa Dixon, Director of the Convention and Visitors Bureau, presented information on events that will be going on in Hays during the month of June.

13. COMMISSION INQUIRIES AND COMMENTS: Mayor Jacobs stated that a budget cut could be coming to Essential Air Service (EAS), which would be absolutely devastating to our area and Hays. The 2026 budget predicts cutting the EAS in half, and she is not sure how the city would recover.

Commission Ruder reiterated Mayor Jacobs sentiments and stated that in order to make up the deficit, the City would have to raise the mill levy from 25 mills to 44 mills. That would double the property taxes.

Commissioner Barrick stated that the airport is extremely important to Hays and we can't do it without the EAS and the subsidies we receive or Federal Grants. If we do not have Commercial Service, we do not have access to subsidies or Federal Grants. Commissioner Barrick stated that it is vitally important for everyone to contact our Senators and Congressmen and voiced the phone numbers where to contact them.

Commissioner Musil echoed the other commissioners' statements and encouraged legislation to stand up for what is right.

Commissioner Cunningham added that not only will losing the EAS hurt Hays' economy, but it will also hurt general aviation in the City of Hays. It would be difficult for the city to afford any upgrades or repairs needed to the airport.

The Commissioners thanked City Manager, Toby Dougherty, for what he has done so far in regard to contacting Senator Moran about the EAS budget cuts. They also commented about how many positive comments they heard about the community the past weekend during graduations.

9. EXECUTIVE SESSION: Mayor Jacobs entertained a motion at 5:18 p.m. to enter into executive session for a period not to exceed 20 minutes, to include the City Commission, City Manager, Deputy City Manager, Assistant City Manager, and City Attorney, for matters covered under attorney/client privilege. Commissioner Ruder moved, Commissioner Musil seconded.

Vote: Ayes: Sandy Jacobs

Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

Mayor Jacobs entertained a motion at 5:38 p.m. to enter into executive session for a period not to exceed 5 minutes, to include the City Commission, City Manager, Deputy City Manager, Assistant City Manager, and City Attorney, for matters covered under attorney/client privilege. Commissioner Ruder moved, Commissioner Barrick seconded.

Vote: Ayes: Sandy Jacobs

Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

No action was taken within the executive sessions.

The meeting was adjourned at 5:40 p.m.

Submitted by: _____

Jami Breit – City Clerk