

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON APRIL 24, 2025

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, April 24, 2025 at 4:00 p.m.

Roll Call: Present: Sandy Jacobs
Alaina Cunningham
Reese Barrick
Shaun Musil
Absent: Mason Ruder

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 April 10, 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 March 31, 2025.

Revenues in March totaled \$4,861,160, which is a decrease of \$33,219 compared to the same period last year. Expenditures in March totaled \$2,976,939, which is a decrease of \$326,726 as compared to 2024.

Month to date (MTD) general fund sales tax collections were at \$724,619, which was an increase of \$27,500 or 3.94% as compared to last year. Year to date (YTD) general fund sales tax is still trending up at \$106,245 or 4.5%. The six-month average was at 2.92%, which was a year over year decrease of 2.7%. YTD County sales tax collections were at \$296,483 up \$17,589.

The total par value of the US Treasuries for March was \$8,717,000, with a weighted average yield to maturity of 4.2% down .5% from a year ago. The total of the portfolio of certificates of deposit on March 31, 2025 was \$61,385,429, with a weighted average rate to maturity of 4.75% down 0.3%. The total balance of the

Money Market account on March 31, 2025 was \$2,200,000, with a current yield of 3.388% down 0.77% from a year ago. Total investments were up \$1,875,973.

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

Vote: Ayes: Sandy Jacobs

Alaina Cunningham

Reese Barrick

Shaun Musil

4. CITIZEN COMMENTS: Melissa Dixon, Director of the Hays Convention and Visitors Bureau, and Secretary of Hays Sister Cities, stated that Sister Cities International was created by President Eisenhower in 1954 in hopes to foster bonds, person to person, throughout the world. Today, Sister Cities has many programs, exchanges, and events held, one being the Youth Leadership Summit in Washington DC, which is designed to engage future leaders and inspire the next generation of citizen diplomats and volunteers. Only 50 students are chosen by Sister Cities to attend this event every year and Caleb King, a Hays High School senior, was selected. Hays Sister Cities presented Mr. King with a scholarship for travel expenses and registration fees. Ms. Dixon thanked the Commission for the support they give to Hays Sister Cities.

Mr. King gave a presentation over his time in Washington DC at the Youth Leadership Summit and his experience with other students from around the world. He also thanked the Hays Sister Cities for the amazing opportunity and scholarship to find his passion and explore DC.

The Commissioners thanked Mr. King for being a wonderful representative of Hays, Kansas and the Midwest.

5. CONSENT AGENDA: The following proposed appointments were recommended by Mayor Jacobs at the April 10, 2025 City Commission Meeting and are now being presented for approval.

Hays Public Library Board

Michelle Bryant – 4-year term to expire 4-30-2029 (3rd term)

Mary Toepfer – 4-year term to expire 4-30-2029 (3rd term)

Youth Leadership Advisory Board

Jenna Brull (Thomas More Prep-Marian High School) - 1-year term to expire 4-30-2026 (2nd term)

Reghan Byer (Thomas More Prep-Marian High School) - 1-year term to expire 4-30-2026 (1st term)

Mario Edward Hernandez, Jr. (Hays High School) - 1-year term to expire 4-30-2026 (1st term)

Preston Mermis (Thomas More Prep-Marian High School) - 1-year term to expire 4-30-2026 (3rd term)

Elizabeth Nickell (Hays High School) - 1-year term to expire 4-30-2026 (1st term)

Eliana Pineda (Hays High School) - 1-year term to expire 4-30-2026 (1st term)

Erin Ruder (Hays High School) - 1-year term to expire 4-30-2026 (2nd term)

Commissioner Cunningham moved, Commissioner Barrick seconded, to approve the Consent Agenda as presented.

Vote: Ayes: Sandy Jacobs

Alaina Cunningham

Reese Barrick

Shaun Musil

NEW BUSINESS

6. PUBLIC HEARING REGARDING THE ISSUANCE OF THE A&A COORS INC. INDUSTRIAL REVENUE BONDS AND AN EXEMPTION FROM AD VALOREM TAXATION OF PROPERTY CONSTRUCTED OR PURCHASED WITH THE PROCEEDS OF SUCH: Mayor Jacobs declared the public hearing open to hear comments regarding the issuance of the A&A Coors Inc. Industrial Revenue Bonds (IRBs) and an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such.

Jarrod Kuckelman, Assistant City Manager, stated that A&A Coors Inc., a Kansas corporation (the “Developer”) submitted an Application for Economic Incentives and the required application fee relating to the planned construction of

a new 43,000 square foot commercial warehouse and distribution facility (the "Project").

The Developer is requesting IRBs be issued to benefit the Project. Utilization of the IRBs will allow the Developer to obtain a sales tax exemption for all purchases related to the construction of the Project and obtain a real property tax abatement for the Project for up to 10 years.

IRBs are an incentive in which the City acts as a conduit for a Developer to receive a sales tax exemption on construction materials and/or a property tax abatement for 10 years for certain eligible projects, which this project is eligible. The Developer is requesting both the property tax abatement and the sales tax exemption. IRBs do not affect the city's debt limit or rating and do not require taxpayer commitment, as the Developer is solely responsible for the payment obligations. For the purposes of this project, the estimated City sales tax benefit for the Developer is estimated to be just under \$39,000.

This project is estimated to have a total investment of about \$7 million. Based on this amount, the City's current Economic Development Policy would support a 50% property tax abatement, which would offer A&A Coors potentially about \$260,000 in City property taxes abated over the full 10 years (\$26,000 per year). However, the exact numbers for the final abatement percentage and benefit to the Developer won't be finalized until construction is complete and we know the exact construction cost numbers.

There were no public comments.

Commissioner Musil moved, Commissioner Cunningham seconded, to close the public hearing.

Vote: Ayes: Sandy Jacobs

Alaina Cunningham

Reese Barrick

Shaun Musil

7. RESOLUTION EVIDENCING AN INTENT TO ISSUE A&A COORS INC. INDUSTRIAL REVENUE BONDS: Commissioner Cunningham moved,

Commissioner Barrick seconded, to adopt Resolution No. 2025-003 evidencing an intent to issue Industrial Revenue Bonds.

Vote: Ayes: Sandy Jacobs

Alaina Cunningham

Reese Barrick

Shaun Musil

8. 2025 WATER RESOURCES DEPARTMENT PARKING LOT/ACCESS

IMPROVEMENTS-AWARD OF BID: Jeff Crispin, Director of Water Resources, stated that the parking lot and entrance between the Water Plant and Water Resources Maintenance Facility have been a concern of the department for years. Most of the parking areas at the Maintenance Facility, including the stormwater conveyance ditch between the two buildings, are comprised of dirt and asphalt millings. Any rain or snow event makes parking and travelling through this area a mess, causing ruts and maintenance issues. Furthermore, the existing stormwater ditch has settled to the point that stormwater does not easily transfer into the stormwater retention pond along Vine Street.

The south entrance to the Water Plant is made up of asphalt and over time has deteriorated and needs replaced as well. This project would require the contractor to replace the Vine Street entrance with a reduced slope approach, making entering and exiting safer.

On February 19, 2025, an RFP was released, and on March 18, 2025, one bid was received and opened. The low bid of \$136,483.72 came from Morgan Brothers Construction Inc. of La Crosse, Kansas, with the project to be equally funded by both Water Capital and Water Reclamation Capital. The bid is over the budget of \$130,000.00 but is favorable, and staff is recommending Commission award the bid.

Commissioner Barrick moved, Commissioner Musil seconded, to authorize the City Manager to sign a contract with Morgan Brothers Construction Inc. of La Crosse, KS for parking lot and access improvements at the Water Resources facility, in the amount of \$136,483.72, to be funded from Water Capital and Water Reclamation Capital (50/50 Split).

Vote: Ayes: Sandy Jacobs

Alaina Cunningham

Reese Barrick

Shaun Musil

9. 2025 STREET MAINTENANCE PROGRAM – AWARD OF BID FOR EXTRA

WORK (PAVEMENT MARKINGS): Collin Bielser, Deputy City Manager, stated that bids for additional 2025 Street Maintenance Projects were opened on February 25, 2025. This proposed work is in addition to the various project bids awarded on February 27, 2025. The additional projects include pavement markings on Hall Street, East 13th Street, and the Vine Street roundabouts. Bids from four different contractors were received on February 25, 2025, and staff recommends entering a contract with the low bidder. The total of the low bid from C-Hawkk Construction, LLC, for pavement markings being recommended is \$101,420.40 to be funded out of Special Highway.

Commissioner Musil moved, Commissioner Cunningham seconded, to authorize the City manager to enter a contract with C-Hawkk Construction, LLC, in the amount of \$101,420.40 for pavement markings on Hall Street, East 13th Street, and the Vine Street roundabouts, to be funded out of Special Highway – Budgeted Projects.

Vote: Ayes: Sandy Jacobs

Alaina Cunningham

Reese Barrick

Shaun Musil

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

11. 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 May.

12. COMMISSION INQUIRIES AND COMMENTS: Toby Dougherty, City Manager, stated that the Kansas Legislature changed regulations to allow year

round firework sales taking effect around July 31, 2025. It does still allow local control for sales and use; therefore, there is nothing that the Commission needs to do unless someone is wanting to start a brick-and-mortar store.

Mr. Dougherty also gave an update on the release from Cedar Bluff Reservoir. Because of the recent rains, there will be a meeting on Monday, April 28th to see if there was enough of a benefit from the rains. If there was a benefit, they would put the release on hold; however, if there wasn't a benefit they would ask for an immediate release.

Mayor Jacobs brought up the defunding of the BRIC Grant Program, and as a result, 15 million dollars in grant money has been lost for the R9 Project. All Commissioners made comments about how Senators and Representatives will continue to look for money and ways to support Hays and their efforts in this R9 Project.

The meeting was adjourned at 4:53 p.m.

Submitted by: _____

Jami Breit – City Clerk