

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON MARCH 27, 2025

**1. CALL TO ORDER BY CHAIRPERSON:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, March 27, 2025 at 4:00 p.m.

Roll Call: Present: Sandy Jacobs

Mason Ruder

Alaina Cunningham

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 February 27, 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 February 28, 2025.

Month to date (MTD) general fund sales tax collections were at \$935,045, which was an increase of \$6,904 or .74% as compared to last year. Year to date (YTD) general fund sales tax is up \$78,745 or 4.7%. The six-month average was at 3.49%, which was a year-over-year increase of 2.3%. YTD County sales tax collections were at \$209,059 up \$11,837.

The report of top ten quarter to date (QTD) sales tax collections by classification was up \$181,278 or 5.5%. These top ten represent 74% of the total sales tax collections for the running quarter.

The total par value of the US Treasuries for February was \$6,717,000, with a weighted average yield to maturity of 4.3% down .3% from a year ago. The total of the portfolio of certificates of deposit on February 28, 2025 was \$61,438,862, with a weighted average rate to maturity of 4.78% down -.24%. The total balance

of the Money Market account on February 28, 2025 was \$4,700,000, with a current yield of 3.388% down -.77% from a year ago. Total investments were up \$2,615,654.

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

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

**4. CITIZEN COMMENTS:** Tina Sarver, City of Hays resident, expressed the need of allowing backyard chickens in the city limits. She suggested requiring a permit and a yearly fee to allow backyard chickens.

The Commission would like Staff to research and put together a proposed policy to discuss at a future Work Session.

**5. CONSENT AGENDA:** The following proposed appointment will be presented for approval at the April 10, 2025 City Commission Meeting.

Hays Housing Authority Board

AI Klaus – 4-year term to expire 4-10-2029 (4th term)

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

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

NEW BUSINESS

**6. WOMEN WHO LEAD – SUNRISE PARK IMPROVEMENTS:** Ruth Ruder, President of Women Who Lead, and Nancy Jeter, member of Women Who Lead, gave a presentation about improvements they would like to complete at Sunrise

Park. The Women Who Lead recently adopted Sunrise Park and would like to pursue various grants and fundraising opportunities to upgrade the existing amenities in the park. The group would like to complete the park improvements in phases. Phase 1 would include upgrading the existing infield conditions on the two ballfields and repairing the backstop on one of the fields, adding three additional holes to the disc golf course, adding a kiosk and signage to the disc golf course, and installing a solar light on the new park sign. Phase 1 also includes a new basketball court as well. Funding for Phase 1 is available, and upgrades can be completed in 2025. Phase 2 is for the replacement of the existing playground with new and updated equipment. The existing play equipment needs to be replaced, as it is 20+ years old.

The Women Who Lead organization are not asking for money, they are just asking the Commission for authorization to allow them to proceed with fundraising for Phase 1 and 2 improvements for Sunrise Park.

Commissioner Ruder moved, Commissioner Cunningham seconded, to authorize the Women Who Lead to proceed with fundraising for Phase 1 and Phase 2 improvements for Sunrise Park.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

**7. RESOLUTION SETTING A PUBLIC HEARING FOR THE ESTABLISHMENT OF A REINVESTMENT HOUSING INCENTIVE DISTRICT (TALLGRASS 2<sup>ND</sup> ADDITION, PHASE 4):** Jarrod Kuckelman, Assistant City Manager, stated that the Heart of America Development Corporation (the “Developer”) submitted an Application for Economic Incentives and the required application fee relating to a residential project and related infrastructure for Phase 4 of the Tallgrass 2<sup>nd</sup> Addition project located at the northeast corner of 22<sup>nd</sup> Street and Wheatland Avenue. Preliminary plans include approximately 101 single-family homes and infrastructure to support

and serve the development (collectively, the “Project”). The Developer reports that some lots may be converted to multi-family use.

The Developer requests RHID financing on a pay-as-you-go basis for 25 years. The Developer proposes that the City finance the majority of the RHID-eligible costs and construct the infrastructure related to the Project, and that the City utilize RHID revenues to offset the City’s costs, including debt service requirements on any bonds issued for the Project costs. RHID revenues will be derived from incremental property tax revenues collected on the Project site. In addition, the Developer will provide a deposit, which could be utilized by the City to pay for Project costs or to pay debt service on general obligation temporary notes and bonds that are issued. Any RHID revenues generated in excess of City costs and debt service requirements would be used to reimburse RHID-eligible expenses incurred by the Developer on a pay-as-you-go basis. RHID collection will cease upon the earlier of 25 years or full reimbursement of all RHID-eligible project costs.

For financial consideration, the Developer will provide to the City a deposit that is equal to 30% of the projected infrastructure costs. The eligible project costs are estimated to be approximately \$6 million, while the RHID is estimated to generate about \$6.867 million of revenue over 25 years. If the Development were to not generate sufficient increment to cover costs after 6 years, the City would have the option to take ownership of all undeveloped lots.

If the Commission approves the Resolution, a public hearing will be set for May 8, 2025. Following the public hearing, the Commission would consider an Ordinance establishing the RHID and adopting the Development Plan. If an RHID is established and the Development Plan adopted, the City and the Developer would enter into a Development Agreement to govern the rights and responsibilities of the parties.

Commissioner Ruder moved, Commissioner Musil seconded, to adopt Resolution No. 2025-002 setting a public hearing for the establishment of an RHID and adoption of a Development Plan.

Vote: Ayes: Sandy Jacobs

Mason Ruder  
Alaina Cunningham  
Reese Barrick  
Shaun Musil

**8. 2024 BUILDING CODE UPDATE:** Jesse Rohr, Director of Public Works, stated that the City of Hays last adopted its building codes in 2017, to the 2015 version. Adopting the 2024 International Building Code (IBC) and International Residential Code (IRC) ensures that new and renovated structures meet modern safety, accessibility, and energy efficiency standards. City staff have worked to maintain previous amendments that would exempt enforcement of certain provisions of the updated code. Maintaining these previous amendments will minimize changes for contractors and retain the City's current practices, all while keeping up with industry's best practices.

Up-to-date building codes streamline permitting and create consistency for developers and builders. Many state and federal funding programs require compliance with the latest codes. Adopting the 2024 IBC and IRC will help the community maintain eligibility for certain grants and reduce liability risks when disasters strike. Additionally, insurance providers often base coverage and premium rates on code compliance, benefiting homeowners.

City Staff has worked with local contractors to adopt the updated codes, while also striving to maintain the amendments from the 2015 code adoption, to help minimize changes to current construction practices. Staff engaged local contractors, creating a contractor code committee, which met several times and conducted a public meeting open to all licensed contractors to review and go over code updates and revisions. Staff has reviewed the comments received and with the committee's agreement, staff concurs with the amendments as presented.

While some code updates may have upfront costs, they often lead to long term savings through disaster resilience and reduced maintenance costs. Updated codes also align with best practices, reducing costly design modifications and project delays.

Commissioner Barrick moved, Commissioner Cunningham seconded, to approve Ordinance No. 4069 adopting the 2024 International Building Code and International Residential Code with amendments as legally described within the adopting ordinance.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

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

**10. 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 April.

**11. COMMISSION INQUIRIES AND COMMENTS:** Mayor Jacobs reminded the youth and parents in the community that they are currently accepting applications for the Youth Leadership Advisory Board through March 31<sup>st</sup>, 2025. She would like staff to review the Ordinance that relates to the Youth Leadership Advisory Board to see if there are any minor tweaks that need to be made.

The meeting was adjourned at 5:11 p.m.

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

Jami Breit – City Clerk