

MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF HAYS, KANSAS  
HELD ON AUGUST 14, 2025

**1. CALL TO ORDER BY CHAIRPERSON:** The Governing Body of the City of Hays, Kansas met in regular session on Thursday, August 14, 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 July 24, 2025; the minutes stand approved as presented.

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

**4. CONSENT AGENDA:** There were no items on the Consent Agenda for consideration.

**NEW BUSINESS**

**5. COVENANT ESTATES FIRST ADDITION – RESOLUTION ESTABLISHING BENEFIT DISTRICT:** Jarrod Kuckelman, Assistant City Manager, stated that Covenant Land & Developing Inc., the Developer, has petitioned the City for street, stormwater, water, and sanitary sewer improvements to an area containing 32 lots in the Covenant Estates First Addition through the use of a benefit district. The engineer's estimate for total construction costs is \$2.9 million. This project is consistent with past residential developments within the City of Hays that have utilized benefit districts. There are no oversizing costs for City infrastructure, so no City capital will be expended for the construction of this project.

The general nature of the proposed improvements is as follows:

- The construction of 33<sup>rd</sup> Street, Jonathan Avenue, Princess Avenue, and 35<sup>th</sup> Street, including all related curb, gutter, and stormwater improvements. The stormwater quality and control improvements will be sufficient to serve the entirety of Phase 1.
- The construction of approximately 2,100 linear feet of water lines, fire hydrants, service connections, and all other necessary and related water improvements.
- The construction of approximately 2,800 linear feet of sanitary sewer lines, manholes, sanitary sewer service connections, and all other necessary and related sanitary sewer improvements.

All materials have been reviewed by the City's special legal counsel, Gilmore & Bell, P.C., and are found to meet all the requirements of Kansas law and the City's Development Policy. Staff recommends that the Commission adopt the Resolution authorizing the creation of a special benefit district for the Covenant Estates First Addition.

Commissioner Musil moved, Commissioner Cunningham seconded, to authorize the creation of a special benefit district for infrastructure improvements, in the estimated amount of \$2.9 million, for the development of 32 lots in the Covenant Estates 1<sup>st</sup> Addition.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

## **6. COVENANT ESTATES FIRST ADDITION – ENGINEERING SERVICES**

**AGREEMENT:** Jesse Rohr, Director of Public Works, stated that Covenant Land & Developing, Inc., the Developer, of Covenant Estates First Addition is moving forward with development plans for street, storm sewer, water, and sanitary sewer improvements to an area containing 32 lots in the Covenant Estates First Addition, Phase 1. Sloan Engineering and Consulting has prepared a contract for

engineering services to include civil engineering design, contractor bid solicitation, bid review, and final recommendation. The contract is for an amount not to exceed \$221,000.

Commissioner Ruder moved, Commissioner Barrick seconded, to approve the Engineering Services Agreement with Sloan Engineering and Consulting, in the not-to-exceed amount of \$221,000, for the infrastructure design of Phase One of Covenant Estates 1<sup>st</sup> Addition.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

**7. OPIOID FUND GRANT REQUEST:** Don Scheibler, Chief of Police, stated that High Plains Mental Health Center is requesting \$49,964.81 in grant funds to purchase seven chairs for social detoxification treatment, seven large volume infusion pumps, and a multitude of miscellaneous items for their new Crisis Intervention Center scheduled to open by the end of 2025.

The Crisis Intervention Center will likely be the first of its kind in the state, providing 22 patient rooms and two de-escalation rooms to serve adult clients experiencing mental health or substance use crises. It is expected to serve at least 500 clients annually and will be the closest option for residents in 28 western Kansas counties. The Center will be open 24 hours a day, seven days a week, and is meant to alleviate the wait list at Larned State Hospital.

Commissioner Cunningham moved, Commissioner Ruder seconded, to approve grant funding, in the amount of \$45,481, for High Plains Mental Health Center to purchase chairs for social detoxification treatment and infusion pumps for their new Crisis Intervention Center, to be paid from the City's Opioid Settlement Fund.

Commissioner Cunningham asked if the Center is restricted to the 28 counties and how many employment opportunities will the Crisis Center add?

Craig Poe, Executive Director of High Plains Mental Health, stated that it isn't restricted and one of the models they have switched to is a Certified Community Behavioral Health Center. The center will provide services to anyone that comes to the center seeking help. Also, the Crisis Center will add 50 individual positions, and the economic impact will be about 86 positions.

Vote: Ayes: Sandy Jacobs

Mason Ruder

Alaina Cunningham

Reese Barrick

Shaun Musil

**8. COMMISSION INQUIRIES AND COMMENTS:** Commissioners reminded everyone to be careful since school is starting next week, to give grace to everyone, and wished all students good luck.

Commissioners also gave kudos to the County for their work on paving 48<sup>th</sup> and 41<sup>st</sup> streets.

Commissioner Barrick attended the Wildland Resilience Summit where discussion was held about the Wildland Urban Interface and talked about fires and the hazards they cause. Commissioner Barrick stated that this is a big issue and pushed for the City to work on some ideas for mitigation tactics for western Kansas to prevent wildfires and their spread. He believes there are a lot of things that the City of Hays can do to become a Firewise City.

Mayor Jacobs appealed to parents to talk to their children about riding scooters. There have been so many close calls to vehicles hitting scooters, and children are not being careful on them.

The meeting was adjourned at 4:34 p.m.

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

Jami Breit – City Clerk