

City of Hays
City Commission
Work Session Notes
Thursday, August 21, 2025 – 4:00 p.m.

Present: Sandy Jacobs, Mason Ruder, Alaina Cunningham, Reese Barrick, Shaun Musil, Toby Dougherty, and Don F. Hoffman

August 7, 2025 Work Session Notes

There were no corrections or additions to the minutes of the work session held on August 7, 2025; the minutes stand approved as presented.

Presentation by Jana's Campaign and Options Domestic and Sexual Violence Services

Katie Blackburn, Executive Director of Jana's Campaign, Anniston Weber, Community Engagement and Sexual Violence Response Coordinator at Options Domestic and Sexual Violence Services, Whitney Gerstner, Marketing Engagement Specialist at Jana's Campaign, and Meagan Zampieri-Lillpopp, Director of Client Services at Options Domestic and Sexual Violence services, presented a background of their organizations and gave a detailed display of what they are trying to accomplish. Jana's Campaign and Options Domestic & Sexual Violence Services are advocating for a city ordinance that would require all drinking establishments and bars in Hays to complete SafeBar Alliance Training and Bystander Intervention Training as part of the liquor license renewal process. This initiative aims to create safer environments, prevent alcohol-facilitated violence, and empower staff to recognize and respond to unsafe/harmful situations.

Commissioners expressed appreciation of the research these organizations completed and asked staff to look into the proposed Ordinance.

Ordinances and Resolutions Authorizing the Issuance of General Obligation Bonds Series 2025-A and 2025-B and General Obligation Temporary Notes 2025-1

Kim Rupp, Director of Finance, stated that the City previously approved several projects including Automated Metering Infrastructure (AMI), a Police facility, The Grove RHID development as well as an economic development grant to Grow Hays related to The Grove RHID project. The City also authorized the sale of its General Obligation Bonds, Series 2025-A and 2025-B in order to finance the funding of the projects mentioned. Bids for the sale of the Bonds will be received on August 28, 2025, and the best bid will be presented for approval. Approval of the winning bid, the Bond Ordinances, and the Bond Resolutions will authorize the City to issue the Bonds to fund the above projects and grant.

Mr. Rupp also stated that the City previously approved a project to install infrastructure at the I70 Exit 161 for future development. The City also authorized the sale of its General Obligation Temporary Notes, Series 2025-1 in order to temporarily finance a portion of the costs of the Exit 161 project. Bids for the sale of the Notes will be received on August 28, 2025, and the best bid will be presented for approval. Approval of the winning bid and the Note Resolution will authorize the City to issue the Notes to temporarily finance a portion of the costs of the Exit 161 project.

Mr. Rupp was pleased to present that the S&P gave the City of Hays a AA rating, with stable outlook. The S&P's stable outlook rating reflects their view that the City's operations will remain structurally balanced and is the economic center of the surrounding rural area.

Dominic Eck, Bond Counsel with Gilmore and Bell, reiterated how encouraging a AA S&P rating is and how it will help with the Bond sale.

At the August 28, 2025 Commission meeting, Commissioners will be asked to approve the following actions:

Approve an Ordinance authorizing the City to issue General Obligation Bonds, Series 2025-A to fund AMI, the Police facility, and The Grove RHID.

Approve a Resolution prescribing the form and details of the City's General

Obligation Bonds, Series 2025-A.

Approve an Ordinance authorizing the City to issue General Obligation Bonds, Series 2025-B to fund an economic development grant.

Approve a Resolution prescribing the form and details of the City's General Obligation Bonds, Series 2025-B.

Approve a Resolution authorizing the issuance and prescribing the form and details of the City's General Obligation Temporary Notes, Series 2025-1 to temporarily finance infrastructure and improvements to the I70 Exit 161 property.

Resolution Authorizing and Directing the Issuance, Sale, and Delivery of Taxable General Obligation Temporary Notes, Series 2025-2

Kim Rupp, Director of Finance, stated that the City has identified the need to design and construct a new police station/municipal court facility at an approximate cost of \$8.9M. The City plans to finance the initial costs through a taxable general obligation temporary note issuance where the City will also act as the temporary note purchaser. These temporary notes will be authorized by resolution and retired from amounts currently available in the City's bond and interest fund.

Approval of the Taxable Temporary Note Resolution will result in an issuance of general obligation debt of the City. The Series 2025-2 Notes will count against the City's debt limit and are payable from ad valorem taxes; however, the City currently has sufficient amounts in the bond and interest fund to repay the Series 2025-2 Notes and; therefore, the Series 2025-2 Notes are not expected to remain outstanding or be refinanced beyond the contemplated December 1, 2025 maturity date.

At the August 28, 2025 Commission meeting, Commissioners will be asked to approve a resolution authorizing the issuance of the City's Taxable General Obligation Temporary Notes, Series 2025-2.

Airport Parking Lot Expansion – Award of Bid

Tom Howie, Project Manager, stated that the Airport has seen exponential growth in passenger traffic in recent years with annual enplanements projected to more than double in 2025 compared to when SkyWest Airlines (SkyWest) first began service in August of 2014. To accommodate the increasing passenger traffic, the Terminal passenger parking lot was previously expanded by 30 paved parking spaces in 2018.

Bids for the expansion of the parking lot at the Hays Regional Airport were opened on July 29, 2025. This project includes minor removal of existing concrete and storm sewer and the installation of new concrete pavement, curb and gutter. This expands the existing Terminal passenger parking lot consisting of 101 parking spaces to 164 paved parking spaces. The low bid came from Morgan Brothers Construction Inc. of LaCrosse, Kansas, in the amount of \$248,019.98.

At the August 28, 2025 Commission meeting, Commissioners will be asked to accept the bid from Morgan Brothers Construction Inc. in the amount of \$248,019.98 and authorize a total project expenditure not to exceed \$295,519.98 to expand the Terminal passenger parking lot at the Hays Regional Airport to be paid from the Airport Improvement Fund.

Rezoning Request from Public and Institutional District (P-I) to Residential Multi-Family District (R-M) for the Proposed Lincoln School Apartment Complex at 1906 Ash

Jesse Rohr, Director of Public Works, stated that an application has been submitted to request a change in zoning from Public & Institutional District (P-I) to Residential Multi-Family District (R-M) for the former Lincoln School located at 1906 Ash Street. The owner of the property, Michael Graham, is proposing remodeling the former school into apartments as well as building a residential multi-family housing development on the surrounding property. Staff, as well as the Hays Area Planning Commission (by a vote of 5-0), recommends approval of the rezoning from Public & Institutional District (P-I) to Residential Multi-Family District (R-M), as it is compatible with the adjacent zoning districts and allows for logical and orderly infill development.

At the August 28, 2025 Commission meeting, Commissioners will be asked to adopt an ordinance approving the rezoning request from Public & Institutional District (P-I) to Residential Multi-Family District (R-M) for the proposed Lincoln School Apartment Complex at 1906 Ash Street, as legally described within the adopting ordinance.

Other Items for Discussion

Commissioner Barrick stated it was nice having all the schools back in session and thanked Options and Jana's Campaign for their dedication in making Hays a better place to live.

Commissioner Cunningham thanked everyone who helped on the 13th Street project making sure that it was completed before school started.

Mayor Jacobs thanked Options and Jana's Campaign for the work they are doing to make Hays a better community.

The work session was adjourned at 4:56 p.m.

Submitted by: _____

Jami Breit –City Clerk