CITY COMMISSION MEETING

City Hall, 1507 Main Street, Hays, KS
Thursday, September 11, 2025 – 4:00 P.M.

AGENDA

1. Call to order by Chairperson.

2. **MINUTES:** Consider approval of the minutes from the regular meeting held on August 28, 2025. (PAGE 1)

3. **CITIZEN COMMENTS:** (non-agenda items).

4. **CONSENT AGENDA:** (Items to be approved by the Commission in one motion, unless objections are raised).

UNFINISHED BUSINESS

(No business to review)

NEW BUSINESS

5. **GENERAL NUISANCE ABATEMENT FOR 515 EAST 11TH STREET:** Approve Resolution No. 2025-017 to abate the nuisance items located on the property at 515 East 11th Street ten (10) days after the approval date. (PAGE 9)

6. **GENERAL NUISANCE & INOPERABLE VEHICLE ABATEMENT FOR 1716 DOUGLAS DRIVE:** Approve Resolution No. 2025-018 to abate the nuisance items and inoperable vehicles located on the property at 1716 Douglas Drive ten (10) days after the approval date. (PAGE 35)

7. **GENERAL NUISANCE & INOPERABLE VEHICLE ABATEMENT FOR 231 EAST 12TH STREET:** Approve Resolution No. 2025-019 to abate the nuisance items and inoperable vehicle located on the property at 231 East 12th Street ten (10) days after the approval date. (PAGE 75)

8. **REVENUE NEUTRAL RATE PUBLIC HEARING:** Conduct a public hearing to hear comments on the City's intent to exceed the Revenue Neutral Rate. (PAGE 111)

9. **RESOLUTION TO EXCEED REVENUE NEUTRAL RATE:** Approve Resolution No. 2025-020, by roll call vote, to exceed the Revenue Neutral Rate of 24.382 mills in its property tax levy for the tax year of 2025, budget year 2026. (PAGE 113)

10. **2026 BUDGET PUBLIC HEARING:** Conduct a public hearing for the approval of the 2026 Budget. (PAGE 115)

11. **2026 BUDGET APPROVAL:** Approve the 2026 Budget for the City of Hays. (PAGE 117)

12. **COMMISSION INQUIRIES AND COMMENTS**

13. **EXECUTIVE SESSION (IF REQUIRED)**

14. **ADJOURNMENT**

ANY PERSON WITH A DISABILITY NEEDING SPECIAL ACCOMMODATIONS TO ATTEND THIS MEETING SHOULD CONTACT THE CITY MANAGER'S OFFICE 48 HOURS PRIOR TO THE SCHEDULED MEETING TIME. EVERY ATTEMPT WILL BE MADE TO ACCOMMODATE ANY REQUESTS FOR ASSISTANCE.

MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF HAYS, KANSAS
HELD ON AUGUST 28, 2025

1. CALL TO ORDER BY CHAIRPERSON: The Governing Body of the City of Hays, Kansas met in regular session on Thursday, August 28, 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 August 14, 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 July 31, 2025.

Month to date (MTD) general fund sales tax collections were at $901,793, which was an increase of $6,815 or .76% as compared to last year. Year to Date (YTD) general fund sales tax is still trending up at $132,468 or 2.4%. The six-month average was at 1.25%, which was a year-over-year increase of 1.25%. YTD County sales tax collections were at $686,206 up $24,325.

The total par value of the US Treasuries for July was $14,217,000 with a weighted average yield to maturity of 4.2% down .27% from a year ago. The total of the portfolio of certificates of deposit on July 31, 2025 was $55,975,325 with a weighted average rate to maturity of 4.29% down .75%. The total balance of the Money Market account on July 31, 2025 was $4,191,698 with a current yield of 4.02% down .138% from a year ago. Total investments were up $4,122,763.

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

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

4. CITIZEN COMMENTS: Aaron Dreher, City of Hays citizen, asked if the City of Hays would be willing to donate some ground by Commerce Parkway or other areas to try to build $150,000 homes.

The Commission thanked Aaron and stated they are always open to new ideas.

5. CONSENT AGENDA: The following items are being considered for approval:

A. Uniform Public Offense Code (UPOC) for Kansas Cities: Ordinance No. 4076

B. Standard Traffic Ordinance (STO) for Kansas Cities: Ordinance No. 4077

C. Cereal Malt Beverage License Application: Volga German Centennial Association Oktoberfest

Commissioner Ruder moved, Commissioner Cunningham seconded, to approve the Consent Agenda items A through C.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

NEW BUSINESS

6. ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2025-A: 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.

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.

The bond sale happened at 10 a.m. on August 28, 2025, and David Arteberry from Stifel, Nicolaus and Co. went over the rates the City received for the General Obligation Bonds Series 2025-A, Taxable General Obligation Bonds Series 2025-B, and General Obligation Temporary Notes Series 2025-1.

Mr. Rupp stated that approval of the Bond Ordinances and Bond Resolutions will authorize the issuance of and prescribe the form and details of the Bonds based upon the best bid received. Closing on the sale of the Bonds will occur on September 25, 2025. Final maturity of the 2025-A Bonds is scheduled for September 1, 2049 and 2025-B is September 1, 2035.

Commissioner Ruder moved, Commissioner Cunningham seconded, to approve Ordinance No. 4078 authorizing the City to issue General Obligation Bonds Series 2025-A, to fund AMI, the Police Facility, and The Grove RHID.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

7. RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF GENERAL OBLIGATION BONDS, SERIES 2025-A: Commissioner Cunningham moved, Commissioner Barrick seconded, to approve Resolution No. 2025-013 prescribing the form and details of the City's General Obligation Bonds, Series 2025-A.

Vote: Ayes: Sandy Jacobs

Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

8. ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF TAXABLE GENERAL OBLIGATION BONDS, SERIES 2025-B: Commissioner Barrick moved, Commissioner Musil seconded, to approve Ordinance No. 4079 authorizing the City to issue General Obligation Bonds, Series 2025-B, to fund an economic development grant.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

9. RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF TAXABLE GENERAL OBLIGATION BONDS, SERIES 2025-B: Commissioner Musil moved, Commissioner Ruder seconded, to approve Resolution No. 2025-014 prescribing the form and details of the City's General Obligation Bonds, Series 2025-B.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

10. RESOLUTION AUTHORIZING AND DIRECTING THE ISSUANCE, SALE, AND DELIVERY OF GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2025-1: Commissioner Ruder moved, Commissioner Cunningham seconded, to approve Resolution No. 2025-015 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.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

11. 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.

Approval of the Taxable Temporary Note Resolution authorizes the City to issue its Taxable General Obligation Temporary Notes, Series 2025-2 in the amount of $679,000 in order to pay a portion of the costs of the Project. The Series 2025-2 Notes will be purchased by the City as an investment and will be retired from amounts currently available in the City's bond and interest fund. The City's purchase of its own notes will save costs of issuance that would be applicable if the Series 2025-2 Notes were sold to a third-party purchaser.

Commissioner Cunningham moved, Commissioner Barrick seconded, to approve Resolution No. 2025-016 authorizing the issuance of the City's Taxable General Obligation Temporary Notes, Series 2025-2.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

12. TALLGRASS REINVESTMENT HOUSING INCENTIVE DISTRICT (RHID) DISCUSSION AND THE GROVE UPDATE: Doug Williams, Executive Director

for Grow Hays, gave an update on the economic impact of the Heart of America Tallgrass Addition and an update on The Grove.

13. AIRPORT PARKING LOT EXPANSION – AWARD OF BID: Jamie Salter, Director of Hays Regional Airport, 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.

Commissioner Ruder moved, Commissioner Cunningham seconded, 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.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

14. 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: 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.

Commissioner Ruder moved, Commissioner Cunningham seconded, to adopt Ordinance No. 4080 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 St, as legally described within the adopting ordinance.

Vote: Ayes: Sandy Jacobs
Mason Ruder
Alaina Cunningham
Reese Barrick
Shaun Musil

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

16. HAYS HAPPENINGS/UPCOMING EVENTS: Collin Bielser, Deputy City Manager, presented information on events that will be going on in Hays during the month of September.

17. COMMISSION INQUIRIES AND COMMENTS: Commissioner Musil asked Aaron Dreher if he could actually build a house for $150,000.

Mr. Dreher stated that it would be very difficult to do that; concrete and appliances alone are very expensive.

Commissioner Cunningham reiterated how important collaboration is, every item on the agenda has been done with collaboration.

Commissioner Ruder and Mayor Jacobs discussed the joint meeting between the Russell City Council and the City of Hays Commission about the R-9

Ranch. They expressed frustration that Russell and Hays have been waiting 10 years to get the water because it's been stuck in the judicial system.

The meeting was adjourned at 5:39 p.m.

Submitted by: _____

Jami Breit – City Clerk

City Commission Meeting
AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 5 **MEETING DATE: 9-11-2025**

TOPIC:

General Nuisance Abatement for 515 East 11th Street

ACTION REQUESTED:

Approve Resolution No. 2025-017 to abate the nuisance items located on the property at 515 East 11th Street ten (10) days after the approval date.

NARRATIVE:

The Planning & Development Division is requesting a Resolution to abate the nuisance violations located on the property at 515 East 11th Street. Up to this point, all proper notification has been given to the owner of the property. To date, little to no progress has been made by the owner to clean up the lot. If all the nuisance items are removed by the City, all costs of abatement will be charged to the owner of the property. Staff recommends approving the Resolution allowing the nuisance items located at 515 East 11th Street to be abated by the City.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Curtis Deines, Planning & Development Superintendent

ADMINISTRATION RECOMMENDATION:

Staff recommends approving the Resolution allowing nuisance items at 515 East 11th Street to be abated from the property.

ATTACHMENTS:

Staff Memo
Visuals
Resolution No. 2025-017
Case Letters

City Commission Work Session

Agenda Memo

From: Curtis W. Deines, Planning & Development Superintendent

Work Session: September 4, 2025

Subject: General Nuisance Abatement for 515 East 11th Street

Person(s) Responsible: Jesse Rohr, Director of Public Works

Summary

The Planning & Development Division is requesting a Resolution to abate the nuisance violations located on the property at 515 E 11th St. Up to this point, all proper notification has been given to the owner of the property, and to date, little to no progress has been made by the owner to clean up the lot. If all the nuisance items are removed by the City, all costs of abatement will be charged to the property owner. Staff recommends approving the Resolution allowing the nuisance items located at 515 E 11th St. to be abated by the City.

Background

The subject property is owned by Mr. Michael Brower. The first notification letter was sent to Mr. Brower on May 2, 2025. A follow-up certified letter was sent on May 14, 2025, and was confirmed as hand delivered on June 9, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office. To date, little to no progress has been made by the owner to clean up the lot. Since 2020, there have been 11 code cases for the property, ranging from general nuisance items, tree right of way issues, inoperable vehicles & overgrown grass & weeds.

Discussion

The Planning & Development Division is requesting a Resolution to abate the nuisance violations located on the property at 515 E 11th St.

The property located at 515 E 11th St. is in violation of City Ordinance Chapter 26 Article IV. Items located throughout the property have been deemed a nuisance. Letters have been sent per City of Hays Ordinance requirements.

The certified letter was sent on May 14, 2025, and confirmed as hand delivered on June 9, 2025, by Hays PD after the letter was unclaimed by the owner at the Post

Office. Staff is now moving forward for abatement of the nuisance items since the owners of the property have not followed through accordingly and brought the property into compliance with City ordinance.

Legal Consideration

The City is required to follow procedures established by the Ordinances cited in the discussion. Assuming the procedures were followed, the City of Hays can continue with the process to remove nuisance items from the property.

Financial Consideration

Any costs associated with the City removing the nuisance items will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

The City Commission has the following options:

- Approve the Resolution allowing for the nuisance items to be abated
- Do not approve the Resolution
- Provide Staff other direction

Recommendation

Staff recommends approving the Resolution allowing nuisance items at 515 E 11th St. to be abated from the property.

Action Requested

Approve a Resolution to abate the nuisance items located on the property at 515 E 11th St. ten (10) days after the approval date.

Supporting Documentation

Visuals
Case Letters
Resolution

Subject Property
E 16TH ST
E 15TH ST
E 14TH ST
E 13TH ST
E 12TH ST
E 11TH ST
E 10TH ST
E 9TH ST
E 8TH ST
E 7TH ST
E 6TH ST
E 5TH ST
E 4TH ST
MAIN ST
PINE ST
ALLEN ST
MILNER ST
SANTA FE ST
RILEY ST
MAPLE ST
SPRUCE ST
CEDAR ST
MONTGOMERY ST
VINE ST
HIGHWAY 183

Subject Property
511
515
516
517
E. 11th St

7/28/2025

7/28/2025

6/14/2025

6/14/2025

6/14/2025

5/2/2025

5/2/2025

5/2/2025

RESOLUTION NO. 2025-017

A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS DESIGNATED AGENT TO ABATE THE NUISANCES LOCATED ON THE PROPERTY AT 515 E 11TH STREET, HAYS, KANSAS

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article IV declaring certain matters as general nuisances a violation of City Ordinance and providing for the removal or abatement of general nuisance items and further providing for the assessment of costs and penalties; and

WHEREAS, on May 2, 2025, and May 14, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that debris & discarded items on the property at 515 E 11th Street were in violation of City Ordinance Chapter 26, Article IV; and

WHEREAS, on May 2, 2025, a 1st notification letter was sent to the owner of the property at 515 E 11th Street, requesting that the owner abate the nuisances by removal of debris & discarded items within 5 days; and

WHEREAS, on May 14, 2025, a certified letter was sent to the owner of the property at 515 E 11th Street giving said owner ten days, upon receipt, in which to abate the nuisances by removal of debris & discarded items; and

WHEREAS, on June 9, 2025, the owner of the property at 515 E 11th Street accepted the hand delivery of the May 14, 2025, certified letter by an officer of the Hays Police Department after failing to claim such certified letter at the Hays Post Office; and

WHEREAS, recent and subsequent inspections of the property revealed the nuisance violations were not abated from the property at 515 E 11th Street; and

WHEREAS, the Governing Body of the City of Hays desires that the nuisance violations on the property at 515 E 11th Street be abated by the City or its authorized agent.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, AS FOLLOWS:

Section 1. That the existence of the nuisance violations located at 515 E 11th Street are hereby found to be in violation of Ordinance Chapter 26, Article IV.

Section 2. That the owner of the property located at 515 E 11th Street was given proper notice to abate the nuisance violations located at 515 E 11th Street and have failed to abate said nuisance violations.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the conditions causing the nuisance violations at 515 E 11th Street at the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City in abating the conditions causing the nuisance violations at 515 E 11th Street shall be charged against the lot located at 515 E 11th Street as provided in Ordinance Chapter 26, Article IV.

PASSED by the City Commission this 11th day of September 2025.

_____
Sandy Jacobs, Mayor

ATTEST:

_____
Jami Breit, City Clerk

Case #: 20250022
Case Date: 05/02/25
Case Type:
Telephone:
Owner Name: Michael Brower
Owner Address: 515 E 11th
Violation Address: 515 E 11th
Violation: General Nuisance
Complaint Received From: City Staff
Violation Due Date: 05/07/2025
Certified Received Date: 06/09/2025
Certified Due Date: 06/19/2025
Date Case Closed:
Complaintant Name:
Complaintant Telephone/Address:
Ordinance Number: Sec. 26-153 (General Nuisance)
Status: Certified Sent
Assigned To: Kate Armstrong

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-182-04-0-10-07-015.00-0	515 E 11TH ST	J E WILSON , BLOCK 07 , ALL LOTS 15 17 & E 5' LOT 13 SECTION 04 TOWNSHIP 14 RANGE 18	BROWER, MICHAEL		NC.3 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
05/02/2025	1st Notification Letter	Please remove and properly dispose of all discarded debris pictured below.		In Process
05/14/2025	Certified Letter	Upon receipt of this certified letter you will have 10 days to remove and properly dispose of all discarded debris pictured below.	Kate Armstrong	In Process

Notes

Date	Note	Created By:
2025-06-09	Certified letter was returned to our office today. Called PD to come and attempt to hand deliver.	Kate Armstrong
2025-06-09	Hays PD hand delivered to Michael on 6/9/2025 @ 2:39pm	Kate Armstrong
2025-06-03	USPS alert that the certified letter went unclaimed and it is being returned to us.	Kate Armstrong
2025-05-19	Certified tracking # 9489009000276525775528	Kate Armstrong
2025-05-19	USPS attempted delivery on 5/19/2025	Kate Armstrong

Uploaded Files

Date	File Name

05/14/2025

05/14/2025

05/14/2025

05/14/2025

05/14/2025

05/14/2025

05/02/2025

05/02/2025

05/02/2025

05/02/2025

05/02/2025

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/14/2025

Michael Brower
515 E 11th
HAYS, KS 67601

Certified Letter to the Owner

RE: 515 E 11th
Hays, KS 67601

VIA CERTIFIED MAIL:

Dear Michael Brower:

The violation located at 515 E 11th , Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/02/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for General Nuisance on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250022	
Date: 05/14/2025	
Owner: Michael Brower	
Violation Address: 515 E 11th	
Violation:	General Nuisance

Corrective Action	Please remove and properly dispose of all discarded debris pictured below.
Corrective Action	Upon receipt of this certified letter you will have 10 days to remove and properly dispose of all discarded debris pictured below.

05/14/2025	
05/14/2025	
05/14/2025	

05/14/2025	
05/14/2025	
05/14/2025	
05/02/2025	
05/02/2025	

05/02/2025		
05/02/2025		
05/02/2025		

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/02/2025

Michael Brower
515 E 11th
HAYS, KS 67601

First Notification to the Owner

RE: 515 E 11th

Dear Michael Brower:

It has come to our attention that a city code violation(s) exist at **515 E 11th ,** Hays, Kansas. Photo(s) are attached. The violation consists of **General Nuisance**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-153 (General Nuisance)**.

We request that you please correct the problem within the next 5 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **05/07/2025,** and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250022	
Date: 05/02/2025	
Owner: Michael Brower	
Violation Address: 515 E 11th	
Violation:	General Nuisance

Activity Date	Type	Description
05/02/2025	1st Notification Letter	Please remove and properly dispose of all discarded debris pictured below.

05/02/2025	
05/02/2025	
05/02/2025	
05/02/2025	

05/02/2025		

Remov

Tracking Number:

9489009000276525775528

Copy Add to Informed Delivery

Latest Update

Your item was returned to the sender at 10:08 am on June 5, 2025 in HAYS, KS 67601 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Certified Letter USPS notification - letter was then hand delivered by Hays PD

Alert

Forward Expired
HAYS, KS 67601
June 5, 2025, 10:08 am

Unclaimed/Being Returned to Sender
HAYS, KS 67601
June 2, 2025, 5:25 pm

Reminder to Schedule Redelivery of your item
May 22, 2025

Notice Left (No Authorized Recipient Available)
HAYS, KS 67601
May 17, 2025, 10:21 am

Arrived at USPS Regional Origin Facility
WICHITA KS DISTRIBUTION CENTER
May 16, 2025, 9:46 am

Departed Post Office
HAYS, KS 67601
May 15, 2025, 4:27 pm

USPS in possession of item
HAYS, KS 67601
May 15, 2025, 3:30 pm

Hide Tracking History

City Commission Meeting
AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 6 **MEETING DATE: 9-11-2025**

TOPIC:

General Nuisance & Inoperable Vehicle Abatement for 1716 Douglas Dr.

ACTION REQUESTED:

Approve Resolution No. 2025-018 to abate the nuisance items and inoperable vehicles located on the property at 1716 Douglas Drive ten (10) days after the approval date.

NARRATIVE:

The Planning and Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicle located on the property at 1716 Douglas Drive. Up to this point, all proper notification has been given to the owner of the property. To date, little to no progress has been made by the owner to clean up the lot or to remove the inoperable vehicles from the property. If all the nuisance items and the inoperable vehicles are removed by the City, all costs of abatement will be charged to the owner of the property. Staff recommends approving the Resolution allowing the nuisance items and inoperable vehicles located at 1716 Douglas Drive to be abated by the City.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Curtis Deines, Planning & Development Superintendent

ADMINISTRATION RECOMMENDATION:

Staff recommends approving the Resolution allowing nuisance items and inoperable vehicles at 1716 Douglas Drive to be abated from the property.

ATTACHMENTS:

Staff Memo
Visuals
Resolution No. 2025-018
Case Letters

City Commission Work Session

Agenda Memo

From: Curtis W. Deines, Planning & Development Superintendent

Work Session: September 4, 2025

Subject: General Nuisance & Inoperable Vehicle Abatement for 1716 Douglas Dr.

Person(s) Responsible: Jesse Rohr, Director of Public Works

Summary

The Planning & Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicles located at 1716 Douglas Dr. Up to this point, all proper notification has been given to the owner of the property, and to date, little to no progress has been made by the owner to clean up the lot or to remove the inoperable vehicles from the property. If all the nuisance items and the inoperable vehicles are removed by the City, all costs of abatement will be charged to the property owner. Staff recommends approving the Resolution allowing the nuisance items and inoperable vehicles located at 1716 Douglas Dr. to be abated by the City.

Background

The subject property is owned by Mr. & Mrs. Javon & Leia Searight. The first notification letter for the **nuisance items** was sent to Mr. & Mrs. Searight on May 16, 2025. A follow-up certified letter for the nuisance items was sent on May 28, 2025, and was confirmed as hand delivered on June 23, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office.

The first notification letter for the **inoperable vehicles** was sent to Mr. & Mrs. Searight on May 16, 2025. A follow-up certified letter for the inoperable vehicles was sent on June 23, 2025, and was confirmed as hand delivered on July 18, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office.

To date, little to no progress has been made by the owner to clean up the lot. Since 2023, there have been 5 code cases for the property, ranging from general nuisance items, tree right of way issues, inoperable vehicles and overgrown grass and weeds.

Discussion

The Planning & Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicles located at 1716 Douglas Dr.

The property located at 1716 Douglas Dr. is in violation of City Ordinance Chapter 26 Article IV & City Ordinance Chapter 26 Article II, Division 2. Items located throughout the property have been deemed a nuisance. Letters have been sent per City of Hays Ordinance requirements.

A certified letter for the nuisance items was sent on May 28, 2025, and was confirmed as hand delivered on June 23, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office. A certified letter for the inoperable vehicles was sent on June 23, 2025, and was confirmed as hand delivered on July 18, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office.

Staff is now moving forward for abatement of the nuisance items and inoperable vehicles since the owners of the property have not followed through accordingly and brought the property into compliance with City ordinance.

Legal Consideration

The City is required to follow procedures established by the Ordinances cited in the discussion. Assuming the procedures were followed, the City of Hays can continue with the process to remove nuisance items and inoperable vehicles from the property.

Financial Consideration

Any costs associated with the City removing the nuisance items and inoperable vehicles will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

The City Commission has the following options:

- Approve the Resolution allowing for the nuisance items to be abated
- Do not approve the Resolution
- Provide Staff other direction

Recommendation

Staff recommends approving the Resolution allowing nuisance items and inoperable vehicles at 1716 Douglas Dr. to be abated from the property.

Action Requested

Approve a Resolution to abate the nuisance items and inoperable vehicles located on the property at 1716 Douglas Dr. ten (10) days after the approval date.

Supporting Documentation

Visuals
Case Letters
Resolution

Subject Property
E 24TH ST
E 22ND ST
E 21ST ST
E 17TH ST
E 15TH ST
CANTERBURY DR
CANTERBURY FRONTAGE RD
HENRY
PRIVATE
DONALD DR
IDA LN
DOUGLAS DR
HANEY DR
MARJORIE DR
VOLGA DR
GOLDEN BELT DR
WESTERN PLAINS DR
AGNES DR
ANTHONY DR
LAWRENCE DR
STEVEN DR
FELTEN DR
SUNSET
N
W
E
S

1718
1716
Subject Property
N
W
E
S

7-29-2025
1716
FORD

7-29-2025

7-29-2025

5-28-2025

5-28-2025

5-28-2025

5-16-2025

5-16-2025

5-16-2025

5-16-2025
CITY OF HAYS
FORD

1716
Protegé
mazda

5-16-2025
1716
MONTE CARLO

RESOLUTION NO. 2025-018

A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS DESIGNATED AGENT TO ABATE THE NUISANCES & INOPERABLE VEHICLE LOCATED ON THE PROPERTY AT 1716 DOUGLAS DRIVE, HAYS, KANSAS

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2 declaring certain matters as general nuisances & inoperable vehicles a violation of City Ordinance and providing for the removal or abatement of general nuisance items & inoperable vehicles and further providing for the assessment of costs and penalties; and

WHEREAS, on May 16, 2025, and May 28, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that debris & discarded items on the property at 1716 Douglas Drive were in violation of City Ordinance Chapter 26, Article IV; and

WHEREAS, on May 16, 2025, a 1st notification letter was sent to the owner of the property at 1716 Douglas Drive, requesting that the owner abate the nuisances by removal of debris & discarded items within 5 days; and

WHEREAS, on May 28, 2025, a certified letter was sent to the owner of the property at 1716 Douglas Drive giving said owner ten days, upon receipt, in which to abate the nuisances by removal of debris & discarded items; and

WHEREAS, on June 23, 2025, the owner of the property at 1716 Douglas Drive accepted the hand delivery of the May 28, 2025, certified letter by an officer of the Hays Police Department after failing to claim such certified letter at the Hays Post Office; and

WHEREAS, on May 16, 2025, and June 23, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that inoperable vehicles on the property at 1716 Douglas Drive were in violation of City Ordinance Chapter 26, Article II, Division 2; and

WHEREAS, on May 16, 2025, a 1st notification letter was sent to the owner of the property at 1716 Douglas Drive, requesting that the owner abate the inoperable vehicles by removal of the vehicles within 30 days; and

WHEREAS, on June 23, 2025, a certified letter was sent to the owner of the property at 1716 Douglas Drive giving said owner ten days, upon receipt, in which to abate the inoperable vehicles by removal of the vehicles; and

WHEREAS, on July 18, 2025, the owner of the property at 1716 Douglas Drive accepted delivery of the June 23, 2025, certified letter via USPS; and

WHEREAS, recent and subsequent inspections of the property revealed the nuisance & inoperable vehicle violations were not abated from the property at 1716 Douglas Drive; and

WHEREAS, the Governing Body of the City of Hays desires that the nuisance & inoperable vehicle violations on the property at 1716 Douglas Drive be abated by the City or its authorized agent.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, AS FOLLOWS:

Section 1. That the existence of the nuisance & inoperable vehicle violations located at 1716 Douglas Drive are hereby found to be in violation of Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2.

Section 2. That the owner of the property located at 1716 Douglas Drive was given proper notice to abate the nuisance & inoperable vehicle violations located at 1716 Douglas Drive and have failed to abate said nuisance & inoperable vehicle violations.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the conditions causing the nuisance & inoperable vehicle violations at 1716 Douglas Drive at the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City in abating the conditions causing the nuisance & inoperable vehicle violations at 1716 Douglas Drive shall be charged against the lot located at 1716 Douglas Drive as provided in Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2.

PASSED by the City Commission this 11th day of September 2025.

_____
Sandy Jacobs, Mayor

ATTEST:

_____
Jami Breit, City Clerk

CITY OF Hays

Case #: 20250155
Case Date: 05/16/25
Case Type:
Telephone:
Owner Name: Javon & Leia Searight
Owner Address: 1716 Douglas
Violation Address: 1716 Douglas
Violation: General Nuisance
Complaint Received From: Citizen
Violation Due Date: 05/24/2025
Certified Received Date: 06/23/2025
Certified Due Date: 07/03/2025
Date Case Closed:
Complaintant Name:
Complaintant Telephone/Address:
Ordinance Number: Sec. 26-153 (General Nuisance)
Status: Certified Sent
Assigned To: Jake Erickson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-138-34-0-40-01-005.00-0	1716 DOUGLAS DR	NULL	SEARIGHT, LEIA ROSE; SEARIGHT, JAVON ALEXANDER		NC.2 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
05/16/2025	1st Notification Letter	Please remove the tires, carpet, hose reels and all other items that have been discarded in the pictures tree branches can go to the Ellis County Landfill for no charge. Thank you.	Jake Erickson	In Process
05/28/2025	Certified Letter	Upon receipt of this certified letter, you will have 10 days to remove and properly dispose of all tires, all trashed items and all debris on this property or store properly inside a building.	Jake Erickson	In Process

Notes

Date	Note	Created By:
2025-06-23	Kaelin Leach served the certified letter 6/23/2025 at 3:18PM.	Jake Erickson
2025-05-28	CERT # 9489009000276511976700	Jake Erickson

Uploaded Files

Date	File Name

05/28/2025

05/28/2025

05/28/2025

05/28/2025

05/28/2025

05/16/2025

05/16/2025

05/16/2025

05/16/2025

05/16/2025

05/16/2025

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/28/2025

Javon & Leia Searight
1716 Douglas
HAYS, KS 67601

RE: 1716 Douglas
Hays, KS 67601

Certified Letter to the Owner

VIA CERTIFIED MAIL:

Dear Javon & Leia Searight:

The violation located at 1716 Douglas, Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/16/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for General Nuisance on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Jake Erickson
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250155	
Date: 05/28/2025	
Owner: Javon & Leia Searight	
Violation Address: 1716 Douglas	
Violation:	General Nuisance

Corrective Action	Please remove the tires, carpet, hose reels and all other items that have been discarded in the pictures tree branches can go to the Ellis County Landfill for no charge. Thank you.
Corrective Action	Upon receipt of this certified letter, you will have 10 days to remove and properly dispose of all tires, all trashed items and all debris on this property or store properly inside a building.

05/28/2025	
05/28/2025	
05/28/2025	

05/28/2025	
05/28/2025	
05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025		
05/16/2025		
05/16/2025		

Remove ✕

Tracking Number:

9489009000276511976700

Copy Add to Informed Delivery

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

In Transit to Next Facility
June 23, 2025

Unclaimed/Being Returned to Sender
HAYS, KS 67601
June 16, 2025, 5:27 pm

Reminder to Schedule Redelivery of your item
June 5, 2025

Notice Left (No Authorized Recipient Available)
HAYS, KS 67601
May 31, 2025, 1:34 pm

Arrived at USPS Regional Origin Facility
WICHITA KS DISTRIBUTION CENTER
May 30, 2025, 8:09 am

Departed Post Office
HAYS, KS 67601
May 29, 2025, 4:27 pm

USPS in possession of item
HAYS, KS 67601
May 29, 2025, 4:05 pm

Hide Tracking History

Certified Letter USPS notification - letter was then hand delivered by Hays PD

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/16/2025

Javon & Leia Searight
1716 Douglas
HAYS, KS 67601

First Notification to the Owner

RE: 1716 Douglas

Dear Javon & Leia Searight:

It has come to our attention that a city code violation(s) exist at **1716 Douglas,** Hays, Kansas. Photo(s) are attached. The violation consists of **General Nuisance**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-153 (General Nuisance)**.

We request that you please correct the problem within the next 5 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **05/24/2025,** and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Jake Erickson
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250155	
Date: 05/16/2025	
Owner: Javon & Leia Searight	
Violation Address: 1716 Douglas	
Violation:	General Nuisance

Activity Date	Type	Description
05/16/2025	1st Notification Letter	Please remove the tires, carpet, hose reels and all other items that have been discarded in the pictures tree branches can go to the Ellis County Landfill for no charge. Thank you.

05/28/2025	
05/28/2025	
05/28/2025	

05/28/2025	
05/28/2025	
05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025		
05/16/2025		
05/16/2025		

Case #: 20250157
Case Date: 05/16/25
Case Type:
Telephone:
Owner Name: Javon & Leia Searight
Owner Address: 1716 Douglas
Violation Address: 1716 Douglas
Violation: Inoperable Vehicles on Private Property
Complaint Received From: Citizen
Violation Due Date: 06/18/2025
Certified Received Date: 07/18/2025
Certified Due Date: 07/28/2025
Date Case Closed:
Complaintant Name:
Complaintant Telephone/Address:
Ordinance Number: Sec. 26-40 (Inoperable Vehicles)
Status: Certified Sent
Assigned To: Jake Erickson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-138-34-0-40-01-005.00-0	1716 DOUGLAS DR	NULL	SEARIGHT, LEIA ROSE; SEARIGHT, JAVON ALEXANDER		NC.2 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
05/16/2025	1st Notification Letter	The pictured vehicles need to be legally tagged and made road worthy, or it needs to be removed from this property, or placed inside an enclosed building.	Jake Erickson	In Process
06/23/2025	1st Notification Letter	Upon receipt of this certified letter, you will have 10 days to legally tag the pictured car and make it road worthy or it needs to be removed from this property or placed inside an enclosed building.	Jake Erickson	In Process

Notes

Date	Note	Created By:
2025-07-18	Officer J Hunsicker 7/18/2025 10:14am hand delivered the letter to Leia Searight.	Jake Erickson
2025-06-23	CERT # 9489009000276511976793	Jake Erickson

Uploaded Files

Date	File Name

06/23/2025

05/16/2025

05/16/2025

05/16/2025

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

06/23/2025

Javon & Leia Searight
1716 Douglas
HAYS, KS 67601

RE: 1716 Douglas
Hays, KS 67601

Certified Letter to the Owner

VIA CERTIFIED MAIL:

Dear Javon & Leia Searight:

The violation located at 1716 Douglas, Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/16/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for Inoperable Vehicles on Private Property on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Jake Erickson
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250157	
Date: 06/23/2025	
Owner: Javon & Leia Searight	
Violation Address: 1716 Douglas	
Violation:	Inoperable Vehicles on Private Property

Corrective Action	The pictured vehicles need to be legally tagged and made road worthy, or it needs to be removed from this property, or placed inside an enclosed building.
Corrective Action	Upon receipt of this certified letter, you will have 10 days to legally tag the pictured car and make it road worthy or it needs to be removed from this property or placed inside an enclosed building.

06/23/2025	
05/16/2025	
05/16/2025	

05/16/2025	

Tracking Number:

9489009000276511976793

Copy Add to Informed Delivery

Remove ✕

Latest Update

Your item was returned to the sender at 11:51 am on July 14, 2025 in HAYS, KS 67601 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Forward Expired
HAYS, KS 67601
July 14, 2025, 11:51 am

Unclaimed/Being Returned to Sender
HAYS, KS 67601
July 10, 2025, 5:16 pm

Reminder to Schedule Redelivery of your item
June 30, 2025

Notice Left (No Authorized Recipient Available)
HAYS, KS 67601
June 25, 2025, 1:12 pm

Arrived at USPS Regional Origin Facility
WICHITA KS DISTRIBUTION CENTER
June 24, 2025, 10:30 am

Departed Post Office
HAYS, KS 67601
June 23, 2025, 4:24 pm

USPS in possession of item
HAYS, KS 67601
June 23, 2025, 3:49 pm

Hide Tracking History

Certified Letter USPS notification - letter was then hand delivered by Hays PD

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/16/2025

Javon & Leia Searight
1716 Douglas
HAYS, KS 67601

First Notification to the Owner

RE: 1716 Douglas

Dear Javon & Leia Searight:

It has come to our attention that a city code violation(s) exist at **1716 Douglas,** Hays, Kansas. Photo(s) are attached. The violation consists of **Inoperable Vehicles on Private Property**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-40 (Inoperable Vehicles)**.

We request that you please correct the problem within the next 30 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **06/18/2025,** and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Jake Erickson
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250157	
Date: 05/16/2025	
Owner: Javon & Leia Searight	
Violation Address: 1716 Douglas	
Violation:	Inoperable Vehicles on Private Property

Activity Date	Type	Description
05/16/2025	1st Notification Letter	The pictured vehicles need to be legally tagged and made road worthy, or it needs to be removed from this property, or placed inside an enclosed building.
06/23/2025	1st Notification Letter	Upon receipt of this certified letter, you will have 10 days to legally tag the pictured car and make it road worthy or it needs to be removed from this property or placed inside an enclosed building.

06/23/2025		
05/16/2025		
05/16/2025		

05/16/2025		

City Commission Meeting
AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 7 **MEETING DATE: 9-11-2025**

TOPIC:

General Nuisance & Inoperable Vehicle Abatement for 231 East 12th Street

ACTION REQUESTED:

Approve Resolution No. 2025-019 to abate the nuisance items and inoperable vehicle located on the property at 231 East 12th Street ten (10) days after the approval date.

NARRATIVE:

The Planning and Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicle located on the property at 231 East 12th Street. Up to this point, all proper notification has been given to the owner of the property. To date, little to no progress has been made by the owner to clean up the lot or to remove the inoperable vehicle from the property. If all the nuisance items and the inoperable vehicle are removed by the City, all costs of abatement will be charged to the owner of the property. Staff recommends approving the Resolution allowing the nuisance items and inoperable vehicle located at 231 East 12th Street to be abated by the City.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Curtis Deines, Planning & Development Superintendent

ADMINISTRATION RECOMMENDATION:

Staff recommends approving the Resolution allowing nuisance items and inoperable vehicle at 231 East 12th Street to be abated from the property.

ATTACHMENTS:

Staff Memo
Visuals
Resolution No. 2025-019
Case Letters

City Commission Work Session

Agenda Memo

From: Curtis W. Deines, Planning & Development Superintendent

Work Session: September 4, 2025

Subject: General Nuisance & Inoperable Vehicle Abatement for 231 East 12th Street

Person(s) Responsible: Jesse Rohr, Director of Public Works

Summary

The Planning & Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicle located at 231 E 12th St. Up to this point, all proper notification has been given to the owner of the property, and to date, little to no progress has been made by the owner to clean up the lot or to remove the inoperable vehicle from the property. If all the nuisance items and the inoperable vehicle are removed by the City, all costs of abatement will be charged to the property owner. Staff recommends approving the Resolution allowing the nuisance items and inoperable vehicle located at 231 E 12th St. to be abated by the City.

Background

The subject property is owned by Mr. & Mrs. Brandon & Emily Weigel. The first notification letter for the **nuisance items** was sent to Mr. & Mrs. Weigel on May 16, 2025. A follow-up certified letter for the nuisance items was sent on May 28, 2025, and was confirmed as hand delivered on June 23, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office.

The first notification letter for the **inoperable vehicle** was sent to Mr. & Mrs. Weigel on May 28, 2025. A follow-up certified letter for the inoperable vehicle was sent on July 3, 2025, and was delivered on July 7, 2025, by USPS. To date, little to no progress has been made by the owner to clean up the lot. Since 2016, there have been 9 code cases for the property, ranging from general nuisance items, tree right of way issues, inoperable vehicles & overgrown grass & weeds.

Discussion

The Planning & Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicle located on the property at 231 E 12th St.

The property located at 231 E 12th St. is in violation of City Ordinance Chapter 26 Article IV & City Ordinance Chapter 26 Article II, Division 2. Items located throughout the property have been deemed a nuisance. Letters have been sent per City of Hays Ordinance requirements.

The certified letter was sent on May 28, 2025 for the nuisance items, and confirmed as hand delivered on June 23, 2025, by Hays PD after the letter was unclaimed by the owner at the post office. A certified letter for the inoperable vehicle was sent on July 3, 2025, and was delivered on July 7, 2025, by USPS.

Staff is now moving forward for abatement of the nuisance items and inoperable vehicle since the owners of the property have not followed through accordingly and brought the property into compliance with City ordinance.

Legal Consideration

The City is required to follow procedures established by the Ordinances cited in the discussion. Assuming the procedures were followed, the City of Hays can continue with the process to remove nuisance items and inoperable vehicle from the property.

Financial Consideration

Any costs associated with the City removing the nuisance items and inoperable vehicle will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

The City Commission has the following options:

- Approve the Resolution allowing for the nuisance items to be abated
- Do not approve the Resolution
- Provide Staff other direction

Recommendation

Staff recommends approving the Resolution allowing the nuisance items and inoperable vehicle at 231 E 12th St. to be abated from the property.

Action Requested

Approve a Resolution to abate the nuisance items and inoperable vehicle located on the property at 231 E 12th St. ten (10) days after the approval date.

Supporting Documentation

Visuals
Case Letters
Resolution

W 14TH ST
E 17TH ST
W 13TH ST
E 15TH ST
E 16TH ST
E 13TH ST
W 12TH ST
W 11TH ST
Subject Property
MILNER ST
PINE ST
E 10TH ST
E 11TH ST
E 8TH ST
MAPLE ST
E 7TH ST
PINE ST
E 9TH ST
OAK ST
ALLEN ST
N
W
E
S

1205
225
231
235
Subject Property
N
W
E
S

7-28-2025

7-28-2025

7-3-2025

5-28-2025
QUIKRETE

5-16-2025
231
Ford

5-16-2025
785-432-1600

231

5-16-2025
CITY OF
HAYS

5-16-2025

RESOLUTION NO. 2025-019

A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS DESIGNATED AGENT TO ABATE THE NUISANCES & INOPERABLE VEHICLE LOCATED ON THE PROPERTY AT 231 E 12TH STREET, HAYS, KANSAS

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2 declaring certain matters as general nuisances & inoperable vehicle a violation of City Ordinance and providing for the removal or abatement of general nuisance items & inoperable vehicle and further providing for the assessment of costs and penalties; and

WHEREAS, on May 16, 2025, and May 28, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that debris & discarded items on the property at 231 E 12th Street were in violation of City Ordinance Chapter 26, Article IV; and

WHEREAS, on May 16, 2025, a 1st notification letter was sent to the owner of the property at 231 E 12th Street, requesting that the owner abate the nuisances by removing the debris & discarded items within 5 days; and

WHEREAS, on May 28, 2025, a certified letter was sent to the owner of the property at 231 E 12th Street giving said owner ten days, upon receipt, in which to abate the nuisances by removal of debris & discarded items; and

WHEREAS, on June 23, 2025, the owner of the property at 231 E 12th Street accepted the hand delivery of the May 28, 2025, certified letter; and

WHEREAS, on May 28, 2025, and July 3, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that an inoperable vehicle on the property at 231 E 12th Street, were in violation of City Ordinance Chapter 26, Article II, Division 2; and

WHEREAS, on May 28, 2025, a 1st notification letter was sent to the owner of the property at 231 E 12th Street, requesting that the owner abate the inoperable vehicle by removal of the vehicle within 30 days; and

WHEREAS, on July 3, 2025, a certified letter was sent to

the owner of the property at 231 E 12th Street giving said owner ten days, upon receipt, in which to abate the inoperable vehicle by removal of the vehicle; and

WHEREAS, on July 7, 2025, the owner of the property at 231 E 12th Street accepted delivery of the May 28, 2025, certified letter via USPS; and

WHEREAS, recent and subsequent inspections of the property revealed the nuisance & inoperable vehicle violations were not abated from the property at 231 E 12th Street; and

WHEREAS, the Governing Body of the City of Hays desires that the nuisance & inoperable vehicle violations on the property at 231 E 12th Street be abated by the City or its authorized agent.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, AS FOLLOWS:

Section 1. That the existence of the nuisance & inoperable vehicle violations located at 231 E 12th Street are hereby found to be in violation of Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2.

Section 2. That the owner of the property located at 231 E 12th Street was given proper notice to abate the nuisance & inoperable vehicle violations located at 231 E 12th Street and have failed to abate said nuisance & inoperable vehicle violations.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the conditions causing the nuisance & inoperable vehicle violations at 231 E 12th Street at the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City in abating the conditions causing the nuisance & inoperable vehicle violations at 231 E 12th Street shall be charged against the lot located at 231 E 12th Street as provided in Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2.

PASSED by the City Commission this 11th day of September 2025.

_____
Sandy Jacobs, Mayor

ATTEST:

_____
Jami Breit, City Clerk

Case #: 20250191
Case Date: 05/16/25
Case Type:
Telephone:
Owner Name: Brandon & Emily Weigel
Owner Address: 231 E 12th
Violation Address: 231 E 12th
Violation: General Nuisance & Overgrown Grass/Weeds
Complaint Received From: City Staff
Violation Due Date: 05/23/2025
Certified Received Date: 06/23/2025
Certified Due Date: 07/03/2025
Date Case Closed:
Complaintant Name:
Complaintant Telephone/Address:
Ordinance Number: Sec. 26-153 (General Nuisance) Sec. 26-194 (Overgrown Grass/Weeds)
Status: Certified Sent
Assigned To: Kate Armstrong

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-138-33-0-30-28-013.00-0	231 E 12TH ST	LEBOLD ALLEN , BLOCK 64 , Lot 15 , SECTION 33 TOWNSHIP 13 RANGE 18	WEIGEL, BRANDON L & EMILY J		NC.3 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
05/16/2025	1st Notification Letter	Please remove and properly dispose of all the debris and accumulation of items pictured below. Also high grass and weeds throughout this property, please mow.	Kate Armstrong	In Process
05/28/2025	Certified Letter	Upon receipt of this certified letter you will have 10 days to mow all high grass & weeds throughout this property and also have 10 days to remove and dispose of all the debris & accumulation of items pictured below.	Kate Armstrong	In Process

Notes

Date	Note	Created By:
2025-06-23	Hand delivered by Hays PD Officer on 6/23/2025	Kate Armstrong
2025-06-16	Unclaimed being returned to us	Kate Armstrong
2025-06-02	USPS attempted delivery on May 30th	Kate Armstrong
2025-05-28	9489009000276525775856 certified tracking #	Kate Armstrong

Uploaded Files

Date	File Name
05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025

05/16/2025

05/16/2025

05/16/2025

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/28/2025

Brandon & Emily Weigel
231 E 12th
HAYS, KS 67601

Certified Letter to the Owner

RE: 231 E 12th
Hays, KS 67601

VIA CERTIFIED MAIL:

Dear Brandon & Emily Weigel:

The violation located at 231 E 12th, Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/16/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for General Nuisance & Overgrown Grass/Weeds on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body. **No further notice shall be given prior to removal of weeds during the current calendar year.**

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250191	
Date: 05/28/2025	
Owner: Brandon & Emily Weigel	
Violation Address: 231 E 12th	
Violation:	General Nuisance & Overgrown Grass/Weeds

Corrective Action	Please remove and properly dispose of all the debris and accumulation of items pictured below. Also high grass and weeds throughout this property, please mow.
Corrective Action	Upon receipt of this certified letter you will have 10 days to mow all high grass & weeds throughout this property and also have 10 days to remove and dispose of all the debris & accumulation of items pictured below.

05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025		
05/16/2025		

Remove ✕

Tracking Number:

9489009000276525775856

Copy Add to Informed Delivery

Latest Update

Your item was returned to the sender at 10:32 am on June 20, 2025 in HAYS, KS 67601 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Certified Letter USPS notification - letter was then hand delivered by Hays PD

Alert

Forward Expired
HAYS, KS 67601
June 20, 2025, 10:32 am

Unclaimed/Being Returned to Sender
HAYS, KS 67601
June 16, 2025, 5:27 pm

Reminder to Schedule Redelivery of your item
June 5, 2025

Notice Left (No Authorized Recipient Available)
HAYS, KS 67601
May 31, 2025, 10:00 am

Arrived at USPS Regional Origin Facility
WICHITA KS DISTRIBUTION CENTER
May 30, 2025, 8:12 am

Departed Post Office
HAYS, KS 67601
May 29, 2025, 4:27 pm

USPS in possession of item
HAYS, KS 67601
May 29, 2025, 4:06 pm

Hide Tracking History

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/16/2025

Brandon & Emily Weigel
231 E 12th
HAYS, KS 67601

First Notification to the Owner

RE: 231 E 12th

Dear Brandon & Emily Weigel:

It has come to our attention that a city code violation(s) exist at **231 E 12th,** Hays, Kansas. Photo(s) are attached. The violation consists of **General Nuisance & Overgrown Grass/Weeds**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-153 (General Nuisance) Sec. 26-194 (Overgrown Grass/Weeds)**.

We request that you please correct the problem within the next 5 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **05/23/2025,** and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250191	
Date: 05/16/2025	
Owner: Brandon & Emily Weigel	
Violation Address: 231 E 12th	
Violation:	General Nuisance & Overgrown Grass/Weeds

Activity Date	Type	Description
05/16/2025	1st Notification Letter	Please remove and properly dispose of all the debris and accumulation of items pictured below. Also high grass and weeds throughout this property, please mow.

05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025		
05/16/2025		

Case #: 20250233
Case Date: 05/28/25
Case Type:
Telephone:
Owner Name: Brandon & Emily Weigel
Owner Address: 231 E 12th
Violation Address: 231 E 12th
Violation: Inoperable Vehicles on Private Property
Complaint Received From: City Staff
Violation Due Date: 06/28/2025
Certified Received Date: 07/07/2025
Certified Due Date: 07/17/2025
Date Case Closed:
Complaintant Name:
Complaintant Telephone/Address:
Ordinance Number: Sec. 26-40 (Inoperable Vehicles)
Status: Certified Sent
Assigned To: Kate Armstrong

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-138-33-0-30-28-013.00-0	231 E 12TH ST	LEBOLD ALLEN , BLOCK 64 , Lot 15 , SECTION 33 TOWNSHIP 13 RANGE 18	WEIGEL, BRANDON L & EMILY J		NC.3 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
06/15/2022	1st Notification Letter	The pictured vehicle legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.		In Process
07/03/2025	Certified Letter	Upon receipt of this certified letter you will have 10 days to the pictured vehicle needs legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.	Kate Armstrong	In Process

Notes

Date	Note	Created By:
2025-07-07	Certified tracking # 9489009000276525775603	Kate Armstrong

Uploaded Files

Date	File Name

07/03/2025

05/28/2025

05/28/2025

05/28/2025

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

07/03/2025

Brandon & Emily Weigel
231 E 12th
HAYS, KS 67601

Certified Letter to the Owner

RE: 231 E 12th
Hays, KS 67601

VIA CERTIFIED MAIL:

Dear Brandon & Emily Weigel:

The violation located at 231 E 12th, Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/28/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for Inoperable Vehicles on Private Property on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250233	
Date: 07/03/2025	
Owner: Brandon & Emily Weigel	
Violation Address: 231 E 12th	
Violation:	Inoperable Vehicles on Private Property

Corrective Action	The pictured vehicle legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.
Corrective Action	Upon receipt of this certified letter you will have 10 days to the pictured vehicle needs legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.

07/03/2025	
05/28/2025	
05/28/2025	

05/28/2025		

Remove ✕

Tracking Number:

9489009000276525775603

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 11:27 am on July 7, 2025 in HAYS, KS 67601.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual
HAYS, KS 67601
July 7, 2025, 11:27 am

Arrived at USPS Regional Origin Facility
WICHITA KS DISTRIBUTION CENTER
July 5, 2025, 11:58 am

In Transit to Next Facility
July 4, 2025

Departed Post Office
HAYS, KS 67601
July 3, 2025, 4:29 pm

USPS in possession of item
HAYS, KS 67601
July 3, 2025, 3:34 pm

Hide Tracking History

Certified Letter USPS notification - Delivered

Hays
Public Works Department

DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/28/2025

Brandon & Emily Weigel
231 E 12th
HAYS, KS 67601

First Notification to the Owner

RE: 231 E 12th

Dear Brandon & Emily Weigel:

It has come to our attention that a city code violation(s) exist at **231 E 12th,** Hays, Kansas. Photo(s) are attached. The violation consists of **Inoperable Vehicles on Private Property**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-40 (Inoperable Vehicles)**.

We request that you please correct the problem within the next 30 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **06/28/2025,** and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250233	
Date: 05/28/2025	
Owner: Brandon & Emily Weigel	
Violation Address: 231 E 12th	
Violation:	Inoperable Vehicles on Private Property

Activity Date	Type	Description
06/15/2022	1st Notification Letter	The pictured vehicle legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.

07/03/2025		
05/28/2025		
05/28/2025		

05/28/2025		

City Commission Meeting
AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 8 **MEETING DATE: 9-11-2025**

TOPIC:

Revenue Neutral Rate Public Hearing

ACTION REQUESTED:

Conduct a public hearing to hear comments on the City's intent to exceed the Revenue Neutral Rate.

NARRATIVE:

The Governing Body is statutorily required to conduct a public hearing to allow interested taxpayers an opportunity to be heard concerning the City's intent to exceed the Revenue Neutral Rate. The Deputy City Manager will review highlights of the 2026 Budget as well as review the Revenue Neutral Rate.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Collin Bielser, Deputy City Manager

ADMINISTRATION RECOMMENDATION:

Hold a Revenue Neutral Rate Public Hearing.

ATTACHMENTS:

N/A

City Commission Meeting
AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 9 **MEETING DATE: 9-11-2025**

TOPIC:

Resolution to Exceed Revenue Neutral Rate

ACTION REQUESTED:

Approve Resolution No. 2025-020, by roll call vote, to exceed the Revenue Neutral Rate of 24.382 mills in its property tax levy for the tax year of 2025, budget year 2026.

NARRATIVE:

The 2026 Budget proposed by the Governing Body will require the levy of a property tax rate exceeding the Revenue Neutral Rate. Therefore, a Resolution approved by roll call vote is required.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

N/A

ADMINISTRATION RECOMMENDATION:

Approve a Resolution, by roll call vote, to exceed the Revenue Neutral Rate.

ATTACHMENTS:

Resolution No. 2025-020

RESOLUTION NO. 2025-020

A RESOLUTION OF THE CITY OF HAYS, KANSAS TO EXCEED THE REVENUE NEUTRAL RATE IN ITS PROPERTY TAX LEVY FOR THE TAX YEAR OF 2025, BUDGET YEAR 2026.

WHEREAS, the Governing Body of the City of Hays, Kansas is statutorily required to provide notice and hearing prior to exceeding the Revenue Neutral Rate; and

WHEREAS, the Ellis County Clerk provided notice of the Revenue Neutral Rate on June 11, 2025; and

WHEREAS, the Revenue Neutral Rate for tax year 2025, for the City of Hays, Kansas, was calculated as 24.382 mills by the County Clerk; and

WHEREAS, the budget proposed by the Governing Body of the City of Hays, Kansas, for budget year 2026 will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body of the City of Hays, Kansas held a hearing on September 11, 2025 allowing all interested taxpayers an opportunity to be heard at the hearing; and

WHEREAS, the Governing Body of the City of Hays, Kansas having heard testimony, has determined that it is in the best interest of the City of Hays, Kansas to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, that the City of Hays, Kansas shall levy a property tax rate exceeding the Revenue Neutral Rate of 24.382 mills, for tax year 2025, budget year 2026.

This Resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body of the City of Hays, Kansas.

Adopted by the Commission on the 11th day of September, 2025.

_____
SANDY JACOBS
Mayor

ATTEST:

_____
JAMI BREIT
City Clerk (SEAL)

City Commission Meeting
AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 10 **MEETING DATE: 9-11-2025**

TOPIC:

2026 Budget Public Hearing

ACTION REQUESTED:

Conduct a public hearing for the approval of the 2026 Budget.

NARRATIVE:

The Governing Body is statutorily required to conduct a public hearing to allow interested taxpayers an opportunity to be heard concerning the City's proposed 2026 Budget.

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

N/A

ADMINISTRATION RECOMMENDATION:

Hold a public hearing for the 2026 Budget.

ATTACHMENTS:

Budget Certificate

CERTIFICATE

To the Clerk of Ellis, State of Kansas
We, the undersigned, officers of
City of Hays Kansas
certify that: (1) the hearing mentioned in the attached publication was held;
(2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditures for the various funds for the year 2026; and
(3) the Amounts(s) of 2025 Ad Valorem Tax are within statutory limitations.

			2026 Adopted Budget		
Table of Contents:		Page No.	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Final Tax Rate (County Clerk's Use Only)
Allocation of MVT, RVT, 16/20M Veh Tax		2			
Schedule of Transfers		3			
Statement of Indebtedness		4			
Statement of Lease-Purchases		5			
Computation to Determine State Library Grant		6			
Fund	**K.S.A.**				
General	12-101a	7	19,374,793		
Debt Service	10-113	8	2,914,336	1,304,419	
Library	12-1220	8	2,022,142	1,845,978	
Library Employee Benefit	12-16,102	9	200,000	171,953	
Airport	3-113	9	1,125,737	788,059	
Public Safety Equipment	12-110b	10	763,028	630,447	
Employee Benefit	12-16,102	10	5,604,219	3,139,736	
Special Highway		11	1,139,245		
Solid Waste		11	1,838,352		
Special Parks & Recreation		12	410,949		
Special Alcohol		12	175,299		
Convention & Visitors Bureau		13	1,808,019		
Storm Water Management		13	973,970		
Water Reclamation		14	5,943,359		
Water Production		14	4,216,316		
Water Conservation		15	4,972,615		
R9		15	763,106		
Opioid Settlement		16	82,778		
Non-Budgeted Funds-A		17			
Non-Budgeted Funds-B		18			
Non-Budgeted Funds-C		19			
Non-Budgeted Funds-D		20			
Totals		xxxxxx	54,328,263	7,880,592	
Budget Hearing Notice					County Clerk's Use Only
Combined Rate and Budget Hearing Notice		21			
RNR Hearing Notice		22			
Neighborhood Revitalization		23			Nov 1, 2025 Total Assessed Valuation

Revenue Neutral Rate	24.382
Does budget require a resolution to exceed the Revenue Neutral Rate?	**YES**

Assisted by: _____

_____

_____

Address: _____

_____

_____

Email: _____

_____

Attest: _____, 2025

_____
County Clerk

_____ _____
_____ _____
_____ _____
_____ _____
_____ _____
Governing Body

CPA Summary

City Commission Meeting
AGENDA ITEM COVER SHEET

COMMISSION AGENDA ITEM NO. 11 **MEETING DATE: 9-11-2025**

TOPIC:

2026 Budget Approval

ACTION REQUESTED:

Approve the 2026 Budget for the City of Hays.

NARRATIVE:

N/A

PERSON/STAFF MEMBER(S) MAKING PRESENTATION:

Collin Bielser, Deputy City Manager

ADMINISTRATION RECOMMENDATION:

Approval

ATTACHMENTS:

N/A