

City of Hays  
City Commission  
Work Session Notes

Thursday, August 7, 2025 – 4:00 p.m.

Present: Mason Ruder, Alaina Cunningham, Reese Barrick, Shaun Musil, Toby Dougherty, and Melvin Sauer Jr.

Absent: Sandy Jacobs

**July 17, 2025 Work Session Notes**

There were no corrections or additions to the minutes of the work session held on July 17, 2025; the minutes stand approved as presented.

**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 the City in this project, 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.

At the August 14, 2025 Commission meeting, Commissioners will be asked to approve the resolution authorizing the creation of a special benefit district for infrastructure improvements in the estimated amount of \$2.9 million for the development of 32 lots within the Covenant Estates First Addition.

#### **Covenant Estates First Addition – Engineering Services Agreement**

Jarrod Kuckelman, Assistant City Manager, 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.

At the August 14, 2025 Commission meeting, Commissioners will be asked to approve the Engineering Services Agreement with Sloan Engineering and Consulting for an amount not to exceed \$221,000 for the infrastructure design of Covenant Estates First Addition.

#### **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 November 1<sup>st</sup>.

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.

At the August 14, 2025 Commission meeting, Commissioners will be asked 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.

Craig Poe, Executive Director of High Plains Mental Health, gave a summary of what the Crisis Intervention Center would provide and a detailed description of what the chairs do.

### **2026 Budget Review**

Toby Dougherty, City Manager, discussed change pages in Economic Development and Convention and Visitor Bureau in the 2026 Budget.

### **Other Items for Discussion**

Commissioners expressed excitement about the groundbreaking for the new National Guard facility.

Commissioner Cunningham stated that when driving through town the amount of growth that you can see in the community is amazing. She mentioned that it speaks volumes about our community that people want to keep investing.

The work session was adjourned at 4:51 p.m.

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

Jami Breit –City Clerk