

MINUTES OF THE HOUSE EDUCATION BUDGET COMMITTEE

The meeting was called to order by Chairman Joe McLeland at 3:30 p.m. on January 20, 2010, in Room 159-S of the Capitol.

All members were present except:

Representative Brenda Landwehr- excused

Committee staff present:

Theresa Kiernan, Office of the Revisor of Statutes  
Audrey Dunkel, Kansas Legislative Research Department  
Dee Heideman, Committee Assistant

Conferees appearing before the Committee:

Toby Dougherty, Hays City Manager  
Edward H Hammond, President, Fort Hays State University  
Scott Frank , Audit Manager, State of Kansas  
Dan Bryan , Senior Auditor, State of Kansas

Others attending:

See attached list.

The meeting was called to order by Chairman McLeland with a short introduction of the members and staff.

**HB 2414 - Authorization for Fort Hays State University to sell land.**

Theresa Kiernan gave a short synopsis of **HB 2414.**

Toby Dougherty, Hays City Manager, testified on behalf of the City to grant Fort Hays State University to sell two tracts of land to the City of Hays for construction of a community sports complex. The sale would be beneficial for the City of Hays and would provide a much needed venue for softball, baseball, soccer, and football tournaments. (Attachment 1)

Edward H Hammond, President, Fort Hays State University, spoke to the monetary benefits of the sale of which the university would receive \$320,574 and also benefit from an additional cost savings due to the University not having to maintain the property any longer. (Attachment 2)

After all questions were answered, the hearing on **HB 2414** was closed. Representative Lane made a motion the bill be passed and placed on the consent calendar. The motion was seconded by Representative Feuerborn and a vote taken, which passed unanimously on a voice vote.

Scott Frank , Audit Manager, State of Kansas gave presentations on the following :

Report Number	Title
08PA18	K-12 Education: School District Efficiency Audit
09PA14	K-12 Education: Efficiency Audit of the Derby School District
07PA14	K-12 Education: Comparing the Centralization of School District Accounting in Different States
09PA13	K-12 Education: Reviewing Issues Related to Catastrophic Funding for Special Education

Dan Bryan , Senior Auditor, State of Kansas reported

Report Number      K-12 Education: Reviewing Issues of the Kansas State High School Activities Association

Copies of the Report given by Scott Frank and Dan Bryan can be obtained through the Legislative Division of Post Audit by supplying the Report Number and Title.

The next meeting is scheduled for January 25, 2010.

The meeting was adjourned at 5:28 p.m.

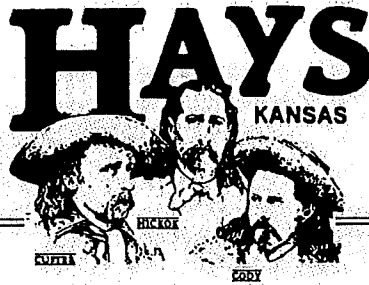
EDUCATION BUDGET COMMITTEE GUEST LIST  
JANUARY 20, 2010

NAME	REPRESENTING
MARK DEBLITT	KNEA
Tom Kuh	KASB
Peter L. Brodie	ESU
Tracy Greene	ESU
Maryoone Weuly	ESU
Jackson Lindsey	Hein Law
GONE MEYER	KANSAS REPORTER
Brenda Heaty	Leg. Post Audit
Joe Lawton	LPA
ALYSON	LPA
ANDRAY ROUSSEAU	LPA
JOHN DOUGHERTY	City of Hays
KAREN DOUGHERTY	union
HARRY BELL	CITY OF HAYS
Berend Koops	Hein Law Firm
Luhe Thompson	news reporter
Mike Deebert	K12 Inc.
DICK CAMTON	JCC
ROB MENLY	KEA MET & Assoc.
Mark Tallman	KASB
Doug Smith	Pryor, Smith & Associates

TOBY DOUGHERTY, CPM, CITY MANAGER  
PAUL BRISENO, ASSISTANT CITY MANAGER

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CITY COMMISSION  
RON MELLICK, MAYOR  
CHRISTOPHER CHANNELL  
BARBARA K. WASINGER  
TROY HICKMAN  
HENRY SCHWALLER, IV

**Testimony of Toby Dougherty, City Manager of Hays, Kansas**

**HB 2414**

**House Education Budget Committee**

**Kansas Legislature**

**January 20, 2010**

Chairman McLeland and members of the committee, my name is Toby Dougherty and I am here today in support of HB 2414, which provides for the sale of two tracts of land currently owned by Fort Hays State University to the City of Hays, Kansas. The larger tract is 120 acres and will be used for the creation of a sports complex. The smaller tract is 10 acres and is contiguous to the back nine of the Fort Hays Municipal Golf Course. A map outlining the location of these parcels is attached to this testimony.

In 2007, a group of Hays citizens began a grassroots effort to create a sports complex for the city of Hays. The two most critical aspects to this project were money and land. As the group explored different funding options, they were scouting various locations for the complex.

House Education Budget Committee  
Date: 01-20-2010  
Attachment #: 1

The group eliminated many locations due to location, land costs, size, and the high cost to provide infrastructure to the area. The issue was discussed with Fort Hays State University President Ed Hammond who offered to sell the City of Hays 120 acres of land contiguous to a smaller tract of land where FHSU planned to locate a soccer stadium.

Using the ballot initiative process, the grassroots group was able to get a question on the November 2008 ballot. The question called for a four-year one-half cent sales tax to fund a sports complex to be located on the land being offered by Fort Hays State University. The issue passed quite easily.

The City of Hays has contracted with a project manager who has been working diligently to engineer and design the complex as well as all necessary infrastructure improvements. At this time, we are ready to present the Hays City Commission with the final design for approval and let the project for bid. We will not be able to give notice to proceed until the land transaction has been authorized by the Kansas Legislature.

The second tract of land considered in this bill is a 10.037-acre tract contiguous to the back nine of the Fort Hays Municipal Golf Course. The front nine of the Fort Hays Municipal Golf Course is located on land owned by the Kansas State Historical Society and is part of Historic Fort Hays. The Pro Shop and maintenance sheds are also located on this land. At this time, the City is blocked

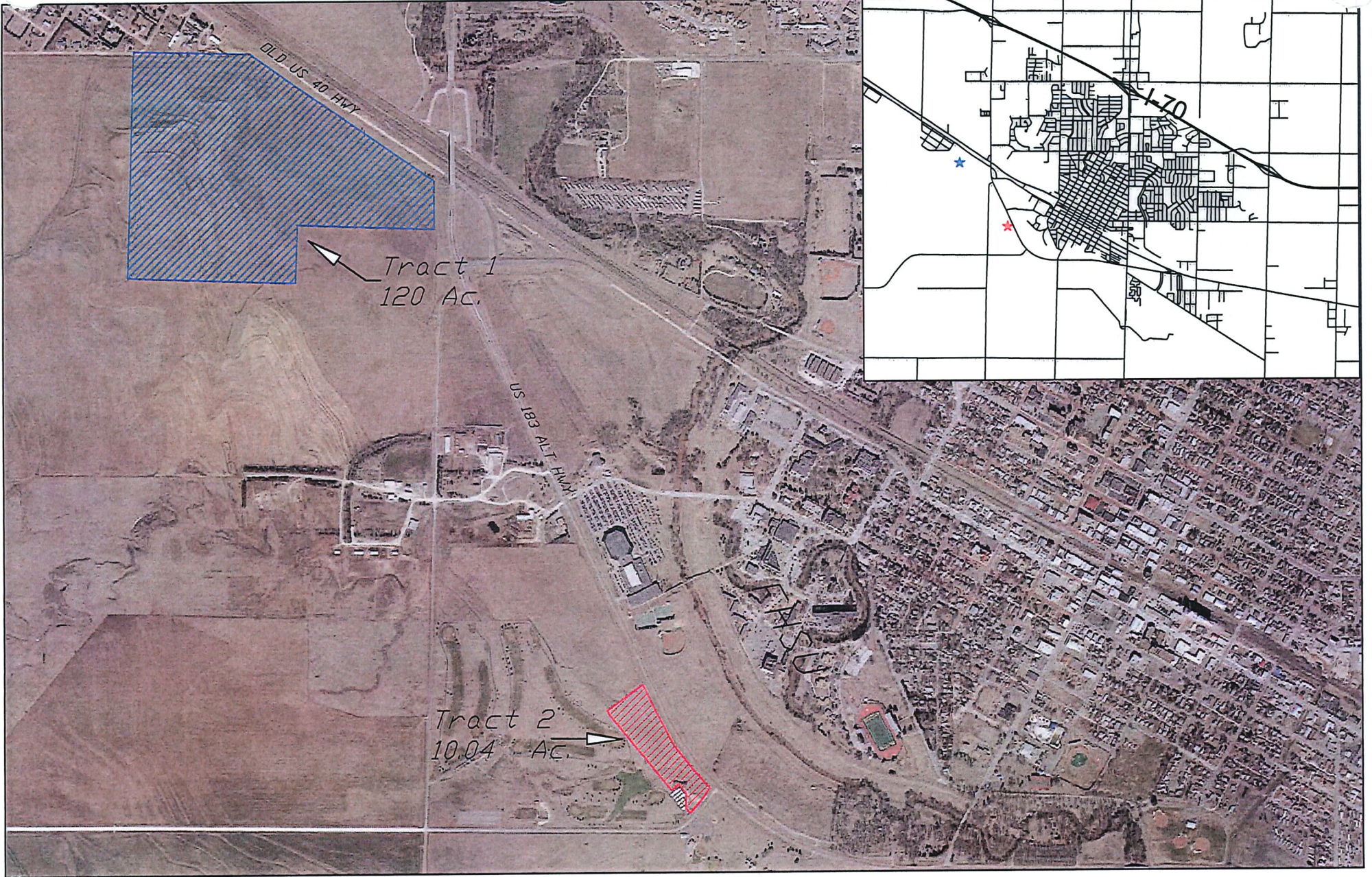
from future expansion/modification of these facilities due to the use restrictions placed on the land. The 10-acre tract of land next to the back nine would allow for expansion of cart sheds, additional maintenance facilities and the creation of a driving range.

The new sports complex has caused a lot of excitement in and around Hays. It will provide a much needed venue to host softball, baseball, soccer and football tournaments. At this time, we are projecting an opening date in the fall of 2011. The acquisition of additional land contiguous to the Fort Hays Municipal Golf Course will provide that course much needed space to grow.

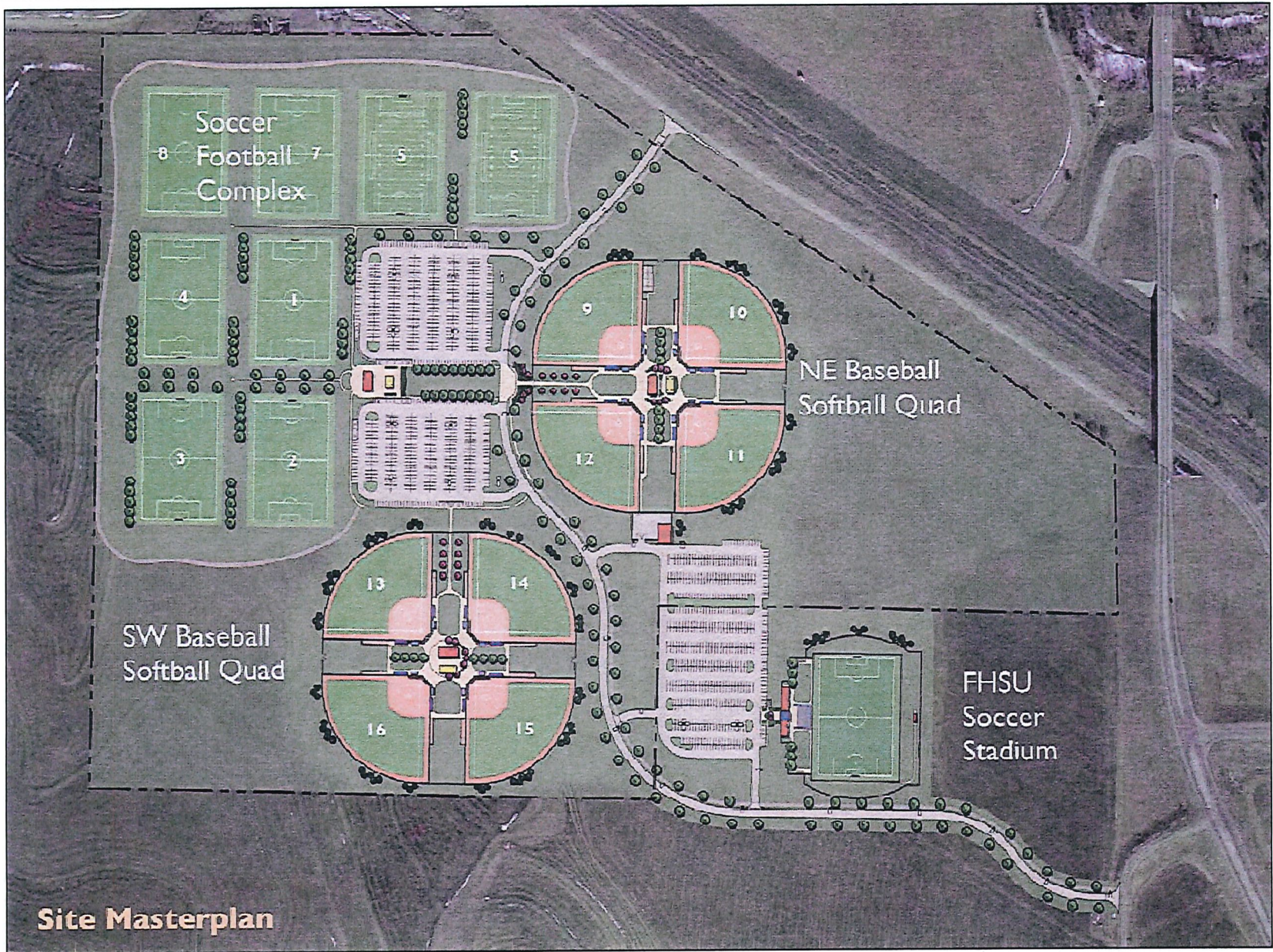
On behalf of the City Commission and the City of Hays, I respectfully request that you move House Bill 2414 favorably for passage.

Thank you for your time and consideration in this matter. I will stand for any questions that you may have.









Site Masterplan





# FORT HAYS STATE UNIVERSITY

*Forward thinking. World ready.*

**Report to House Education Budget Committee**

ALUMNI ASSOCIATION

**HB 2414**

**Sale of Land to the City of Hays**

**Fort Hays State University**

**January 20, 2010**

Fort Hays State University (FHSU) is seeking legislation authorizing the sale of two tracts of land owned by the University to the City of Hays. One tract of land (120 acres) will be sold to the City of Hays in order for it to locate a community sports complex. Fort Hays State University is erecting an intercollegiate soccer stadium in conjunction with construction of the sports complex, and the property on which the soccer stadium will be located will be retained by the University. The second tract of land (approx. 10 acres) sought to be transferred is University owned-property adjacent to a municipal golf course. The parties have agreed to combine the two tracts into one transaction.

The University was approached by a group of Hays residents to seek community support for construction of a community sports complex. Hays residents approved construction of a sports complex by a sales tax initiative in November 2008, which will be funded by a ½% city wide retailer's special purpose sales tax for construction and maintenance. The Hays ballot initiative specifically identified the property on which the complex would be located as being City owned property at the specific location on which the complex is now proposed to be constructed.

FHSU plans to locate an intercollegiate stadium to house its newly created soccer men's and women's program adjacent to and in conjunction with Hays sports complex.

120 acres of University-owned property at the intersection of Old Highway 40 and US Highway 183 Alternate in Hays was appraised at \$300,000; 10.037 acres of property, located adjacent to the municipal golf course serving the City of Hays was appraised at \$20,074.

Property has received the necessary appraisals required by law. Both properties were appraised on January 23, 2009.

Kansas Board of Regents approved the sale of tracts of property at its December 2009 meeting.

### **Fiscal and Administrative Impact**

Land transaction would result in University receiving \$320,574 for transferring the land currently maintained by the University's buildings and grounds and farm personnel. Additional cost savings due to the University could be realized for not having to maintain the property any longer.

Edward H Hammond, President  
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