

The Council of the City of Wellington, Kansas, met in a Work Session on March 6, 2017 at 6:00 p.m., in the City Council Room, City Administration Center, with Mayor Shelley Hansel presiding.

The Pledge of Allegiance was led by Mayor Hansel.

Council members Bill Butts, Vince Wetta, Kelly Hawley, Jim Valentine, Kip Etter and Jan Korte were present at roll call.

Members of the Staff present were City Attorney Shawn DeJarnett, City Manager Shane Shields, City Clerk/Finance Director Carol Mericle, and Public Works Director Jeremy Jones.

REPORTS OF CITY OFFICIALS

City Boards/Commissions-Review of Applicants. Manager Shields shared that the applicants were emailed and encouraged to attend the meeting this evening. Johnna Leonard, Margaret Horton and Jeff Hunt were unable to attend the meeting. He read the Resolution No. 5488 that was adopted in March of 2012 by the council which outlines the process for the appointments. The Airport Advisory Board, Library Board, and Planning Commission had insufficient applications by January 1, 2017 and Council members have been able to solicit applicants for those positions until February 28, 2017. Manager Shields said the final list of applicants will be voted on at a future regular meeting by the Council.

Airport Advisory Board. There is one vacancy and Steve Saffell applied for this position. It is the consensus of the Council to consider this application for the Airport Advisory Board

Board of Zoning Appeals. There is one vacancy and Jennifer Heersche applied for this position. She also applied and is an incumbent on the Planning Commission. Manager Shields told that only one person can serve on both positions and at this time Jack Reimer holds those positions. She would not be eligible to serve on both Boards. Miss Heersche stated that her choice would be to continue to serve on the Planning Commission. City Attorney Shawn DeJarnett stated that the governing body is under no obligation to appoint anyone to a Board/Commission using the applications they have received. The application process on any unfilled positions can be opened again if no one is approved for that Board. It was the consensus of the Council to open this position for applications after the official vote.

Combined Trade Board. There are four vacancies. Those expiring are a building contractor, electrical contractor, plumbing contractor, and mechanical contractor. In addition there is a vacancy due to the death of Tony Martin who was an electrical contractor for the remainder of that term which is 2019. The applicants received were building contractor Chris Craig, two electrical contractors Jeff Hunt and Marvin Rains, two plumbing contractors Erik Bryant and Floyd Moore, and one mechanical contractor Roger Brownlee. A choice would need to be made as to which plumbing contractor to choose as we only have one term to fill. A choice would also need to be made as to which electrical contractor to appoint to a full term and which one to fill the vacancy term until 2019. It is the consensus of the Council to consider these applications for the Combined Trade Board.

Health Care Authority Board. There are two vacancies. Both incumbents, Dr. Naldoza and Teresa Stinson, have reapplied for these positions. It is the consensus of the Council to consider these applications for the Health Care Authority Board.

Housing Authority Board. There is one vacancy. One application was received from Kim Wiens. Chairperson Paula Mortimer said she had reservations about the applicant for this position. Mayor Hansel shared that this would be a time to possibly take no action as some concerns have been brought to the Council regarding this application. Council member Valentine asked what the options are. Manager Shields stated that the night of the appointments it is up to the governing body to take action and if a motion is made and no second is given then the motion would die. Chairperson Mortimer stated that another applicant had applied for this position. Manager Shields shared with the council that her application was not accepted because it was after the deadline.

Library Board. There are two vacancies. There were four applicants received, Cassity Brungardt, Ursula Goff, Johnna Leonard, and Kim Wiens. Ursula Goff and Cassity Brungardt spoke on behalf of their applications. Maria Cornejo spoke on behalf of Johnna Leonard for the Library board. The consensus of the Council was to consider these applications for the Library Board.

Memorial Auditorium Board. There are two vacancies. Applicants were Connie Bales, Pam Hinman, Roger Brownlee, and Jeff Hunt. Connie Bales spoke on behalf of the Memorial Auditorium Board and shared with the council the Veteran's Room, the Genealogical Society, and the wonderful use of the auditorium. Mayor Hansel said if Roger Brownlee and Jeff Hunt will be appointed to the Combined Trade Board then Connie Bales and Pam Hinman can be reappointed to the Memorial Auditorium Board. Council member Hawley recommended that we appoint Connie Bales and Pam Hinman to the Memorial Auditorium Board. The consensus of the Council was to consider these applications for the Memorial Board.

Park Board. There is one vacancy. The four applicants are Pam Hinman the incumbent, Katherine Norton, Roger Brownlee, and Kim Wiens. It was mentioned that Katherine Norton would like to withdraw her application as this time due to another commitment. The consensus of the Council was to consider these applications for the Park Board.

The applicants for the committees will be voted on at the March 21st meeting and will take office on May 1, 2017.

Compost Site. Manager Shields said the compost site access is being reviewed this evening by the staff and council as requests for additional hours have been brought to their attention. Council member Korte shared she had a few contractor's contact her in regards to some additional hours. Council member Etter stated that he had done some tree trimming work in Derby, KS and was sharing what Derby is doing to accommodate the public. The compost site in Derby has trail cameras on poles to monitor dumping. Essentially there are no staff members on site, just an employee who randomly monitors the site. Director Jones stated that he was not in favor of cameras and that the cameras at Worden Park were not effective. He shared that one of the problems they have at the compost site, is people are trying to bring in items that are not acceptable. He added that once you access the property at the compost site, you gain access to other areas that belong to USD 353, and BNSF. Director Jones said that with our staffing of the compost site we have been able to cut down on fines and unwanted items being dumped. The council continued to discuss the options regarding the compost site and a solution to the problem. Mayor Hansel suggested that the staff review the options available in Derby and other places. Director Jones stated that adding more Saturdays to the schedule would make this too many hours, potentially turning into a full time position. He shared that the compost site gets a general inspection from the State and we have gone at least 10 years without having any problems with inspections. The only cost currently is staffing, fuel, and rental of a port-a-pot that is there. Council member Wetta feels that the technology that is available would make it more feasible to use cameras. Manager Shields stated we would research Derby's site and now that we are in regular seasonal hours, there is not anything that we need to urgently get into.

Sanitation Fund. Manager Shields said the compost site is also supported through the Sanitation fund. The council discussed raising the sanitation fees last year, and it is time to look at it again. Director Jones shared that we now have five years of losses in the Sanitation fund. He talked about the 430 fund which is the operating fund, and the 434 fund which is equipment reserve. In 2016, the 430 fund was profitable with \$50,000, but the 434 fund, due to equipment is about \$73,000 total loss for the year. Over the last eight years we have had a total of \$123,000 in losses. He said the Sanitation fund had lowered their operating expenses by about \$27,000 in 2016. The bulk of expenditures are in wages, fuel and equipment repair, and waste disposal. With the tendency to be losing money a rate increase is about the

only way we can combat that. Director Jones added he has tried to budget for a new sanitation truck and has been put off the last two years. No increase in rates has been implemented since 2010. He stated in the agenda you will find an example of a 5% increase in rates, which would increase revenue by \$66,000 annually. Council member Etter stated the only way he would vote for an increase would be if automation is involved. Director Jones shared the automation process would have a cost of about 2.2 million dollars. Manager Shields reminded the Council of the plan that was originally discussed which was a two year plan, and was brought to the council and did not pass. Council member Korte expressed a need to find out what the majority consensus is within the community. Mayor Hansel asked staff to find out what the process was for the El Dorado sanitation automation.

Future Projects and Financing. Manager Shields handed out an information sheet to Council on the Capital projects that are known or possibly would happen in the future. He stated these are non-budgeted items and for the most part, other than where noted, these projects would be funded through the General Fund and not Utility dollars. Manager Shields read the list containing eleven future projects and it will be added to the agenda packet.

Manager Shields asked for a consensus of the Council on WHS locker rooms project (Item #5). The site issue is that the current location is City property. WHS is willing to move the building north and maybe split that so it would leave space for the Sellers Park Pavilion which is a CIP project that was previously proposed. He said discussion with them about a connection to their facility was held. The consensus of the council is to proceed with the plans with the USD 353 staff.

The Golf Course clubhouse project (Item #7) includes ADA restrooms. The council pledged \$150,000 and asked that the remaining be matched by donations. Out of the City's committed share of \$150,000, \$111,161 remains in reserve. The golf course has private donations that total \$85,000. The project estimate in 2014 was \$490,417. The private donors don't want to donate to this fund and then the project sit for a period of years without being finished. Council member Butts explained the fundraising effort for donations has been halted due to the project's slow advancement. He continued the Golf Association has a contractor who will provide two complete current bids for the project, and once a contractor is selected then they will know what donations they have to seek. And they will bring back to the City to find out what they can contribute. Golf Director Derek Harrison shared the issues of the old building, the ADA bathrooms needed, compliance issues, and background checks. A discussion was had about the donations that were needed and the city matching funds. Manager Shields said to fund this project, the options would be a GO bond or PBC bonds. He reminded that there would be a need for an election if the new budget is over allowed amount of prior budget. He explained the City cannot raise the new budget more than 1.4% above the CPI average for the last five years.

Manager Shields excused himself from the meeting and asked Director Jones to take over at 8:09 pm.

Director Jones explained the previous Quiet Zone project (Item #8) and told Council the funds set aside for it could be used for a different project, such as Boundary Road, if Council designates. The City still has \$85,276.82 currently available. Manager Shields re-entered the meeting at 8:13 pm. After some discussion, the consensus of the Council is to use the funds as needed.

Manager Shields gave an update on the Lincoln Place building (Item #9) He told the insurance has paid some money to the owner, but not all of it. They are getting an asbestos quote now. The insurance company has retained enough to pay 80-85% of demolition cost.

Manager Shields explained other future projects for the General Fund.

A motion to adjourn was made, seconded and carried.

Mayor

City Clerk