

The Council of the City of Wellington, Kansas, met in Special Session on May 24, 2018 at 6:30 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 Kip Etter, Kelly Hawley, Jennifer Heersche, Kevin Dodds, Joe Soria, and Jim Valentine were present at roll call.

Members of the Staff present were City Manager Shane J. Shields, City Attorney Shawn DeJarnett, Finance Director/City Clerk Carol S. Mericle, Assistant City Manager for Utilities & IT Jason Newberry, Public Works Director Jeremy Jones, and Jamie Cornejo Engineering Aide.

RESOLUTIONS

A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY CLERK TO SIGN THE REPLAT OF LOT 1 OF WILSON PARMAR TRACT, IN THE CITY OF WELLINGTON, SUMNER COUNTY, KANSAS (*Memo, Plat Map & Site Plan included*) was introduced and considered. City Manager Shields said the Planning Commission met on May 22nd to approve this re-plat. Public Works Director Jones reported this particular area was once plated as a hotel site. It had one parcel and had some easements for utilities. That plat is not working for the current developer and it is now being presented on behalf of Ridge Investment Group LLC. They intend to split it into two parcels, vacate those existing utility easements, and also vacate a large right of way on the south edge of the property. The City is working on the final plat with a new legal description for the property, any and all drainage easements, a shared access easement for lots 1 & 2, and right of way that has been added 50 ft. on the north side of the property. He continued that staff is needing approval on the plat. Council member Etter made a motion to approve this Resolution as presented. Council member Hawley seconded the motion. Upon roll call vote, those voting "AYE" were Council members Hawley, Heersche, Dodds, Soria, Valentine, and Etter. There were no "NAY" votes. Number 5898 was assigned to this Resolution.

City Manager Shields introduced the site plan that needs to be voted on for this project. Director Jones told this area is the Highway Commercial district (HCP), which runs from Boundary Road to Broadway Road, has some stipulations and the site plan is one of them. The site plan has a list of items that are required. It includes access to the property, parking, service of water, electric and sewer. Also includes drainage, and sidewalks as required by zoning regulations on both sides of the highway and both sides of boundary road and possibly on one or both sides of 17th Street. The Planning Commission approved to not have the sidewalks on one side of 17th and one side of the highway. There are no final plans on signage yet. The Developer is wanting a pole sign and regulations state that a pole sign if the base is any higher than 6 ft. above the ground would be prohibited in this district. This proposed pole sign is to be 25 ft. Director Jones stated that Walmart and McDonalds were able to place their pole signs that were installed in earlier years. The lighting plan was approved. Mayor Hansel asked if the Planning Commission approved this and the Developer has agreed to our requirements. Director Jones stated that it was a unanimous decision by the Planning Commission to approve the plat. The only thing that was asked is that the signage and the sidewalks would be discussed. Council member Etter asked if other businesses were to develop in the area, there would be pole sign after pole sign potentially installed if the Council allowed it.

Ryan Kaiser, of Ridge Investment Group, LLC of St. Louis Missouri, shared that he is the third developer for this site. He does not disagree with HCP district, and they have decided to commit to building. He needs to deliver the Dollar Tree Store by September 2018 or his company incurs penalties. He is asking for an exception from the signage restrictions. Mr. Kaiser shared that he is here to try and bring more to Wellington. He told about the 17th Street development by his company, and he thought it

strange to ask developers to fund public improvements. Council member Soria asked what needs to be done to take care of the signage. City Manager Shields stated that to address the signage requirement for the future, Council would need to amend the HCP requirement of the pole signs. To do this, Council would direct the Planning Commission to revise a change and bring recommendations back to the Council for all future development. Council member Etter made a motion to approve the site plan with signage and sidewalk exceptions. Council member Hawley seconded the motion. Motion carried.

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE DEVELOPER'S AGREEMENT TO CONDITIONS FOR THE REPLAT FOR LOT 1 OF WILSON PARMAR TRACT, CITY OF WELLINGTON, KANSAS (*Developer's Agreement included*) was introduced and considered. City Manager Shields reported the developer's agreement was finalized yesterday. The plat has already been approved and Boundary Road is being completed as of Council's approval last year. He told that the new 17th Street will be developed by the current developer, and the cost is the responsibility of the developer. The remainder of 17th street to the east property line of the re-plat will be completed when development of lot 2 is done. The water and sanitary sewer will be provided by the service connection along the line that is being extended with Boundary Road. Electric service to the meter was annexed years ago. The storm drainage is the responsibility of the developer. With the site plan the approaches to the property are being created with Boundary Road. Most of the other details are standard in the agreement. Council member Dodds made a motion to approve the Resolution as presented. Council member Etter seconded the motion. Upon roll call vote, those voting "AYE" were Council members Soria, Valentine, Etter, Hawley, Heersche, and Dodds. There were no "NAY" votes. Number 5899 was assigned to this Resolution.

Motion to adjourn was made, seconded and carried.

Approved and filed this 5th day of June 2018.

Mayor

City Clerk