

The Council of the City of Wellington, Kansas, met in Regular Session on May 2, 2017 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.

The Invocation was given by Council member Korte.

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

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

Council member Korte moved to amend the agenda to include # 3 under Reports of City Officials for the Housing Authority Board appointment and to include an Executive Session at the end of this meeting after the Resolution. Council member Butts seconded. Motion carried.

AUDIENCE PARTICIPATION

Mark Chesney, CEO/GM Kansas Power Pool was present at the meeting and spoke to the Council to let them know he appreciates the City of Wellington. Mayor Hansel thanked Mr. Chesney for his attendance at the meeting. City Manager Shields also said thank you to the Kansas Power Pool for assisting with the Barbeque Cook-off this past weekend. They helped to purchase the necessary power equipment for the participants.

Paula Mortimer, Housing Authority Board Chairperson spoke on behalf of the Wheat Capital Manor and introduced Mr. Phil Nix, Executive Director of Wheat Capital Manor. Director Nix wanted to thank the City of Wellington for fixing the water leak at the Manor.

CONSENT AGENDA

Council member Korte, moved to approve the consent agenda. Council member Butts, seconded. The motion carried. The following items were approved under the Consent Agenda.

➤ **APPROVAL OF MINUTES**

1) Regular Session of April 18, 2017

➤ **APPROVAL OF APPROPRIATIONS**

1) Payroll Report for April 2-15, 2017 \$220,943.16

2) ACH Authorization Voucher #1047 for BCBS for April 12-18, 2017

3) ACH Authorization Voucher #1047 for BCBS for April 19-25, 2017

4) EFT for Airport Fuel for May 1, 2017

5) Claims Register for April 15-28 \$909,112.90

➤ **RECEIPT OF COUNCIL CORRESPONDENCE**

1) Treasurer's Quarterly Report for January 1-March 31, 2017

2) Local Retailers Sales Tax & Compensating Use Tax for March 2017

3) Weed Notices Published April 26, 2017

4) SRMC Financial Report for March 2017

5) HCA Board of Director's Meeting Minutes for March 16, 2017

6) HCA Board of Director's Special Meeting Minutes for April 4, 2017

7) WRC Board of Director's Meeting Minutes for January 24, 2017

8) WRC Board of Director's Meeting Minutes for February 28, 2017

9) Planning Commission Meeting Minutes for February 28, 2017

10) Housing Authority Board Meeting Minutes for March 28, 2017

11) Street Closing Request, Security State Bank Wheat Run, July 15, 2017, 7:30-9:30 a.m.

REPORTS OF MAYOR AND COUNCIL

Council member Wetta shared a concern regarding the street being blocked off in front of the Hardware Store during the Barbeque Cook Off. The owner of the store said that spring time is a busy time for him and on a Saturday he usually makes around \$500. That Saturday he only made \$18.00. In the future he would appreciate the city to keep everyone in the loop regarding street closures and events and to notify businesses

Council member Valentine expressed his thank you to the city crews for cleaning out the storm drains after the heavy rains and to Randy Condit and his crew for fixing the main water break at 8th and Jefferson. It is hard work and he appreciates the efforts by the Water Department.

Council member Butts shared the same concern regarding the Hardware Store and the street being blocked off on Saturday. He asked if the City has ever considered having these special events on Jefferson instead of the main street where most businesses are. City Manager Shields stated the City has street closing requests that are made by the sponsoring party of the event for Council approval. The City can share that information with the sponsoring party but Council has to approve or deny the closing. Director Jones shared that the Barbeque participants were setting up on Friday morning for this event and that normally the barricades are not set into place until the day of the event and that is why the streets were blocked off early.

Council member Korte shared that she had another complaint about the Council and the audience participants speaking into the microphone when talking at council meetings. When the public is watching on television it is hard to understand the individuals speaking.

Council member Hawley shared the Wellington Heat will be opening their season soon and they are in great need of host families for this year's season. She asked for those interested in hosting please contact her or the City staff.

Mayor Hansel shared that Valerie Ledesma had sent her pictures from Worden Park and there are many puddles and mud galore at the ball fields and soccer fields. Director Jones stated that the run off is between all 5 of the fields since they are crowned in the middle. Unfortunately we have had lots of rain.

Mayor Hansel shared as the former Chamber Director she was very happy about the current Chamber staff bringing in 30 teams for the Barbeque Cook off. The teams sold out within an hour. She also wanted to let the council know that she has accepted a new position as the Manager of Community Initiatives at the Kansas Leadership Center. She said she is still going to be the Mayor of Wellington until her term is up in the year 2020.

REPORTS OF CITY OFFICIALS

Appointment, Kansas Power Pool. City Manager Shields shared that the city is proposing to appoint two new alternate members to the KPP. Those individuals are City Manager Shields, and Assistant City Manager of Utilities & IT Jason Newberry. Any number of alternates can be added to that committee, which allows them to also be eligible for the Board of Directors positions. A motion was made by Council member Korte to nominate City Manager Shields and Assistant City Manager of Utilities & IT Jason Newberry as alternates to the KPP Board. Council member Butts seconded the motion. The motion carried.

Petition Request for Westborough Addition Street Improvements. She told the petition was turned in this week and of the 46 properties, 31 of the owners have signed. The requirement of a majority of those residents have signed this petition, and a motion for Council is needed to accept this petition. Council member Butts moved to accept the petition. Council member Etter seconded the motion. The motion carried.

Housing Authority Board application. City Clerk/Finance Director Mericle explained the applicant, Ginny Schon, was introduced and her information discussed in the Work Session today prior to this Council meeting. Council member Wetta made a motion to accept the recommendation to appoint Ginny Schon to the Housing Authority Board. Council member Butts seconded the motion. The motion carried.

PUBLIC HEARINGS

There were no public hearings included in the agenda.

ORDINANCES

There were no ordinances included in the agenda.

RESOLUTIONS

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WELLINGTON, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (STREET IMPROVEMENTS/WESTBOROUGH) was introduced and considered. City Manager Shields shared that the Council was handed a new and updated resolution that has the cost of the improvements for this project at \$1,085,000. He introduced Financial Advisor John Haas, of Ranson Financial, and shared that the next step for approval is to consider and accept the resolution. Mr. Haas handed out a worksheet to show how the amount was figured. He explained the bid has to be taken, and if the bid is over the estimated amount, the project can be dropped. Mr. Haas told the improvement district is going to cover the cost of design, which is approximately \$50,500 and will pay 10% of everything else. Council member Valentine asked about the remaining cost of 90% of the project, which will be paid by the City at large. City Manager Shields stated that was the direction the council voted to take. The mill levied on tax payers will be 1.58 mills, which equals annual payments of \$70,622.00 over a 20 year period. Council member Wetta asked about one mill's value on a \$100,000 home. Mr. Haas figured the cost would be about \$18.00 additionally per year. Council member Etter asked what the interest cost would be. Mr Haas stated that once the project is completed, the improvement district will allow the property owners to pay their 10% plus the design cost. If they chose not to pay this up front then it will be spread over a 20 year period of time plus the interest cost. The way the petition is drawn up, the property owners will pay their portion and the city at large will pick up 90% of the debt. Council member Etter asked Director Jones if curbing was included in the project. Director Jones stated that if no curbing and gutters were added then it would not be recommended to proceed with a project that doesn't include these items. He also stated that we don't have the extra resources to take care of that area of town if no curbing and gutters were put in with the new streets. Mayor Hansel stated that there is knowledge of the city having to push forward with the streets in both this area and the east corridor. She asked if both projects could be put together on the same Bond. John Haas said yes on the financing side, most projects can be combined on a bond issue, but you still need to dedicate the amount of dollars to each project. He stated the cost of financing may be lower if more projects are included. City Manager Shields stated that the timeline of everything will need to fall into place. The council needs to determine if curb and guttering are going to be done, which was not included in the plan. So that is why the petition was drawn up the way it was. John Haas stated that the approval of the resolution was based off the current improvements that were to be made the Westborough area, and if the City isn't happy with it then it probably shouldn't be approved tonight. Council member Etter asked what the debt capacity is for the City. John Haas shared when bond issue was done in 2016 there was 7 million debt capacity available. He asked Director Jones what the life of this project would be if no curbs and guttering were put in place. Director Jones stated there would be

premature failure on the side of the roads in about 15 years. Typical road wear would be a little over 25 years with general maintenance. The cost of additionally adding curbing and guttering would be \$294,000 to the project. Council member Etter said for 30% more we could provide the proper curbing and guttering and do the project right. Director Jones added that PEC has recommended and included valley gutters to help the drainage in several areas, but there are 18 problem drainage areas. Council member Etter asked if the resolution passed tonight could we add on the curb and guttering at a later date. There was more discussion on adding curb and gutter. Council member Valentine moved to table the resolution until all information was collected. City Manager Shields added that the council needs to make a decision as to what they want to do, since this has been the topic of discussion multiple times. Council member Wetta said he doesn't think this should be tabled, but would like to see if the new costs for the College streets and this project could be added together. Council member Etter asked if we could join other projects later if we pass this now. Mr. Haas answered that it could. Council member Wetta seconded the motion to table the resolution. Upon a roll call vote, those voting "AYE" were Council members Wetta, Korte, Butts, and Valentine. Those voting "NAY" were Council members Etter and Hawley. The motion carried. Council member Wetta asked if the council could get the new numbers by the next meeting. Mr. Haas stated he will not be able to attend the May 16th meeting. Mayor Hansel asked about a work session to get numbers on the Cowley project. City Manager Shields explained the difference between a public or private project as related to the Cowley College project. He said if it is a public street, you factor into paying for the street and upkeep, but if a private street, the Cowley College would pay for the maintenance. He continued if the City wishes for the property owners to help pay for the project a new petition will be required. Council member Butts assured the council if they put curb and guttering into the Westborough project, the property owners would not sign a petition with that addition. He added it would be a small fortune to re-landscape and move sprinkler systems on their properties. Council member Wetta shared that he is also hearing the same from property owners. John Haas explained and corrected his earlier answer of the debt available to be \$9,000,000. He said the City could go another 2.5- 3.5 million dollars and it would not affect the credit rating. Mr. Haas said he could have some figures ready for the Council to consider by next week

Mayor Hansel announced there will be a Work Session on May 11, 2017 at 6:00 p.m. to discuss several topics, including the Westborough Streets project.

STUDY ITEMS

No study items for discussion.

EXECUTIVE SESSION

Council member Korte moved to recess into executive session for consultation with an attorney to discuss acquisition of real estate, with the Council, City Manager Shields, City Clerk/ Finance Director Mericle, City Attorney DeJarnett, and Public Works Director Jones present, starting at 7:50p.m. and not to exceed 15 minutes. Council member Butts seconded the motion. The motion carried. The meeting reconvened at 8:05 pm with no binding action taken.

OTHER

City Manager Shields said the Gas Turbine was operated today for about 5 hours due to some preventative maintenance on the transformer area where the damage was last year.

He reminded everyone of the filing deadline for City elected offices at noon on June 1, 2017. Anyone who files does so at the County Clerk's office and the fee is \$20.00, or by 50 petition signatures. Three council member positions will be open. He told there is still a Board opening for the Board of Zoning Appeals and the City will accept applications for another 15 days to fill the vacancy. That Board hears any appeals to Zoning and meets only as needed. The appointment starts immediately.

City Manager Shields told the Airport Manager is leaving and his last working day is May 3, 2017. The Airport Advisory Board met last night and they wish to participate in the interviews when we get to that point. As of this morning there are 21 candidates who have applied and the job closes on May 8, 2017. He said the Airport Advisory Board would like to see another dedicated manager be hired, and are not in favor of a company to maintain the Airport.

A motion was made and seconded to adjourn the meeting, motion carried.

Approved and filed this day May 16, 2017.

Mayor

City Clerk