

The Council of the City of Wellington, Kansas, met in a Work Session on May 11, 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 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, Finance Director/City Clerk Carol Mericle, Public Utilities Director Jason Newberry, and Public Works Director Jeremy Jones.

REPORTS OF CITY OFFICIALS

Westborough Addition Street Improvements. Manager Shields told the history of the project was covered in the agenda packet for this meeting. He stated the Resolution authorizing the project was presented at the last Council meeting and was tabled by Council for more discussion. Mayor Hansel said she has discussed this issue with the residents of Westborough and they strongly feel that they don't want to add curb and guttering to the contract for street improvements and they just want paved streets. Council member Valentine asked if this could be put off until next year. City Manager Shields said this doesn't solve the issue at hand. Financial Advisor John Haas gave the Council a list of existing General Obligation Bond Issues of the City. It showed the combined debt of the General Obligation Bond Issues showing the maturity dates and amounts of the Bonds that are outstanding. He said currently there is \$12,911,392 in general obligation debt with most of it to be paid off in 10 years. Mr. Haas explained that Table #2 of his handout shows the maturities of that debt that is subject to the City debt limit. He pointed out that in 2018 you will find about \$10.5 million of debt capacity remaining for bonding. He also said that the future projects such as Cowley College and the street projects, are subject to the debt limit. Mr. Haas also gave the estimated mill levy for the G.O. Bond debt from 2018-2022 is about 15 mills. Then it goes down to 6 mills in 2023 and less after that so the City would want to try to structure any new debt service for the payments. He suggested delay of the principal payments to level out the mill levy. On Table #4 you will find the Debt ratios at of 4-17-16. He reminded Council that the School District and the County's debt is also being secured by tax payers in the City of Wellington.

City Manager Shields asked for a consensus of the Council on how to proceed with this project. Council member Etter said he is not in favor of doing the project without dealing with the curb and gutter issues. Council member Korte said she believes the real issue is not having storm drains. Public Works Director Jones said the storm drains would help immensely with large precipitation amounts and standing water, as the problem begins as water gets under the base. Trevor Kaufman, of Professional Engineering Consultants added that the curb and gutter moves water, but storm drains take it away. There was more discussion on the issue. The consensus of the Council was to bring the petition and resolution back to the Council at the next regular meeting.

Cowley College Development. City Manager Shields told the first issue is the street construction and to decide if they will be public or private streets. He told the difference is private streets, the construction costs would be assessed to the College, and public streets would be maintained by the city, and if determined to be a main traffic way, long term maintenance could be assessed by the city at 100%, or split by a percentage. Kevin Cowan of Gilmore and Bell described the main traffic way definition as any street or road that carries heavier traffic in the areas of concentrated activity even if only at certain times and is designated as a main traffic way by the governing body. It cannot be challenged by anyone. He stated the street between Walmart and a Community College campus would definitely have heavy traffic. Cheri Hulse, of Gordon & Associates, showed a map of the proposed campus and location of the streets needed. Kevin Cowan explained it would be a main traffic way if it was 100% City at large project. Mayor Hansel introduced Dr. Dennis Rittle, President of Cowley County Community College. Dr. Rittle told that the Ark

City Campus streets are public roads. He shared the Ark City campus has over 500 community events annually, not just classes. It will be an opportunity in Wellington for the community to come together and utilize the facility here also. He continued the plan would have public streets, the college would take care of any parking and sidewalk. Dr. Rittle told the college plans to use the ½% sales tax dollars on building, and it will take away from development, if it has to be used to fund the streets. Dr. Rittle said plans will definitely be to develop more land in the future. Mayor Hansel stated that this is not just another project, but an investment and an opportunity to grow our community with a partnership with Cowley College. Council member Wetta asked what the cost estimate was for the streets. Bryce Barkus, of MKEC Engineering, said he is developing the street estimate but is not ready to give figures. City Manager Shields told the Council at this time the consensus is needed to gain some idea on the amount or percentage the City should pay or not pay to make public or private streets. The Council needs to make that decision as a whole. Council member Korte said she was leaning toward public streets. Kelly Hawley told we have enough trouble maintaining the streets we have currently. Council member Etter asked the opinion of Director Jones regarding this issue. Director Jones told that in the past we have invested in Williams Drive, and we have anticipated that we would proceed further with that. City Manager Shields again asked the Council for a consensus regarding how much the Council wants to pay on the street project and what percentage to fund? Mayor Hansel stated that we are sending a very big message, as other developers are watching to see how this is working. Cowley College will be building a community center that is used by the community as a whole. Council member Etter asked SCEDC Director Stacy Davis about the strip mall development beside Walmart. She stated that at this time she is unable to discuss this matter, other than one of the stores is in bankruptcy. SCEDC Director Davis told of more development that would be coming across the road north of the College area. Director Jones told of his concerns about the roads being public. He asked if we can maintain these roads with the current \$200,000 budget, to the level the college wants them to be. Mayor Hansel asked the council for a consensus tonight regarding the issues of the streets for Cowley College. She said she wants a vote for 100% public funding, Council members Butts, Korte, and Wetta expressed their choice was to go 50% and public streets. Council member Hawley said that the staff of the City is responsible for streets and will do what they think is best. John Hass asked Kevin Cowan if the College can pay for the streets out of the bond proceeds. Mr. Cowan answered no, but explained that this can be done as a special assessment project such as the Westborough project. Mayor Hansel asked for Council and all involved to be positive towards this as the College will be breaking ground this year, and building will be happening this fall.

Golf Course Clubhouse. City Manager Shields told of the Golf Course Clubhouse project that has been pending for several years. Currently there is \$111K in reserve for this project. Council member Butts said he and Golf Director Derek Harrison have had several discussions regarding this project and have realized the \$750,000 cost for a new facility is not likely to happen. He handed out a drawing of the remodeling design and explained how it could be accomplished. Council member Butts continued their recommendation is to bring the building current with new restrooms, repurpose the man made stucco exterior, new window and doors, update the heating & air, add some insulation, and put a new metal roof on the building. He added the future discussion is a plan to put on a new skin to the cart storage shed, as well as possibly enclose the pavilion to use for public weddings or events, with money committed. At this time the golf course has 75% of the needed funds to implement these proposed changes with the majority of labor will be donated. Golf Director Harrison told that it will definitely be a better environment for the public and employees. Council member Butts would like to see this project started the fall of 2017 after golf season. City Manager Shields told that since the consensus of the council is to proceed with this plan it will be presented at the regular meeting.

Downtown Tree Wells. City Manager Shields told the City staff recently conducted a survey of the 71 tree wells located in downtown, specifically on Washington between 9th Street and 4th Street, and Harvey & Lincoln between Jefferson and C Street. It was reported that staff has removed damaged curb around two tree wells last year and have noticed a significant increase in the number of damaged sections this year. They have identified 16 tree wells with damaged or raised curbs caused by trees too large for their environment searching for water, and believe they will begin raising or cracking the sidewalk soon if not addressed. Staff recommendation is to remove these 16 trees, kill the stumps and plant smaller trees or shrubs at a future date. Director Jones stated that there was supposed to be some meter tiles installed to make the roots grow down, and the trees planted were much too big for the area when they were planted. Currently there is not enough water for the large trees that are planted now. Council member Etter shared positive feedback from customers regarding the trees and how nice they look.

City Manager Shields gave Council updates on the following items.

1801 E 16th Development. (US 160 & Boundary Road) He stated this is a retail development area, and a developer's agreement will eventually come to the Council. A north access road will need to be installed and the developer is planning on taking on this cost. This project is looking for an opening date in the spring of 2018.

KPP (Kansas Power Pool)-Letter from CEO/GM Mark Chesney. City Manager Shields told of a letter that was provided to the council this evening. The KPP has a board meeting on May 18. Mark Chesney advised to wait for contract proposal voting until after this meeting.

Airport Manager Position. City Manager Shields said Rick Hamlin was appointed as interim Airport Manager, and there is an agreement with Patrick to consult with Rick and the new person that will eventually be hired for three months. At this time we have received 27 applications and the intent is to have the Advisory Board members participate in the interview process. He also told of an accident on Friday evening, with no injury or damage to the airport property.

Budget-Capital Projects information. City Manager Shields told that the CIP sheet was provided this evening to the Council, as we are on a shorter timeline this year. A work session to discuss things will be needed. He said his assumption is that the Council will not want to have an election to increase levy dollars. The final approved budget will need to be completed by August.

Council Election Reminder. At this point, there are no applicants who have filed for the Council positions. Deadline is by June 1, 2017.

OTHER

Council member Butts asked on the status of the Lincoln Place Building. Manager Shields answered the City has made contact with the property owner and he is very receptive to the proposition.

Mayor Hansel reminded Council members to fill out the Conflict of Interest sheet that Manager Shields handed out, and needs to be turned in and filed with the County Clerk.

A motion to adjourn was made, seconded and carried.

Mayor

City Clerk