

The Council of the City of Wellington, Kansas, met in a Work Session on September 7, 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 Shelley Hansel.

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

Members of the Staff present were, City Manager Shane Shields, City Attorney Shawn DeJarnett, Finance Director/City Clerk Carol Mericle, Public Works Director Jeremy Jones, Public Utilities Director Jason Newberry, and Chief of Police Tracy Heath.

REPORTS OF CITY OFFICIALS

City Manager Shields opened the discussion by stating he had received a list of questions and had secured the answers from members of the staff, Bond Counsel, and Cowley staff. These questions were included in the work session agenda. Manager Shields handed out to Council and staff the list of questions with the answers provided. That list will be available on local media and on our website after the meeting for the public to view. He answered the questions directed to the City staff and asked Dr. Rittle to address the Cowley directed questions. He also asked Bond Counsel Kevin Cowan to give answers to the questions submitted to him.

After all questions submitted had been answered, Manager Shields told that it was up to the Council to let people in the audience speak and if allowed a time limit should be imposed for each. Council member Etter made a motion to allow audience participation not to exceed 5 minutes per person. Council member Butts seconded. Motion carried.

AUDIENCE PARTICIPATION

Jane Cole, who resides at 908 N. A, read a letter written by Heidi Theurer who resides outside of the Wellington City limits at 619 E. 100th St. South. She voted yes for Cowley College, and wants it there for her children. She feels it will benefit them and by saying no will stop the progression in the city.

Angie Ratcliff, who resides at 1323 Huron, shared that she and her husband support funding the college, the hospital and many projects in Wellington, and you could say we support our Community and its growth. By using the analogy of purchasing a TV and finding out that needing all the extras to make it work effectively, she expressed her hope that the City Council understands that the extras will only benefit the taxpayers in the long run. This is necessary to provide a firm foundation for the College and our community.

Cassie Risley, City Administrator in Caldwell KS, shared how this College will benefit Caldwell as well as Wellington. The IT programs that are being offered will benefit not only Wellington but Kanokla and Caldwell as well. She believes that Wellington is the best site to build the College. If it fails in Wellington she would do everything needed to make the College site come to Caldwell. She asked the Council to pass this Developer's Agreement and get all of Sumner County moving in a positive direction.

Mark Whitener, Superintendent of USD# 353 schools, shared that this is an investment in our community. Losing doesn't happen when you invest in education. When you look at states who have the highest investment in education, they also have the highest or the best economic outcomes.

Aurora Mendia, 1115 N. Jefferson, would like copies of the questions and answers for the public. She was glad for the work session which allows the public an opportunity to ask questions and be informed. She asked what role the County plays in this project.

Mayor Hansel asked Dr. Rittle to expand on the Counties roll in this project. He told of knowing of a County ½ cent sales tax on the election schedule for medical services. He asked the County what is the amount of money we can ask for. The answer was a ½ cent sales tax increase. Then we asked about

going to a mill levy-but then only residents would pay for it. We were asking for a sales tax increase over a period of 30 years, and were told the State Law says only 10 years would be possible. Mayor Hansel asked if it was possible to revisit this with the County Commission at a later date. Dr. Rittle answered yes.

Ty Sober who owns a business at 102 N. Washington shared that tonight's vote is about integrity. He said Council trusted your staff to work on this, they did, and now you don't want to accept what the conclusion is. Please reconsider and think before you decide how you will vote. Please vote yes for Cowley College.

Council member Wetta stated he was glad for the work session and thought the answered questions were great. Council member Etter commented he is for the College. H said there were town hall meetings to discuss Cowley College and they didn't have a great turn out. Still the officials did try to get the information out to the public.

Council member Etter asked Dr. Rittle about the 80% vote he stated at the earlier meeting. Dr. Rittle told he was quoting from his memory and thinks it landed right about 76% for Wellington voters. He remembered that Wellington citizens were strongly for the College coming to Wellington and he thought there was a substantial voter turnout. Council member Etter asked Dr. Rittle about his talks with the County on the election process, and asked if Cowley offered to pay for the election if postponed to February. Dr. Rittle stated yes, they would have funded the one in February and also the one in September. Cowley College didn't want something to succeed at the cost of something else.

Council member Etter asked what electric rate the College would qualify for. City Manager Shields stated they would fall under the commercial rate. He added for anyone to fall under the interdepartmental rate would need to be approved by the Council first. It is for "not for profit" customers and the interdepartmental rate is only used by less than 10 customers in the community at this time.

Council member Hawley questioned the street allocations on the project. She said the City doesn't have the staff or money for existing street improvements, so how can we do this part. She concurs with other parts of the agreement. Director Jones discussed any length of street that we add will ultimately add to the maintenance. He stated he is concerned about snow removal, as this will be a priority just like school streets, not school parking lots. Roughly the project on Harvey is running around \$500,000, and this is mostly because of the neglect of maintenance in the past. He is concerned with outside contractors doing snow removal due to potential damage of the streets. Council member Etter shared his concern about the population loss, and the need to have positive things to make the town grow. He stated there has been three housing developers in this town in the past years that were not successful.

Kent Douglas, 1211 N. Washington, asked if Cowley is willing to negotiate regarding the streets at the college. Dr. Rittle responded they will work within the scheme that makes the most sense. He added there will be a tremendous amount of public transportation, school buses, vans, and public vehicles from the community, and believes that it was ethically appropriate that it continues to be public streets. He feels that Cowley has put a lot of energy into this project, hundreds of hours were spent collaborating and getting answers that the Council wanted. Council member Hawley stated that it was a general consensus with the streets being 50 % paid by the City. City Manager Shields stated he followed the governing body direction for this decision. Council member Wetta responded he trusts the City Manager, Dr. Rittle, and the City Attorney to do their best. He stated we will have a trustee from Sumner County that can be called upon if the need arises.

Council member Valentine stated we don't have money for the Senior Center, we don't have money to help out the hospital. We will regret this if it passes. He sees tremendous poverty in this town, we have to take care of people who made this town. Council member Butts told that he felt like positive

results would come from tonight's meeting. He is glad the sales tax passed, and he is glad for the staff that has worked on this. He told of the interviews at TECT. They have filled 10 positions, one person was from Wellington and the other nine were from Wichita. He talked about the degrees and the technical training necessary to fulfill these positions. He added that Wellington said no to the college 50 years ago and now that institution resides in Pratt. We had a chance for a casino about 5 years ago, we lost that as well.

Ted Wisely said he came back to Wellington because he graduated from WHS and liked the small town for his kids to grow up in. He told he is hoping to invest here, but wonders if the community needs to expect more issues to come up and asks why we are just now addressing this large number. City Manager Shields reported early on this project about potential costs for development. No site was given at that time and therefore no cost was available then. Mayor Hansel shared that this kind of negotiation is normal. Mr. Wisely argued that his opinion is different and that we should have known. City Manager Shields stated that hopefully this will lead to further development. Council member Hawley explained her surprise when she found out the costs as she thought never crossed her mind about any other costs being incurred by the City. Council member Etter brought up reasons for privacy for developments, cost of land and the sites needed. Mayor Hansel welcomed the audience to attend work sessions. She added that is where the majority of the discussion is held.

Mrs. Mendia asked why the College was building by Wal-Mart and McDonalds, stating there are lots of empty buildings downtown. She asked if anything was being done regarding this issue. Council member Etter remarked he wants to fill the downtown too, there are many benefits of being a downtown business owner. He is also glad to see the east corridor grow. Council member Hawley stated that we will benefit with creative thinking from the community if we utilize putting businesses in the store fronts.

The work session was adjourned.

Mayor

City Clerk