



## *City Council Work Session*

*Thursday, September 7, 2017, 6:30 p.m.*

**Council Chambers, 317 S. Washington**

Mayor Shelley Hansel

Council Member Kip Etter

Council Member Bill Butts

Council Member Kelly Hawley

Council Member Jim Valentine

Council Member Jan Korte

Council Member Vince Wetta

## **Agenda**

- ❖ Pledge of Allegiance
- ❖ Cowley College Development
  1. List of questioned received from Council member Hawley

1. Does Cowley College have a plan for funding Phase 2?
2. Cowley saved money when the land was donated. Where is this savings reflected?
3. What rental fees can the citizens expect from any potential use of the community building?
4. It was commented that other towns were lining up to have the college in their town. Were these towns offering to fund the infrastructure as Wellington has been asked too?
5. Did Cowley College consider using the high school and existing facilities to provide educational services? If so, what was the conclusion?
6. If the roads are public, why was the city not involved in naming them?
7. Can the city go ahead and pay a percentage of the infrastructure and then Cowley County make the bond payments from the sales tax?
8. In the present form of the Agreement, how much is the City obligated to finance with a bond issue for the College, Westborough and the airport including bond costs?
9. Will the city have sufficient bonding capacity to respond to unforeseen needs later?
10. What is the increase in mill levy or utilities required to pay the new bond payments?
11. What happens if Cowley closes the campus or it doesn't perform as projected? Will the College reimburse the City for the \$800,000 and guaranty payment of the specials?
12. What is the reason to have an assignment provision in the Development Agreement? What is the College's plan for this assignment? After the agreement is signed, the only thing assignable will be Cowley's financial obligations. Why would we agree to let them off the hook?
13. Is the city, as a "partner", entitled to a detailed breakdown of the financial part of this project including budgets for construction, infrastructure, promotion expenses, operating expenses and all revenues including sales tax, donations, federal tuition grants, tuition and fees, any private monies?
14. There are names on the streets on the plat and site plan. How much was received by the College as part of naming the streets?

15. Who paid for the construction and maintenance of the interior roads, parking lots, sidewalks, drainage improvements and the like on the Ark City campus? How about at WSU, KU, KSU and Emporia State?
16. What will be in the Short building and how much could be saved by downsizing or eliminating it? It is not part of the educational delivery. Do we really need another public meeting space at this cost?
17. Who is actually in charge of disbursement of the tax money collected? Is it the college alone, or is there an oversight from the county since this is a county tax?
18. Since the Short family donated land to the college, couldn't the money that was budgeted for acquisition of land purchase be used by the college to pay for the developer's portion of utilities, streets and curbing, etc?
19. Why deviate from standard, or past development practices of providing utilities up to the developers / owners property line?
20. Sumner Cowley Electric serves power to the KOA Campground and has the ability to serve the college already in place. Has this been looked at as a viable way to provide power without a cost to the city?
21. If roads were paid 100% by Cowley College, what would the college have to 'cut' to stay on budget? If city pays 50%, but Cowley maintains, what would be cut?
22. The city limit ends at the end of the 18 acres on east side, so how will these streets be used by people other than Cowley students?