

The Council of the City of Wellington, Kansas, met in Regular Session on August 2, 2016 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 Reverend William Wingfield of Calvary Lutheran Church.

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

Members of the Staff present were Finance Director/Interim City Manager Shane Shields, City Clerk Carol Mericle, Police Chief Tracy Heath, Building Official Richard Jack, Water Production Supervisor Mike Clift and Electric Distribution Supervisor John Bales.

AUDIENCE PARTICIPATION

Recent Events Related to Law Enforcement – Police Chief Tracy Heath addressed the council on behalf of the Wellington Police department. He extended a thank you to the Wellington Council and Community for their support the past couple of weeks. He spoke of citizens who have visited their station in person to show support and thank them for what they do and they truly appreciate it. Chief Heath shared that Council member Hawley, on behalf of the South Central Kansas Landlord Association, offered to buy dinner for any officers available to share a meal with them. He thanked that group and Council member Etter for providing his restaurant as the meeting place for ten or twelve officers who were able to go. Also, a few young people from the community brought baked goods to the station a few days apart to show their appreciation to the police department: Maddie Barron, a senior at Wellington High School and Bailey and Easton Newberry. The Police department really appreciates everything and they will continue to provide the professional service they always have.

Mayor Hansel thanked Chief Heath and his staff for their amazing work on making Wellington a great place to live.

Wellington Humane Society – Mrs. Linda Stewart addressed the Council to appeal to the City of Wellington for the request of matching funds of \$25,000 to help with the employment of a Director for the Wellington Human Society. She read aloud a letter she wrote addressing the needs of the Humane Society and how it will work with local veterinarians. She shared that she and her husband are willing to donate another \$75,000 plus the \$25,000 matching funds for a total of \$100,000; however, this money is contingent on the City's donation of \$25,000.

Mayor Hansel asked Finance Director/Interim City Manager Shields if the \$25,000 was budgeted in the recently published 2017 City of Wellington budget and if we knew that the County was able to match the donation. Director Shields confirmed that the amount was budgeted from the City and although he was not able to speak directly to a County Official, it was his understanding the County did not include the donation. Mayor Hansel opened the floor to questions or comments.

Council member Wetta felt the opinions and concerns from our local veterinarians needed to be heard. Mrs. Stewart responded with her concern that the Humane Society had not been contacted by the Council personally with concerns or questions and asked that they do so, because they want to work together.

Council member Valentine suggested a work session that combined the Council and representatives from both the Humane Society and local veterinarians so that all needs can be addressed together. Mayor Hansel agreed that moving forward to identify a plan that benefits everyone is best. Mrs. Stewart asked what concerns the Council had about the budgeted money. Council member Korte responded that one struggle was the City contributing tax dollars to a 501C3 non-profit organization that could be competing with local businesses.

Linda Soria, 804 N. Washington, a member of the Humane Society Board asked to speak. She shared that she spent time with Dr. Hefley recently and plans to also talk to Dr. Heersche. Their focus right now is what to do with the homeless pets that our veterinarians do not have time for. Mayor Hansel agreed that is a real issue and thanked her for her time and for communicating with the area veterinarians.

Council member Wetta suggested Dr. Hefley discuss his letter that he submitted. Dr. Hefley shared concerns on behalf of the local veterinarians, such as retaining and/or attracting new veterinarians to our area, competition that affects their profits and retirement, contributions to a non-profit organization and Kansas laws regarding veterinarian practices.

Mayor Hansel thanked everyone for attending and reporting on this issue. She agrees that they all need to get together for a work session to continue the dialogue and figure out what is best for everyone.

SRMC Update – Mr. Terry Deschaine provided a hospital update. He thanked the people in our community for their support of the hospital. He thanked Director Shields and Council members Korte and Hawley for attending the financial meeting last week. They appreciate and value their attendance and input. He reviewed the prior six month financial statement through June 30, 2016: good revenue, still paying on the aging accounts payable, collections were lower than they have been but they are still moving in the right direction now. He also reported on new clinics coming in August and September with outside specialists coming in: Dr. Elliot, a podiatrist, will perform minor surgeries and Dr. Salloum, a pulmonologist and he will start clinics in their outpatient department. They have struggled to staff nurses and have fallen behind on the pay scale so they have had to use contract nurses, which is very expensive. Mr. Deschaine added they are starting the process of upgrading the starting salaries of nurses so they hope to fill the vacant nurse positions. He reported the health screenings at the Wheat Festival went well and they hope to do it again next year. He opened the floor to questions. Mayor Hansel asked if the hospital was keeping up with payroll, taxes, and KPERS. Mr. Deschaine replied they are handling taxes and statutory needs. She then asked about the possibility of partnering with Arkansas City hospital as far as nurses and he replied that they had not done that, but feels it might be a scheduling issue.

CONSENT AGENDA

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

- APPROVAL OF MINUTES
 - 1) Regular Session of July 19, 2016
 - 2) Work Session of July 26, 2016
- APPROVAL OF APPROPRIATIONS
 - 1) Payroll Report for July 10 – 23, 2016 in the amount of \$228,178.89
 - 2) ACH Authorization Voucher #1008 for BCBS for July 13 – July 19, 2016
 - 3) ACH Authorization Voucher #1009 for BCBS for July 20 – July 26, 2016
 - 4) Claims Register for July 16 - 31, 2016 in the amount of \$552,140.36.
- RECEIPT OF COUNCIL CORRESPONDENCE
 - 1) Sales Tax & Compensating Use Tax Report for June 2016
 - 2) SRMC Financial Report for June 2016
 - 3) HCA Board of Directors Meeting Minutes for June 16, 2016
 - 4) HCA Board of Directors Special Meeting Minutes for July 12, 2016
 - 5) Memorial Auditorium Board Meeting Minutes for June 2, 2016
 - 6) BZA Meeting Minutes for July 28, 2016
 - 7) SCCDAT Newsletter for July 2016

- 8) Correspondence to SU CO Board of Commissioners; Letter of Support re: proposed Cowley College campus in SU CO
- 9) Correspondence from KPP; Invitation to the 2016 KPP Fall Planning Retreat

REPORTS OF MAYOR AND COUNCIL

Council member Valentine thanked all those that helped with the Great Race – very good work. It is a source of pride and he takes his hat off to everyone. He also thanked Public Works Director Jones for expediting the moving of concrete from in front of the Bank of Commerce.

Mayor Hansel echoed his compliments about the Great Race. It was a close race and very exciting. She attended the Cowley College informational meetings and feels she cannot say enough how much this development would mean to the City of Wellington. It was announced this morning that it would be on the November ballot and she hopes everyone will be behind it. Mayor Hansel reminded everyone the Sumner County fair is this weekend. Please attend if you can. And last, Council received an invite to the Kansas Power Pool retreat on September 9th & 10th, and if you would like to go, visit with Director Shields about details.

League of Kansas Municipalities (LKM) Contract for City Manager Search. Mayor Hansel opened it up for discussion. Council member Wetta made a motion to hire Shane Shields as City Manager, subject to contract negotiation. Council member Valentine seconded. Upon roll call vote, those voting “AYE” were Council members Butts, Korte, Valentine and Wetta. Council members Hawley and Etter voted “NAY”. The motion carried.

Council member Etter left the Council room at 7:35 PM.

Council member Butts moved not to enter into a contract with the League of Kansas Municipalities. Council member Valentine seconded. The motion carried.

Mayor Hansel recommended discussing details of the contract in an executive session at the next meeting.

REPORTS OF CITY OFFICIALS

There were no reports of city officials included in the agenda.

PUBLIC HEARINGS

CDBG Housing Rehab Grant. Casey Tillman, SCKEDD Grants Manager, announced that the public hearing is for the application to the 2017 Community Development Block Grant competitive round for housing. The City of Wellington will be applying for \$300,000 in order to rehabilitate approximately 20 houses occupied by qualifying low to moderate income families. Total estimated project costs is \$375,000. The grant request was \$300,000 so other funds will come from City funds as well as landlord matches of 25% for rehabilitation. Mayor Hansel asked for questions or comments. There were no questions or comments. The Mayor closed the Public Hearing.

Mayor Hansel announced that the Sumner County Economic Development office is still accepting pre-applications.

Director Shields informed the Council that the RFP for the Administration of the Grant and the RFP for the Risk Assessment Inspection were sent out yesterday, allowing one week. We will open bids on August 8th and the subcommittee, as directed, will review those and bring them to that next meeting.

ORDINANCES

AN ORDINANCE AMENDING SECTIONS 38-462 AND 464 OF THE CODE OF THE CITY OF WELLINGTON, KANSAS WITH RESPECT TO REVERSE METERING was introduced and considered.

Director/Interim City Manager Shields introduced the ordinance and informed the Council that this was to update an existing ordinance that has been in place several years. He opened the subject for discussion. Electric Distribution Supervisor John Bales was available for questions.

Council member Korte asked how many customers were affected. Mr. Bales responded one or two but it was becoming more common.

Council member Korte moved to adopt the resolution as presented. Council member Butts seconded. Upon roll call vote, those voting "AYE" were Council members Butts, Hawley, Korte, Wetta and Valentine. There were no "NAY" votes. Number 4195 was assigned to this ordinance.

RESOLUTIONS

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CULLUM & BROWN OF KANSAS CITY, MISSOURI FOR TWO CHEMICAL FEED PUMPS FOR THE WATER TREATMENT PLANT IN THE AMOUNT OF \$20,240 was introduced and considered.

Director/Interim City Manager Shields introduced the resolution as a budgeted item for 2016. The budget was \$24,000. Water Production Supervisor Mike Clift was available for questions. He explained that the pumps transfer chemicals, which help with the purification of our water. The pumps typically last for quite some time and this is to replace the old, worn out ones there now which are about eleven years old.

Council member Korte moved to adopt the resolution as presented. Council member Butts seconded. Upon roll call vote, those voting "AYE" were Council members Butts, Hawley, Korte, Wetta and Valentine. There were no "NAY" votes. Number 5763 was assigned to this resolution.

A RESOLUTION APPROVING AND ACCEPTING A BID AND AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE AN AGREEMENT WITH EATON CORPORATION OF OMAHA, NEBRASKA FOR THE PURCHASE OF THE SWITCHGEAR FOR THE NORTH SUBSTATION IN THE AMOUNT OF \$507,550.55 was introduced and considered.

Director/Interim City Manager Shields introduced the resolution as part of the bond issue for the Electric Substation project. Electric Distribution Supervisor John Bales was available for questions. He explained that the switchgears will be in a control house on the north substation. Several bids came in and Olsson and Associates, an engineering firm that we use recommended the Eaton Corporation, which has a more robust piece of equipment.

Council member Valentine asked which phase this was in the project. Supervisor Bales replied it was the first.

Council member Korte moved to adopt the resolution as presented. Council member Valentine seconded. Upon roll call vote, those voting "AYE" were Council members Butts, Hawley, Korte, Wetta and Valentine. There were no "NAY" votes. Number 5764 was assigned to this resolution.

A RESOLUTION FINDING THE STRUCTURE LOCATED ON S14, T32, R01W, BLOCK 67, LOTS 11-12, IN THE CITY OF WELLINGTON, KANSAS, ALSO KNOWN AS 107 W. LINCOLN AVENUE, IS AN IMMEDIATE HAZARD TO THE PUBLIC was introduced and considered.

Director/Interim City Manager Shields introduced the resolution and explained the building is obviously a concern. This resolution provides authority to make repairs or stabilize or take down the building, if necessary. We hope to have report from Professional Engineering Consultants soon, but we do not have the engineering report in hand yet. We will not take action until we have that. We have had concerns by nearby property owners and we have consulted with City Attorney Brown. Building Official Richard Jack was available for questions. Mr. Jack informed the Council that the building will most likely fall within the next thirty days. The worst case scenario is that it will fall, break on a hinge point

and hit the street, which could have debris going across the street to the next building. The street was closed to protect the public. He has inspected the building and there is substantial damage inside. The SE corner has the most damage. Mr. Jack stated that our goal is to save this building.

Council member Hawley asked if this resolution was passed tonight, what action Mr. Jack would take. He responded he would contact a construction firm that specializes in restoring, rehabbing and fixing buildings that can also mobilize many employees fast. He also explained the method that would most likely be used for stabilization.

Council member Wetta asked who pays for the demolition. Mr. Jack responded it would be the City. Director Shields explained we would have the legal means to recover.

Mayor Hansel asked if we were in communication with the building owners. Director Shields replied that we had initial conversations with the owner but once the owner indicated they were in consult with an attorney, we have not had further conversations with them.

Council member Wetta moved to adopt the resolution as presented. Council member Korte seconded. Upon roll call vote, those voting "AYE" were Council members Butts, Hawley, Korte, Wetta and Valentine. There were no "NAY" votes. Number 5765 was assigned to this resolution.

STUDY ITEMS

There were no study items included in the agenda.

FUTURE AGENDA ITEMS

Reminder of a Work Session to discuss Raw Water scheduled for Monday, August 8th at 5:30 p.m.

Reminder of Public Hearing on 2017 Budget at next regular scheduled Council Meeting on August 16th.

A Work Session was scheduled for Monday, August 22nd at 6:30 p.m. to discuss the Humane Society.

A motion to adjourn was seconded and carried.

Approved and filed this 16th day of August, 2016.

Mayor

City Clerk