

City of Wellsville  
411 Main  
Wellsville, KS 66092

The regular meeting of the Wellsville City Council was held on Wednesday, May 29<sup>th</sup> 2019 at 6:00 p.m. in the Wellsville City Hall meeting room located at 411 Main Street. Councilmen present were David Rogers, Chuck Rutledge, Cory Cunningham, Tony Stanton and Kiel Lasswell. Department heads present were City Superintendent Darien Kerr, Police Chief John Blair and Planning and codes official Pat Burton.

The pledge of allegiance and invocation were given.

Councilman Chuck Rutledge moved to approve the consent agenda. Councilman Tony Stanton seconded. Motion passed 5-0.

Mayor Lytle opened the meeting up for public comments.

Brian Kearney spoke regarding the half cent sales tax and asked where and how much money would be given to each entity. Mayor Lytle spoke about what the sales tax could and would be used for. Mayor Lytle stated that it could possibly generate up to \$60,000 per year. Some of the things it can be used for would be the Library, Community Building, Historical Society and quality of life such as parks, recreational items, walking paths etc.

County Commissioner Don Stottlemire gave the County activity report.

The Improvement agreement with DT Properties was brought before council. With the approval of the final plat of DT Development, it is necessary to enter into an Improvement Agreement associated with the installation and construction of infrastructure such as streets, sanitary sewers, street signs, and storm water facilities, landscaping and sidewalks.

DT Property, LLC desires to begin construction on the improvements required for the Final Plat of DT Development. It is necessary to enter into an Improvement Agreement between the City and developer. These improvements are necessary due to the changes the State is proposing with the overpass construction project.

Councilman Chuck Rutledge moved to authorize the mayor to execute the Improvement agreements relating to the final plat. Councilman Cory Cunningham seconded. Motion passed 5-0.

The Final plat of DT Development, East of 33 Hwy and south of Fiber lane. The applicant, DT Property, LLC has submitted an application for a final plat. The construction of the building is well underway, with most of the outside work completed and the building is about 70% complete. On May 15<sup>th</sup>, 2019 the planning commission gave consideration for a final plat located east of 33 hwy and south of Fiber Lane. The

Planning Commission reviewed the application and after discussion, the PC voted unanimously to recommend approval of the final plat of DT Development.

Councilman Kiel Lasswell moved to approve the final plat of DT Development as presented. Councilman David Rogers seconded. Motion passed 5-0.

The site plan for 1012 S. Poplar was presented. The applicant, ROC-EM has submitted an application for a building site and parking improvements including adding a drive up window, to an existing retail site located at 1012 S. Poplar Street. There will be a drive up window added to the existing structure, but no expansion to the structure. A building permit application and review will be required. The site has some existing hard surface parking that will be removed and replaced. There are two existing entrances into the site. The site has an existing retail store and a chiropractor.

On May 15, 2019, the Planning Commission gave consideration to the site development plan ROX EM, Inc, Burt Peterson, for building site and parking improvements, including adding a drive up window. The existing retail business will remain the same, with changes to the building and site to accommodate a drive thru lane for a small retail pharmacy. After discussion the planning commission voted unanimously to recommend approval of the site development plan for ROC EM, Inc., for building, site and parking improvements, including adding a drive up window, on 1 acre of ðC-2ö, zoned property.

Councilman Kiel Lasswell moved to approve the site development plan as presented for ROC EM, Inc.-Burt Peterson. Councilman Cory Cunningham seconded. Councilman Tony Stanton abstained. Motion passed 4-0.

The fee schedule and rates were discussed. The last fee resolution was passed by the Governing Body in 2015. Over the past several weeks, the city staff have been working on costs for moving two water meters associated with Hwy 33, state over-pass project. During this process, it was discovered that the purchase costs of the new water meters and materials were almost equal to the fee that builders and developers pay in the city in accordance with the fee resolution and the city is also responsible for the installation of the meter, so most of the installation cost is not covered by the fee.

Pat gave council a cost analysis from 7 different entities with Wellsville being the lowest. At \$1275.00 and the highest is \$7,000.00 from Gardner.

Councilman Chuck Rutledge moved to table the fees and rates discussion for next meeting. Councilman David Rogers seconded. Motion passed 5-0.

The next item is the sale of fireworks. The sale of fireworks is legal inside the City limits but there is no fee attached to that yet. Franklin County charges \$25.00, Gardner-\$1000.00, Spring Hill-\$1000.00 + \$100.00 electric inspection fee, and Edgerton -\$500.00 permit and \$1,000.00 deposit for clean-up. They can only put up stands in commercially zoned or industrial zoned property.

City staff recommends a \$600.00 deposit.

Councilman Chuck Rutledge moved to approve a \$600.00 for Fireworks permits and a \$100.00 inspection fee for a fireworks stand. Councilman Cory Cunningham seconded. Motion passed 5-0.

The special events permit for Chili-Jacks was brought before council. Councilman Cory Cunningham moved. Councilman Tony Stanton seconded. Motion passed 5-0.

City Superintendent Darien Kerr gave the public works activity report. The city of Wellsville was the high bid for the street sweeper in the amount of \$6500.00.

Darien said he had an employee quit and the summer help has started.

Police Chief John Blair gave the police department activity report. The Chief stated that all officers went to the range and qualified. Officer Foltz spent 2 days in Kansas City for an active shooter class. Chief stated that one of the rifles did not perform very well. These rifles were on the government purchase program. The Chief requested 4-Palmetto State rifles at \$665.00 per rifle for a total of \$2663.84. Chief would also like to purchase ammo as well.

Councilman David Rogers moved to purchase 4 rifles with 2 extra clips per rifle. Councilman Cory Cunningham seconded. Motion passed 5-0.

Councilman Cory Cunningham moved to adjourn the meeting. Councilman Tony Stanton seconded. Motion passed 5-0.

Meeting adjourned at 7:15 p.m.

City Clerk  
Tammy Jones