

City of Wellsville
411 Main
Wellsville, KS 66092

The regular meeting of the Wellsville City Council was held on Wednesday, May 25th 2022 at 6:00 p.m. in the Wellsville City Hall meeting room, located at 411 Main Street. Councilmen present were Chuck Rutledge, Luke Henry and Scott Hutchinson. Department heads present were City Superintendent Darien Kerr, Chief Danny Hackler and Building and Codes Official Pat Burton.

Councilwoman Nicole Pruitt and Councilman Cory Cunningham were absent.

The pledge of allegiance and invocation were given.

Councilman Luke Henry moved to approve the consent agenda and the minutes from the previous meeting. Councilman Scott Hutchinson seconded. Motion passed 3-0.

Mayor Lytle opened the meeting up for public comments. There were no public comments.

County Commissioner Don Stottlemire gave the county activity report.

Dave with Oakwood's Contracting was present with the revised contract. City Attorney Patrick Reavey has reviewed the new contract and all changes. Patrick stated that he would need a maintenance and performance bond that will be included on the cost of the project.

Council was favorable with the contract as presented and the change in the bonds, and decided to move forward with the project.

Councilman Scott Hutchinson moved to approve the Mayor signing the contract with Oakwood Homes and the City of Wellsville to remodel the new Police Department building. Councilman Chuck Rutledge seconded. Motion passed 3-0.

The financing for the Police Department remodel was brought before council. Kansas State Bank and Landmark Bank provided bids to council.

Kansas State Bank had 3 options for council to review.

Option 1) 5-year note at 3.5% interest.

Option 2) 10-year note with 3.5% for the first 5 years and an increase in the rates after the 5 years to Prime- ½ adjustment.

Option 3) 10 Amortization with 6% interest

Councilman Luke Henry moved to approve Option 2 with the 10 year Amortization Schedule with 5 year interest at 3.5% and the increase after the 5th year at Prime – 1/2. With the option to pay off early at the 5 year mark with no penalties. Councilman Chuck Rutledge seconded. Motion passed 3-0.

The library contract was brought before council. Pat Burton stated when they hired the architect they took the bids on project management. Lloyd ended up with the best scale on the bid. Lloyd Builders is not willing to do the not to exceed or maximum amount the Council is wanting.

Becky Dodd with the Library said they hired someone to do the CMR contract to try and save funds. Becky said if there is a requirement not in the contract please let her know so she can add it to the contract.

Mayor Lytle asked if the design exceeds the bid then it goes out for bid again. Becky said that is correct. The amount of the build for the building is \$750,000. Renovating the meeting room and replacing the heating and air is the most important things they are going to focus on first.

Councilman Scott Hutchinson suggested getting their plan first then putting it out for bid and awarding the bid that way.

Councilman Luke Henry stated he doesn't like not having a cap without contingencies.

Councilman Luke Henry moved to accept the contract for the Wellsville Library contract expansion. Councilman Scott Hutchinson seconded. Motion passed 3-0.

The Midwest engineering contract for the new pump station and Master Meter for service area north of Franklin RWD #1's existing water tower and Wellsville, KS was brought before council for review and approval. Midwest Engineering sent a standard contract that they use across the board. City Attorney Patrick Reavey sent back his red lined version with notes for council to discuss and review.

Councilman Scott Hutchinson moved to table the Midwest Engineering contract until the next meeting for further review. Councilman Chuck Rutledge seconded. Motion passed 3-0.

Resolution 01-0525-2022 which includes adding Juneteenth, Columbus Day and all day Christmas Eve into the employee handbook for paid holidays.

Councilman Scott Hutchinson moved to approve Resolution 01-052502022 to include Juneteenth, all day Christmas Eve and Columbus Day in the employee handbook.

Councilman Luke Henry seconded. Motion passed 3-0.

A dumpster for yard waste and limbs was brought before council for discussion. Ottawa Sanitation quoted \$90.00 a month for a 2 yard dumpster and pickup twice a week. Council thinks that the 2 yard won't be big enough and would like the City Clerk to look into a bigger one.

City superintend Darien Kerr gave the public works activity report. Darien stated they are getting the flower baskets tomorrow and they are trying to keep up with the mowing.

Chief Hackler gave the Police Department activity report. They are interviewing new candidates for the Police Officer position.

Building and Codes Official gave the activity report for the AT & T tower. He stated we can proceed because there is no Indian burial ground in that area.

Councilman Luke Henry moved to adjourn the meeting. Councilman Scott Hutchinson seconded. Motion passed 3-0.

Meeting adjourned at 7:08 p.m.

City Clerk
Tammy Jones