

City of Wellsville  
411 Main  
Wellsville, KS 66092

The regular meeting of the Wellsville City Council was held on Wednesday, December 28<sup>th</sup> 2022 at 6:00 p.m. in the Wellsville City Council meeting room, located at 411 Main Street. Councilmen present were Scott Hutchinson, Nichole Pruitt and Cory Cunningham. Department heads present were City Superintendent Darien Kerr, Building and Codes Official Pat Burton and Chief Hackler.

Councilmen Luke Henry and Chuck Rutledge were absent.

The pledge of allegiance and invocation were given.

Councilman Scott Hutchinson moved to approve the consent agenda and the minutes of the previous meeting. Councilwoman Nichole Pruitt seconded. Motion passed 3-0.

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

The IRB bonds for the 2024 projects were discussed by Pat Burton for multiple proposed projects to be constructed in 2024.

The proposed total amount of construction for 2024 is as follows:

1. ICON Apartment Development-\$13,000,000.00
2. ICON 4 Plex Development-\$5,500,000.00
3. Bert's Travel Plaza-\$3,000,000.00
4. Wellsville Nursing Facility- \$ 2,500,000.00

Additional information will be provided and when the full governing body is present we will have a vote.

The Benefit District to support RHID districts for the new Public Safety Building. The new Public Safety Building needs improvements constructed for the use of the facility. Under the Rural Housing Incentive District (RHID) agreements the City will form benefit districts to assist in the developments and RHID will pay the BD payments.

Council consensus was for staff to proceed.

Building and Codes Official Pat Burton discussed possibly forming a Community Improvement District (CID) with the proposed area from Pendleton Ave to I-35 Hwy, "Poplar Street Commercial Improvement District".

The proposed private expansion is \$38,000,000.00 shown in the phase spread sheet with around \$17,000,000.00 CID. Phase one shows A&W end cap and a carwash being constructed. In staff's opinion the signal lights and rebuild of Pendleton must be in Phase

1. The CID asked for is 1.75 with .25 going to the city. The maximum allowed is 2.00 over 22 years. Discussion on the phasing, CID amount and amount per year needs to be addressed before any more discussion.

Consensus of Council was to continue on with Bond counsel to work on this project.

Pat Burton discussed the possibility of accepting the donation of park property within the ICON Valley of 6.39 acres.

Councilman Scott Hutchinson moved to accept the property in ICON valley lot 5. Councilman Nichole Pruitt seconded. Motion passed 3-0.

Councilman Nichole Pruitt moved for the Mayor to sign the deed accepting the land in the amount of \$407,000. Councilman Cory Cunningham seconded. Motion passed 3-0.

The Cereal Malt Beverage licenses were brought before council Hurricane Sherry's, Chili-Jacks, Las Catrina's, Casey's and Bert's.

Councilman Cory Cunningham moved to approve the CMB licenses for Las Catrina's, Hurricane Sherry's, Chili-Jacks, Casey's and Bert's. Councilman Scott Hutchinson seconded. Motion passed 3-0.

City Superintendent Darien Kerr gave the council a Preliminary Engineering report on the wastewater treatment plant to assess the existing process and equipment, capacity, growth projections, manhole inspection/evaluation, lift station Inspection and flow monitoring.

Councilwoman Nichole motioned to approve the wastewater study in the amount of \$8000.00. Councilman Scott Hutchinson seconded. Motion passed 3-0.

Chief Hackler said the new Police Department is 99% done and they are waiting on IT to finish up. They are doing a final clean and they will start moving at the end of the week.

Councilman Scott Hutchinson motioned to approve the new applicant for a Police Officer- Dale Ann Fanning and for the Mayor to sign the 2 year agreement while she is in the academy. Councilwoman Nichole Pruitt seconded. Motion passed 3-0.

Chief Hackler said he will be going for training that he was nominated for that is free at the end of January for 2 weeks.

Building and Codes Official Pat Burton said there will be some new land annexation coming at a later date.

Pat also stated that the developer on Ash Street will be building a sidewalk that will connect the two schools.

Councilman Scott Hutchinson moved to adjourn the meeting. Councilman Cory Cunningham seconded. Motion passed 3-0.

Meeting adjourned at 7:00 p.m.

Tammy Jones  
City Clerk