

**ULYSSES CITY COUNCIL
REGULAR SESSION
February 22, 2011**

PRESENT:

Mayor:	John Battin
Council members Present:	Tim McCauley, Larry Velasquez, Janet Stewart, John Duran
Council Members Absent:	Dan Widder, Warren Devore
Staff Present:	Daron Hall, Margaret Perez, Alan Olson, Dave Black, Danny Watson
Visitors:	Pam Jones, Tom Vick, Brice Barton, Laci McCarter, Leslie Mangels, K McEachern, Shalya Jaquez

Mayor John Battin called the meeting to order at 5:00 p.m.

The **Pledge of Allegiance** was led by Mayor Battin.

Opening Prayer:

Reverend Sam Bynum led the room in an opening prayer.

Consent Agenda:

Motion by Councilmember John Duran, seconded by Councilmember Tim McCauley, to approve the consent agenda. Motion carried unanimously.

Visitors:

Brice Barton, Development Manager for TradeWind Energy, informed the council of the Wind project. Currently TradeWind Energy is working on a project North of Hickok to Hitch Feeders, and eventually a transmission line to the Holcomb Coal Plant. The construction will begin within two months and involves a wind plant of 200 Megawatts and construction of 123 wind turbines by Dec 31, 2012. It will involve approximately 1,000 employees overall, of which 350 will work during any given time. Brice pointed out that Ulysses will see a huge influx in our community within the next six months. Of the 1,000 employees hired, 10-20% will be local individuals.

Department Reports: None

Business Agenda:

Old Business

2012 Bentwood Golf Course Rates

Tom Vick, Golf Board Chairman, presented the new golf rates and fees which reflect the changes made during the recent Golf special meeting. Mayor Battin and Council member Duran complimented the Golf Board for completing this process with due diligence.

Motion by Councilmember Duran, seconded by Councilmember Janet Stewart, to accept the new 2012 Golf Course rates and fees. Motion carried unanimously.

New Business

Permit Fees

Economic Development director, Leslie Mangels, informed the council members Chris Spiesman and Brian Palkowitsch will be opening a Dollar Warehouse by July 2012. Leslie provided a project timeline of three phases: Dollar Warehouse, a flooring and carpet store and Transamerica Financial Advisor office. Ultimately the business complex will employ six (6) full time and four (4) part-time employees.

Leslie asked if the City can waive the permit fees of \$340.50 plus \$20.00 fee for an overall 6,810 square foot property. Mayor Battin vocalized his preference to assist new businesses through water or sewer, which is a greater expense, rather than waive permit fees. Councilmember McCauley agreed with Mayor Battin's comments. Mayor Battin advised Leslie to communicate with City Administrator Daron Hall in regards to the liabilities, depth of lines, etc. to assist the business. Councilmember Stewart raised concern of not only assisting new businesses but assistance towards current businesses may be needed as well. Council member McCauley suggested the City can split the cost of the meter.

As the discussion progressed to how we can provide incentives to new businesses coming to Ulysses, Hall informed the council that there is a potential dairy type processing plant arriving in Ulysses. Meetings with the County and Economic Development have consisted of the availability of state incentives which will expire in March. Hall said he would like to discuss how to handle new developments in Ulysses. The City can guarantee water and sewer to the corner of the property, with the *possibility* of providing special industrial water rates, if needed, and the County offers 10-year tax abatement. Hall continued to explain that waiving fees gets into the City and County budget. Everyone pays fees.

Staff Comments:

Golf Course Superintendent Danny Watson stated there was an increase of golfers due to the warm weather. The USGA agronomist from the turf advisory will begin making recommendations once he is provided completed profiles of the soil. Preparation for the season has begun.

Chief of Police Alan Olson reported several incidents that have happened in the community.

City Clerk Margaret Perez read a thank you letter sent to the City of Ulysses from Western Kansas Child Advocacy Center for donating funds to assist in protecting children in our community.

City Administrator Daron Hall shared that Charlie Wagner informed the City that Thursday, February 23, they will begin taking the three gas compressors. Going off compression will result in a significant permanent savings to the operation of the City's natural gas utility.

Council Members' Comments:

Councilmember Duran commented on being proactive and getting prepared to encourage more businesses to come to Ulysses. He complimented the Golf Board, Golf Course Superintendent Danny Watson and Chief of Police Alan Olson.

Councilmember Stewart thanked Leslie Mangels and Tom Vick, chairman of Golf Board. She informed the council that she took City Clerk Margaret Perez to lunch at the Senior Center.

Mayor Battin reminded the council of the Chamber Banquet and thanked the City staff and Leslie Mangels.

Adjournment:

At 5:45p.m. Councilmember McCauley, made a motion to adjourn. The motion was seconded by Councilmember Larry Velasquez. Mayor Battin called for the vote, motion carried unanimously. Meeting was adjourned.

John Battin, Mayor

Larry Velasquez, Councilmember

Tim McCauley, Councilmember

Dan Widder, Councilmember

Janet Stewart, Councilmember

John Duran, Councilmember

Warren Devore, Councilmember

Daron Hall, City Administrator

Margaret Perez, City Clerk