

**Special Meeting:**

The Governing Body of the City of Wamego, Kansas, met in a Special Session on Thursday, October 19, 2023, at 9:00 A.M. in the City Commission Chambers at 430 Lincoln Avenue, Wamego, Kansas. Those present were Commissioners: Clifford Baughman, William Ditto, Michele Jacobs and Mayor Pro-Tem Richard Weixelman.

Absent: Commissioner Thomas Beem.

Also present were the City Manager, Stacie Eichem, City Clerk, Shanda Jahnke, City Treasurer, Leslie Dugan and City Attorney, Jake Pugh.

**PrairieLand Industrial Revenue Bond and Tax Abatement Request:**

The City Manager advised that a request had been received by PrairieLand Partners to apply for Industrial Revenue Bonds, sales tax exemption and tax abatement for an expansion of their current business. The public hearing and special meeting were being held instead of the issue being heard at a regular meeting to allow for the publication deadlines of the local newspaper. Kevin Cown, Gilmore and Bell was present to advise on the statutory requirements and explain PrairieLand's presented cost benefit analysis as the city's bond counsel. He explained that the cost analysis showed positive ratios with new employees and additional sales tax for the city. A resolution of intent would follow the public hearing. The resolution of intent would allow PrairieLand to move forward with the Industrial Revenue Bonds and sales tax exemption while allowing the tax abatement specifications to be made at a later date.

Commissioner Baughman moved to go into the public hearing. Commissioner Jacobs seconded the motion. Motion carried. Aye: 4, Nay: 0.

At this time, Mayor Pro-Tem Weixelman asked for public comments. County Commissioner Pat Weixelman was present to advise that he hadn't received any notice regarding this hearing and wanted to know what the requirements were. Kevin Cowan explained that by statute a letter had to be mailed or hand delivered, and letters were mailed on October 11th, however, it was important to note that the other taxing agencies (Pottawatomie County and USD 320) did not have a vote in the matter, it is strictly the City Commission. The City Manager also advised that a public notice had been published in the newspaper.

Grant Meinhardt, KanEquip, was present to voice his concern and advised that KanEquip had previously tried to apply for an abatement with Pottawatomie County and was denied due to being an existing business. Kan Equip is not in the city limits therefore it was a county request. He questioned the validity of the request and felt incentives were not necessary.

Lannie Bosse explained that this request could be viewed as a commitment from PrairieLand Partners to stay in the area and that should be considered.

Michael Adams, PrairieLand Partners, advised that the incentives were necessary after covid due to the high costs of materials and interest. Pre-covid expansions were less costly.

County Commissioner Weixelman maintained that agriculture customers don't pay sales tax.

Mayor Pro-Tem Weixelman asked Michael what equipment is taxed? Michael advised that the sales tax exemptions have to be approved and the majority of his customers are taxed on mowers, parts and service as well as equipment.

Commissioner Ditto explained that these requests are not easy but based on past decisions and policy fairness is important.

Commissioner Jacobs asked Kevin Cowan if there was something different about KanEquip's county request being denied due to being an existing business and this request. He explained that by statute both requests would've been valid however there could be county policy that caused the KanEquip denial.

With no further comments from the public, Commissioner Ditto moved, seconded by Commissioner Jacobs to move out of the public hearing and back in the special meeting. Motion carried. Aye: 4, Nay: 0.

Resolution No. 20231019 was read and presented as follows:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF WAMEGO, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING AN ADDITION TO AN AGRICULTURAL DEALERSHIP FACILITY LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS.

Commissioner Baughman moved to approve Resolution No. 20231019 but deleting section 4 and renumbering the remaining items. Commissioner Ditto seconded the motion. Motion carried. Aye: 3, Nay: 1, Commissioner Weixelman.

No further business appearing, the meeting was adjourned.

ATTEST:

/s/ Thomas Beem, Mayor

/s/ Shanda Jahnke, City Clerk