

City of Wellsville  
411 Main  
Wellsville, KS 66092

The regular meeting of the Wellsville City Council meeting was held on Wednesday, December 14<sup>th</sup> 2016 at 6:00 p.m. in the Wellsville City Hall meeting room, located at 411 Main Street. Councilmen present were Jared Eggleston, Cory Cunningham, Dave Rogers and Chuck Rutledge. Department heads present were City Superintendent Christopher Cross, Police Chief John Blair and City Engineer Mike Brungardt.

Councilman absent was Ryan Eiche.

Councilman Cory Cunningham moved to approve the consent agenda. Councilman Dave Rogers seconded. Motion passed 4-0.

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

Mayor Lytle spoke about the Hillsdale Area Water Cooperative ( HAWC) water contract. Minimum payment due is for 12,564.37 to continue our contract for a possible water source.

Councilman Dave Rogers moved to approve the contract and pay \$12,564.37 to HAWC. Councilman Cory Cunningham seconded. Motion passed 4-0.

Andrew Danner with the North Star Housing, LLC spoke about the affordable housing tax credits for an affordable single family home development. The proposed development by North Star Housing will consist of 23 single family homes approximately 1,400 sq ft each, and will be available for home ownership. This proposed development will be located in the Walnut Creek Meadows subdivision and will be consistent with the homes in the area with development costs per home at approximately \$200,000. North Star's plan for phase I of the development call for 20 affordable homes and 3 market rate homes with the remaining lots to be developed at a later time.

Councilman Chuck Rutledge stated he would like to research the completed homes in Iola, Coffeyville, and Independence, Kansas.

Councilman Chuck Rutledge moved to table this until January 11<sup>th</sup>. Councilman Dave Rogers seconded. Motion passed 4-0.

Mike Brungardt talked about the bid for the sidewalk and crosswalk signal at 6<sup>th</sup> street. Burlington Construction of Burlington Kansas with a total bid of \$56, 100 was the low bidder. Mr. Brungardt also suggested an additional \$3000.00 contingency allocation for the construction portion of the project.

Councilman Chuck Rutledge moved to award the project to Burlington Construction with a total of \$56,100 and an additional \$3000.00 contingency allocation for the construction portion of the project. Councilman Cory Cunningham seconded. Motion passed 4-0.

Mike Brungardt spoke about Ordinance 881 and ordinance amending the text of the city zoning regulations to modify requirement for a building permit for an accessory structure to only structures larger than 100 square feet.

Councilman Cory Cunningham moved to approve ordinance 881. Councilman Chuck Rutledge seconded. Motion passed 4-0.

Mike Brungardt also spoke about Ordinance 882 and ordinance amending the text of the city zoning regulations to allow certain front yard encroachments under limited circumstance. The R-1 , Single-Family district, certain porches, stoops, steps, or decks are allowed to encroach into the required or established front yard set-backs a distance of not more than 12 feet. Chuck would like to add the word ramps.

Councilman Cory Cunningham moved to approve Ordinance 882 and add the word ramps in item B and C. Councilman Chuck Rutledge seconded. Motion passed 4-0.

The estimate for payment for Westland Construction for the 2016 water main extension was presented at a total for \$147,020.00.

Councilman Dave Rogers moved to approve the final payment to Westland Construction in the amount of \$147,020.00 along with an appreciation letter. Councilman Cory Cunningham seconded. Motion passed 4-0.

City Superintendent Christopher Cross gave the Public Works activity report. Supt. Cross stated he spoke with the Snellings on 1<sup>st</sup> street regarding the sewer backups and some of the solutions. The homeowner would like to talk to a plumber and get back with the City at a later date.

Police Chief John Blair gave the Police Department activity report. He had a citizen complaint regarding J turns at the Post Office. The Chief stated he has been watching that area.

Mayor Lytle stated that Ryan Eiche has moved outside the City limits and we will be getting a resignation letter from him.

Councilman Cory Cunningham moved to adjourn. Councilman Chuck Rutledge seconded. Motion passed 4-0.

Council meeting adjourned at 6:45 p.m.

City Clerk  
Tammy Jones

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