

City of Wellsville
411 Main
Wellsville, KS 66092

The regular meeting of the Wellsville City Council was held on Wednesday, July 13th 2016 at 6:00 p.m. in the Wellsville City Hall meeting room, located at 411 Main Street. Councilmen present were Jared Eggleston, Chuck Rutledge and Dave Rogers. Department heads present were Police Chief John Blair, Building Inspector Wes Brown and City Engineer Mike Brungardt.

City Councilman Ryan Eiche and Cory Cunningham were absent.

The pledge of allegiance and Invocation were given.

Councilman Chuck Rutledge moved to approve the consent agenda. Councilman Dave Rogers seconded. Motion passed 3-0.

Mayor Lytle opened the meeting up for public comments. Mike McAfee stated there seemed to be an error in the sewer rate on his last 2 water bills. City staff stated they will look into this and get back with him.

Commissioner Randy Renoud was absent.

James Oltman director of FCDC stated there have been some leads for future projects and he hasn't heard anything back as yet. He wanted to update the council on what some of the questions are when companies are looking to moving into the area. Such as incentives, what land is available, utilities, rental space etc. He would like to sit down with council and the City Engineer to get the best possible responses to those questions.

City Engineer Mike Brungardt spoke with the adjacent landowner to the Dollar General Store about the cities expectations and pedestrian easement. If we proceed with engineering effort and surveying he doesn't seem to be opposed to a sidewalk on his property. Mike reached out to several engineering firms that would assist with this project. Kaw Valley Engineering was the only one committed to working on our project in the time frame that we requested. Some of the scopes of services are Topographic survey, civil Engineering Services, Construction Administration, Electronic Files, KDOT Permit, Pedestrian Easement, Flashing Beacon etc.

Councilman Chuck Rutledge moved to allow the Mayor to sign the contract document with Kaw Valley for \$9,000.00 after our City Attorney has looked over the documents. Councilman Dave Rogers seconded. Motion passed 3-0.

Ordinance 878 Amending the City code relating to rental of residential dwellings and units and the licensing thereof was discussed. Building Inspector Wes Brown stated City Attorney Patrick Reavey suggested having a committee look over the documentation. The suggestion was to have a variety of community members, landlords and council to sit

on the committee. Wes was directed to find some landlords and then we will move forward.

The hail damage to the roofs on the buildings was discussed.

Councilman Dave Rogers moved to table this item until the next meeting until we can get the bid from 4 corners. Councilman Chuck Rutledge seconded. Motion passed 3-0.

Jerry Granewski is building a new house on East 4th but there seems to be some drainage issues. When her property is graded out there may be a time when the neighbor's basement may flood. There is a responsibility on the builder to keep water away from the neighbors.

Jerry said she is grading the property now but her concern is down the road. They do want to fence the property and that would be an issue for the drainage that would occur or should occur. She stated that the neighbor's window is not up to code and has never been up to code. She has properly put in her egress windows encased in cement and has spent lots of money doing so.

Wes Brown stated his position is it should be between property owners. Wes asked the council if we should have any responsibility for something done 10 years ago. There are broad protections of standards for the City. Typically in Kansas as a property owner you are expected to accept flow from a natural state. There are solutions to this issue, but first we need to contact City Attorney Patrick Reavey on this matter before proceeding.

Councilman Chuck Rutledge moved to table this until the next meeting. Councilman Dave Rogers seconded. Motion passed 3-0.

Police Chief John Blair gave the Police Department activity report. Chief stated the total damage from hail is \$6320.00, he would like to take that money and put it towards replacing one of the police cars. Chief would like to request a 4th officer if possible. With the growth in town he would like to be ahead of the game and have more coverage.

Building Inspector Wes Brown had no report.

Mayor Lytle spoke about concerns regarding cutting into 7th street for sewer access. The request would be to bore into the manhole and leave 7th street alone. The Mayor also talked about pedestrian crossing's and speed limit signs down by the library. The City Clerk will speak with City Superintendent Cross about this issue. The Mayor had photos of drainage problems in Glenwood acres that the owners provided. Mike Brungardt is looking into those issues.

Councilman Jared Eggleston moved to have a 15 minute executive session regarding personnel. Councilman Dave Rogers seconded. Motion passed 3-0.

Council went into executive session at 7:05 p.m. The City Clerk was asked to stay.

Councilman Jared Eggleston moved to come out of executive session. Councilman Chuck Rutledge seconded. Motion passed 3-0.

Council came out of executive session at 7:20 p.m. No motions were made and only the above mentioned item was discussed.

Councilman Jared Eggleston moved to adjourn the meeting. Councilman Dave Rogers seconded. Motion passed 3-0.

Council adjourned at 7:21 p.m.

City Clerk
Tammy Jones