

The Council of the City of Wellington, Kansas, met in Regular Session on January 19, 2016 at 6:30 p.m., in the City Council Room, City Administration Center, with Mayor Shelley Hansel presiding.

The Pledge of Allegiance was led by Kennedy Elementary students Aserea Champion, Alyssa Mashburn, Abigail Helus, MaryAnn Buresh, Cali Murphy, Hunter Lough, Claire Parsons, Chloe Hibbs, Brianne Ast, Brooklyn Farmer, Kathryn White and Ryan Moralez.

The Invocation was given by Reverend Kitty Shield of Saint Jude's Episcopal Church.

Council members Bill Butts, Kip Etter, Jan Korte, Jim Valentine, Kelly Green, and Vince Wetta were present at roll call.

Members of the Staff present were City Attorney Mike Brown, Finance Director Shane Shields, and City Clerk Carol S. Mericle.

AUDIENCE PARTICIPATION

There was no audience participation included in the agenda.

CONSENT AGENDA

Council member Jan Korte moved to approve the consent agenda as presented. Council member Bill Butts seconded. The motion carried. The following items were approved under the Consent Agenda.

➤ **APPROVAL OF MINUTES**

1) Regular Session of January 5, 2015

➤ **APPROVAL OF APPROPRIATIONS**

1) Payroll Report for December 27, 2015 – January 9, 2016 in the amount of \$226,431.26

2) ACH Authorization Voucher #980 for BCBS for December 30, 2015 – January 5, 2016

3) ACH Authorization Voucher #981 for BCBS for January 6 – 12, 2016

4) EFT for Airport Fuel for January 10, 2016

5) Claims Register for January 1 – 15, 2016 in the amount of \$635,372.

➤ **COUNCIL CORRESPONDENCE**

1) Building/Demo & Permit Report for December 2015

2) Police Activity Report for December 2015

3) Ambulance Monthly Financial Report for December 2015

4) Fire/EMS Activities/Overtime/Revenue Report for December 2015

5) Park Board Meeting Minutes for October 12, 2015

6) Auditorium Board Meeting Minutes for November 5, 2015

7) Safety Policy, Final - Revised October 27, 2015

8) Safety Committee Meeting Minutes for January 13, 2016

9) 2017 Budget Schedule (tentative) and CIP Memo

10) Street Closing Request- Color Run, March 26, 2016

11) Street Closing Request- Lincoln Fun Night, April 16, 2016

REPORTS OF MAYOR AND COUNCIL

Council member Valentine asked for an update on the bulldozer. City Clerk Mericle informed him that Utility Director Jason Newberry was out of the office and he would have the requested information. Council member Valentine also asked if audience participation was going to be eliminated. City Clerk Mericle responded she had not heard that. Mayor Hansel responded that the City wanted to identify what protocol is and follow it. Protocol now is that you have to be signed up in order to be part of audience participation. She added it would be something that could be discussed at a future work session. He commented about the death of Diana Page on January 9th and how she was a great asset.

Mayor Hansel informed of her plan to attend the Kansas Mayor Association Government Day on Wednesday, January 27, 2016. She also wanted to make sure anyone from the City who wanted to

participate in the Chamber Annual Celebration on Friday, January 29, 2016 was welcome to attend. The public was welcome and invited, too.

REPORTS OF CITY OFFICIALS

There were no reports of city officials included in the agenda.

PUBLIC HEARINGS

There were no public hearings included in the agenda.

ORDINANCES

There were no ordinances included in the agenda.

RESOLUTIONS

A RESOLUTION BY THE GOVERNING BODY OF THE CITY OF WELLINGTON, KANSAS, SUPPORTING AND APPROVING THE DEVELOPMENT OF HOUSING LOCATED AT 311 NORTH A STREET, WELLINGTON, KANSAS was introduced and considered.

Mr. Louie Lange introduced himself as the founder and President of the company Commonwealth, headquartered in Fond Du Lac, Wisconsin, which was founded in 2001. He gave a brief background of the company, including the fact that they have developed over 40 housing projects, including schools and hospitals. They have several offices located in other states. He told history of first project similar to the Wellington building and told this project would be 38-one and two bedroom units. He commented they still need to figure out parking. His reason asking for this Resolution is the approaching due date to apply for tax credit of February 5th. He opened for questions.

Mayor Hansel asked if the housing was targeted to senior citizens. Mr. Lange responded yes, it would be targeted to seniors based on federal rule of 55 years or better, some states restrict to age 62 or older. She asked if they were income based. He confirmed it would be income based in order to qualify for both the Historic Tax Credit and the Affordable Housing Tax credit. In return for the credit, he stated that they agree to lease to people who are 60% or below the median income.

Council member Etter asked if all the units would have the age and income restriction. Mr. Lange responded that 6 units would be market rate units but the rest would be restricted. He said typically up to 20% of units can be market rate in project before running into problems with investors and less tax credits, however, all units are constructed the same.

Council member Korte asked the rates of the units. Mr. Lange responded one bedroom would be no greater than \$450 and 2 bedroom no greater than \$590. He told he has a market analyst working on a study right now.

Council member Green asked how long they would be restricting the limit on income and age. Mr. Lange responded 30 years.

Council member Korte asked if he owned the building right now. He explained how the building would be purchased and discussed issues first developer had.

Council member Etter asked if the court area and auditorium would be apartments. Mr. Lange responded the gymnasium would be community space, and the auditorium might be used by a local theater group. He said they want a design with historic character maintained or returned to original state.

Council member Kelly Green asked about the time frame. Mr. Lange responded application goes in February 5, 2016, and they are looking at starting construction December 2016 or January 2017 with typically a 10-12 month construction period. He mentioned they are a general contractor but this also will provide opportunities for local contractors.

Council member Korte asked about his previous and current project turn around timeframes. Mr. Lange said they have had 44 projects. He told their first was in 2001, started in 2002, and completed in 2003. She asked if it was 100% occupied. Mr. Lange responded they have 1600 units right now and as

of previous Monday, they were 96.4% occupied.

Council member Green asked about the need for an onsite manager. Mr. Lange responded that there would need to be an onsite manager but not full time. Probably 20-25 hours per week.

Council member Butts asked about maintenance. Mr. Lange said he would not anticipate with that number of units that there would be a need for a full time maintenance position.

Council member Etter asked about whether utilities would be separate. Mr. Lange said each unit typically has its own utilities but that is a difficult thing to say with a historical building, especially heating, but that depends on the building.

Building Official Richard Jacks added that he thought this was an excellent opportunity and saves the old building from being subject to demolition in a few years.

Council member Green moved to adopt the resolution as presented. Council member Butts seconded. Upon roll call vote, those voting "AYE" were Council members Butts, Etter, Green, Korte, Valentine and Wetta. There were no "NAY" votes. Number 5723 was assigned to this resolution.

STUDY ITEMS

There were no study items included in the agenda.

A motion to adjourn was seconded and carried.

Approved and filed this 2nd day of February, 2016.

Mayor

City Clerk