

The Council of the City of Wellington, Kansas, met for a Work Session on March 22, 2016, at 4:30 p.m., in the City Council Room, City Administration Center, with Mayor Shelley Hansel presiding.

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

Members of the Staff present were City Manager Roy Eckert, Finance Director Shane J. Shields, City Clerk Carol Mericle, and Code Compliance Officer Aaron Norton.

The Pledge of Allegiance was led by Mayor Hansel.

Agenda Items

Mr. John Sweet, City Administrator, Lyons, Kansas. Mr. Sweet was introduced by City Manager Eckert. He told that Mr. Sweet has been successful in helping his City obtain 3 CDBG grants, as well as other grants, to help clean up the City of Lyons, with a population of 3,900. City Manager Eckert said Mr. Sweet has come to share ideas and methods to help us obtain the help we need to do the same in Wellington. Mr. Sweet started by telling his history and how he became the City Manager in Lyons, after serving 27 years in the Marine Corp.

Mr. Sweet handed out a sheet listing all the grants and aid the City of Lyons has obtained since 2005, with over one hundred different listings. He told valuation in his City has increased over 10% in the last 10 years, with all the improvements that have been made and no increase in the City mill levy.

Council member Etter entered the Work Session and was present for the rest of the meeting.

Mr. Sweet presented a Power Point presentation on Land Banks, and told the method his City used to relieve the problem properties and replace with new residents building and owning homes. He said as properties become neglected and no one is interested in rehabilitation, the City asks the owners to turn over the property to the City, and then the City gives it to the Land Bank. He further stated property in the Land Bank has no property tax, and is a separate governmental entity which can be used to facilitate the acquisition, and disposition of real property. He told the steps to establish a Land Bank, and how it operates. Mr. Sweet also explained the process of giving, or selling for a small fee, the land to someone who will build on it within a 2 year period. If they have not built on it within that time, the land goes back to the Land Bank for someone else to obtain. He described the method they have used to promote building by the resident as having contractors to recommend that will build for a certain price, with the City giving a sizable credit towards the building, providing they resident lives in the house for 5 years or more. He explained the Goal of the Land Bank of Lyons is to return tax delinquent property to productive use that benefits the community, with preference given to projects that support home ownership, improve neighborhoods and advance economic and social interests to its residents.

Mr. Sweet described how Lyons applied for and won several years of awards of the CDBG grants for Housing Rehabilitation. He cautioned the H.A.T committee to pick a section of town for the rehab effort each year, and not to try to spread it throughout the entire City. His City was able to rehab or demolish approximately 15 houses each year of the grant. He also advised the committee to list all the grants and housing projects that have occurred in our City, as we would not be given any grants if it is the first effort to help this purpose. Mr. Sweet also described other grants and programs available as Brownfield programs, City Disaster Resources, Flood Management programs, 100% Emergency Needs grants, FEMA, and Storm Siren needs.

Mayor Hansel, Council member Korte, and City Financial Director Shields excused themselves from the meeting to attend a previously scheduled event.

After a brief break, the meeting was reconvened. Kenny Moore, a landlord in the City, said the big problem in Wellington, is finding a way to clean up trash in resident's yards. Mr. Sweet shared the plan he uses in the City of Lyons. When a report is received of a "request of service" by a citizen, it is

given out to the appropriate department with a 48 hour deadline to resolve the problem. If the resident involved does not respond, the City Manager personally calls them to discuss the situation. He commented the City should have a process in place, be consistent with a team effort, and make sure the rules apply to everyone. There was more discussion on fees and penalties for violations.

Mr. Sweet responded to a question on allowing salvage on a scheduled demolition site. He said he would not allow it by anyone other than the owner, as it causes too many problems.

City Manager thanked Mr. Sweet for coming and sharing with the staff, the H.A.T. committee, and community residents.

The meeting was adjourned.

Approved and filed this 5th day of April, 2016

Mayor

City Clerk