

Greensburg City Council
April 2, 2018
City Hall

A) CALL TO ORDER

Mayor Robert Dixson called the April 2, 2018 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION

The Pledge of Allegiance was said, and the invocation was given by Pastor Jeff Blackburn.

C) ROLL CALL & APPROVAL OF THE AGENDA

Council Present: Matt Christenson, Haley Kern, Mark Trummel, and Pam Reves. Sandy Jungemann was absent. Trummel made a motion, seconded by Christenson, to approve the agenda as presented. The motion passed 4-0.

D) CITIZEN COMMENTS

Dixson welcomed those in attendance. No comments were made by those present.

E) CONSENT AGENDA

Reves asked about the expenditure to the Cannonball Golf Course. City Clerk Christy Pyatt and Kern explained that was a tourism expenditure awarded by the Tourism Board. Reves made a motion, seconded by Kern, to approve the Consent Agenda as presented. The motion passed 4-0.

F) ITEMS OF BUSINESS**1. 903 N. Sycamore – Bids for demolition**

City Administrator Kyler Ludwig reminded Council that on March 5th, Staff was directed to solicit bids for the abatement of a structure located at 903 N. Sycamore. Ludwig spoke to the owner of the property on March 6th, letting him know that Council was proceeding and that a notice to vacate the structure had been placed on the property. The owner has been given until April 5th to vacate. During the conversation, the owner indicated that he intended to finish the exterior prior to the April 5th deadline. Since that time, the house has been partially wrapped. On March 20th, the owner requested a meeting between himself, the Administrator, and the Mayor. In making his request, he asked if Council would extend his deadline if the siding was completed by tonight's meeting, allowing the roof to be completed at a more suitable time. After speaking to Ludwig, the owner determined that a meeting was no longer necessary. Staff published the notice for bids for two weeks in the Kiowa County Signal. One bid was received prior to the deadline of March 26th. The low bid of \$3,150 was received from M.J. Jones Construction. As of today, no siding has been placed on the structure.

Owner Arrow Zanghi was present. When asked by Christenson about the lack of siding on the structure, Zanghi stated that the weather had prevented him from completing the task. Ludwig provided average temperatures during the time in question, and stated that during the same time frame requested by Zanghi, another couple in town removed siding from their home and re-sided it. Zanghi stated that he works 5 days a week, is currently working at a job site in Coldwater, and that he only had one weekend during that time frame on which to work on the house. Trummel stated that the weather Saturday was nice, to which Zanghi stated that his sewer on the property had backed up and that he had spent Saturday attempting to locate a plumbing snake to rectify the situation. He stated that the weather Sunday was not conducive to hanging siding. Trummel then asked if Zanghi worked on the structure in the evenings. Discussion was had on extended hours of daylight since the time change. Trummel went on to remind Zanghi that he had been instructed by the Council multiple times over the past 15 months to complete the exterior of the structure, the interior could be completed as Zanghi was able. Zanghi had previously advised Council that he has been working on the interior of the structure. Kern voiced her frustration with the project, stating that Council has received nothing but excuses at each deadline. She stated that the project should have been stopped early on. Zanghi stated that he had misjudged his time and the weather, and mentioned other

structures in town the he feels should be the focus, rather than his project. Kern reminded Zanghi that Council has worked with him from the beginning, allowing him to bring a structure into town prior to having a foundation to place it on. Zanghi stated that in order to have placed the siding on the structure in the time given he would have had to take off work and had an army to help him. He stated that the temperature must be higher than 55 degrees to cut the siding and that it cannot be hung in the wind.

Reves entered the conversation, stating that she was addressing the issue as an outsider, only having just come onto Council. She reminded Zanghi that Council must look at the situation from two sides, as they are responsible for 700 additional people. She stated that Zanghi needed to own the situation and get the exterior done, or the City would need to do so. Kern concurred, stating that Council has been holding others accountable as well, but have seen action on the other projects. Zanghi stated that the difference between those projects and his is that he is doing the project on his own, to which Reves reminded him that he agreed to the timelines set for him.

Discussion was had on the possibility of allowing Zanghi to work on the project for an additional two weeks. Reves asks for Staff's opinion. Ludwig said that he struggled with the situation because no deadlines had been met throughout the project. The consensus of the Council was that if 100% of the siding was done by April 16th, abatement would be stopped. If 100 % of the siding is not completed, a notice to proceed with abatement would be acted on with no further discussion. Reves made a motion to approve the bid from M.J. Jones Construction and to proceed with demolition on April 17th unless the siding is 100% complete. Christenson seconded, and the motion passed 4-0.

2. Mobile Home Ordinance Review

Council has been making an effort to review codes and regulations within the community. A few residents have expressed to Staff and Council that the regulations in place for mobile home development are too prohibitive. Following a brief presentation of the current code, Ludwig offered Council an opportunity to ask questions about current policy and to express any interest there may be in making changes to the current code.

Pyatt gave an overview of current codes regarding single section manufactured homes on individual lots, and then a review of current codes regulating manufactured home parks. Both single sections on individual lots and manufactured home parks are allowed in the R-1B Zoning District with a Conditional Use. A Single Section unit on an individual lot would be considered a permanent dwelling unit; therefore, there are standards in place that would allow the structure to more easily blend into a residential neighborhood, resembling a ranch style home. The unit would have a permanent masonry perimeter curtain wall that it would sit on, running parallel to the street frontage. On a corner lot, the unit may be angled. Setback requirements would be the same as any other single family home in that zone. The tongue, axle, and wheels of the unit would be removed, and the property would be excavated/backfilled so that 3-4 steps maximum would be required to enter the home. The unit itself cannot be more than 10 years old when it is brought in and must have a roof pitch of at least 3/12. A deck/porch at least 8 ft wide and 4ft wide would be required, as well as a safe room/storm shelter. Codes for the establishment of a mobile home park are much lengthier and explain requirements for permits and inspections, as well as design standards. Design standards include a minimum 2 acre tract requirement, with no more than 7 homes per acre. Setback, lot size, utility, infrastructure, and parking requirements are defined within the current code, as are garbage collection and maintenance requirements. Units located within a manufactured home park are not considered permanent and are therefore allowed to have traditional skirting, rather than a masonry perimeter. Each unit, and any accessory structure that is placed, must be anchored to concrete runners that are required at every home lot. The intent of the manufactured home park code is to assist with affordable housing needs within the community, while ensuring a safe and well maintained neighborhood for those residing in the park. Park design standards allow it to be a defined neighborhood that complements the surrounding residential area.

Pyatt explained the process that would be necessary to amend the current code, should Council desire to do so. A change would need to be initiated by Council or the Planning Commission by calling for an advertised public hearing. Notification of the hearing would be published a minimum of 20 days prior. Any changes approved by the Commission, following the public hearing, would be passed on to the Council. Council could choose to adopt the recommended changes, override the Commission by a 2/3 majority vote of Council membership, or return the case to the Commission for further review. Council approved changes would be effective upon publication of an ordinance, or on a date specified within the Ordinance.

Christenson voiced interest in allowing single-section units on individual lots in the R-1B district with a normal permit, without a Conditional Use. He would also be interested in examining allowing them in the R-1A district east of Main St. Kern stated that the construction of manufactured housing has improved over the years. She would like to see residents appear before the Council and state their concerns regarding the current codes. Ludwig advised that those who had shown interest by speaking to Staff were invited to attend this evening's discussion. Trummel asked what other municipalities regulate manufactured housing. Ludwig stated that Cities with adopted zoning codes generally have some form of regulations. Kern asked that it be communicated with citizens that Council is willing to work with them to review current codes. Christenson concurred that hearing specific concerns would make it easier to review the code for possible changes. Ludwig noted that Staff would contact other communities to see what their regulations are. He has already spoken to City of Pratt. They have specific zoning for single-sections and do not allow them on individual lots.

Jeff Blackburn, sitting in the audience, acknowledged that he had approached Staff regarding current regulations and that he has had time to review the current code. He stated that the perception 10 years ago was that the City wanted to keep single-section homes out of town. He feels that people are ignorant of what the current code states. Blackburn believes that single-section manufactured homes could be an option for someone, such as himself, who may be retiring and does not currently own their own home. He also feels that there is a portion of the community who may never afford to own a stick-built home, but they could do this. He concurred with Kern that, because of stereotypes, the construction of such units has greatly improved over the last several years. He concluded by stating that, through his review, he did not find the current code to be restrictive.

Paul Lewis, sitting in the audience, briefly spoke of a previous denial (several years ago) of someone to place a single-section home on property he was attempting to sell. He feels that there was a misunderstanding between the applicant and the Council over what kind of development was being requested, one unit on a single lot or a park-like development.

It was the consensus of the Council to continue to look at the code. Kern stated that, if done correctly, these units could be beneficial to the community, especially those who currently are living outside of the city or county and driving to work in town. Dixon mentioned that there is a difference between affordable housing and affordable living. Christenson agreed that adjustments could be made to the code while still maintaining the spirit of the code.

3. Big Well Financial Review

Ludwig presented a graph of revenues and expenditures for the Big Well from 2007-2017. Staff has effectively lowered personnel costs by re-allocating those expenses to Tourism, which is more reflective of the time spent in each department. Other expenditures have also been decreased. Staff's goal is to minimize the well's impact on the general fund and to put the City in a more favorable position for future financing.

Kern and Reves both spoke to the Council's knowledge that the Big Well has never been a money maker. A ½ percent sales tax was put in place several years ago for that reason. Kern spoke of the drastic change in the experience of the Big Well now as compared to before, calling it a destination location. Christenson

thanked Staff for their efforts and noted that the cash balance of the fund still looks very healthy. Trummel asked how many people walk through the well area and never purchase anything. Stacy Barnes, Tourism Director, stated that every person who views the well must first purchase an admission. She believes that 90-95% of visitors make some form of purchase (admission and/or merchandise). Christenson appreciated the revenues coming in allowing sales tax to be utilized to cover the bond payment. Barnes noted that the bond will be paid off in a maximum of 24 years, at which time sales tax collected can be retained.

G) CITY ATTORNEY'S REPORT

City Attorney Clayton Kerbs was not present for tonight's meeting.

H) CITY ADMINISTRATOR'S REPORT

Tree City USA: The City has received its 10th annual distinction as a "Tree City USA".

KPP Election: With changes in state law, Municipal Energy Agencies (i.e. KPP) can now hold an election to exempt the agency from some KCC oversight. The City will have a representative in attendance at a formal meeting on April 19th to vote in favor of the regulatory exemption.

Electric Lineman: Staff will be hosting an applicant for an Electric Lineman Position on Monday April 9th.

Water Tower Inspection: The water tower will be inspected this week. This is part of a 10 year contract with inspections and cleanings every 3 years.

Big Well Private Event: On Thursday May 3rd a private event will be held at the Big Well for Tourism Industry Professionals. They will be having a sunset viewing with a complimentary beverage. This event falls within the set Big Well policies adopted in 2012.

Main Street Planters: A resident unable to attend the meeting tonight asked that Ludwig relay to Council her concern about the deep planters on Main Street. The resident expressed that she feels the planters are beds for weeds, trash, and a safety hazard. Staff has researched various options for altering the planters, but have yet to find a financially responsible solution that would allow the trees on Main Street to remain alive, retaining the beauty of downtown.


I) GOVERNING BODY COMMENTS

Reves voiced her appreciation for the cleanup that has been happening downtown. Staff has been cutting back grasses and picking up trash in that area.

J) ADJOURNMENT

Dixson declared the meeting adjourned at 7:25 p.m.


Robert A. Dixon, Mayor


Christy Pyatt, City Clerk