

**Greensburg City Council**  
**July 16, 2012**  
**CITY HALL**

**Item 1: Opening Session**

**Call to Order; Pledge of Allegiance; Invocation; Roll Call**

Council President Mark Trummel called the July 16, 2012 City Council meeting to order at 6:00 p.m. The Pledge of Allegiance was said, and the invocation was given by Pastor Christa Zapfe. Roll call was taken. Council present: Mark Trummel, Matt Christenson, Erica Goodman, and Rex Butler. Mayor Bob Dixson and Councilwoman Sandra Jungemann were absent.

**Additions/Deletions to the Agenda**

City Administrator Ed Truelove requested that Council add to the agenda a request from Chris Blanton of the First Baptist Church to close 100 N. Walnut St. on August 11<sup>th</sup> from 2pm to 11 pm for a community block party. Christenson made a motion to approve the agenda with the requested addition. Goodman seconded. Motion passed 4-0.

**Mayor's Report**

There was no report from the Mayor.

**Council Member's Report**

There were no reports from the Council.

**City Administrator Comments**

Truelove pointed Council's attention to the letter from FEMA that was provided to them. The letter is official notice that the City's application for forgiveness of their Community Disaster Loan has been approved.

Tim McDonnell of the Kansas Forest Service has briefed Truelove on the grant that his department has to assist with trees in Greensburg. McDonnell has requested that the City bill the state \$4,100 for City Staff working on trees and plantings on Main Street. Reimbursement for Staff's time is available through the grant. McDonnell has identified, and marked, approximately 33 trees in public areas or right of ways that are dead, dying, or dangerous and need to be removed. Two additional trees were removed from the list by request of the property owner. City Staff will need to evaluate those 2 trees. Kansas State University will be checking documents on contractors that will be hired through the grant to remove the trees. McDonnell is also looking to replace the trees behind City Hall and on Main St. that are dead, dying, or dangerous. City Staff has removed one dead tree behind City Hall and cut another down on Main Street. Some of the bark on trees behind City Hall is cracked, causing nearly all of them to need to be replaced. McDonnell explained that the cracking can come from expansion and contraction due to weather conditions.

Council was also provided with a copy of the KDOT letter regarding the possible relocation of well #8. KDOT has determined that the cost to relocate the well is cost prohibitive. They will instead provide the City right-of-way access to the well once the new highway is built.

**Item 2: Public Comment**

Trummel welcomed those in attendance and opened the floor for public comment.

Ron Shank read a prepared statement regarding his feeling on the Council's recent decision to offer airport hangar owners the County Assessed Value for the structures. He feels that hangar owners should have been personally invited to participate in that Council meeting and that fair compensation for the hangars should have been included in the original Business Park Project. He asked Council to reconsider their decision and take better care of former airport occupants. He also requested comments from Council regarding his request.

Goodman encouraged Shank that Council does want the business of those previously located at the airport. Shank noted that of the 13 registered planes in Kiowa County, he owns 5. He believes that the current offer from Council will cause previous occupants to not return once the new airport is built. He feels that owners were misled by former City Administrator Steve Hewitt about plans to close the airport and compensation for the hangars. There was a brief discussion between Shank and City Attorney Gordon Stull about the difference between Actual Cash Value and Fair Market Value. Trummel replied that this is the chance that people take when they build a building on someone else's property.

Tim Tyree, airport hangar owner, stated that he is losing interest in doing business in Greensburg again. Having a location in Greensburg would cut down on fuel costs to his customers in Kiowa, Commanche, and Pratt counties. Tyree is not satisfied with the Council's current offer to hangar owners. He stated that he has contacted an appraiser to evaluate his hangar. Tyree also advised that, though HIB is not coming to Greensburg as planned, those same developers are still very interested in coming to Greensburg. Investors have a meeting with them in 10 days. The developers have conveyed that they would like to utilize the current airport hangars for their business. Tyree feels that Council is doing all they can to discourage new business.

Ruth Ann Wedel feels that there should be better communication between the City and hangar owners about how the situation should be resolved. Wedel asked for an update on where the City is in working with KDOT on replacing the pool and asked if citizens would be allowed a voice in where the pool would be located and how it was designed. Truelove advised that the City is still waiting on KDOT to come back with a proposal to replace the park facilities. Wedel asked Council to communicate information about the pool with the community. Wedel then stated that at last week's Special Council Meeting, no action was taken on the Center for Innovation (CFI) Agreement and asked when that could be expected. She was advised that the agreement with CFI was approved at that meeting. After discussion it was determined that approval was voted on after a 5 minute recess and that Wedel had not returned to the room following the recess. Wedel's final concern was the location of "Public Comment" on the Council Agenda. She feels that citizens do not have information on the agenda items early in the meeting and therefore do not know what questions to ask. Truelove explained his reasoning for placing this item early in the meeting. Trummel confirmed with City Staff that the agenda is available prior to the meeting, on the City's website and at City Hall. Questions on agenda items may be directed to City Staff prior to the meeting so that citizens can offer their comments prior to Council discussion and consideration of the item.

Tim Tyree addressed Council a second time. He stated that he had been led to believe by Hewitt and other previous City Administrators that airport hangar owners had nothing to worry about and that compensation for the hangars would be worked out between owners and the City.

### **Item 3: Consent Agenda**

Goodman noted a typing error on page 4, Business Item F of the July 2<sup>nd</sup> minutes. There should be a space added between the words "ensures the" on the third bullet item. Butler questioned staff on the

expenditure for mulch on check number 20830, noting that the City owns a chipper. Truelove will look into this in the future. Butler warned against adding mulch on top of mulch, creating a composting pile. Layers of mulch, such as was described, have been known to spontaneously combust. Butler made a motion, seconded by Goodman, to approve the Consent Agenda with the one typing correction. Motion passed 4-0.

**Item 4: Items of Business**

**A) Consider Ordinance 1021 repealing and replacing Planned Unit Development (PUD) Regulations of the Sustainable Zoning Ordinance of the City of Greensburg, KS as recommended by the Planning Commission.**

Planning and Zoning Consultant Mike Gurnee advised Council that on June 27<sup>th</sup> the Planning Commission held a public hearing on repealing and replacing the PUD regulations of the Sustainable Zoning Ordinance. The previous zoning code allowed for flexibility in approving various proposals because of the PUD regulations; however, those regulations were removed when the new code was put in place. Since then the Commission has determined that the current code does not allow enough flexibility and would like to see the PUD reinstated. Gurnee explained that good development proposals that don't quite fit regulations in the code could be examined and approved if there is reason for varying from the code and the alternative fits the intent of the code. A PUD would be considered a Conditional Use and would have to go through a public hearing, the Planning Commission and the City Council. When asked by Butler, Gurnee confirmed that a PUD would allow the Commission to consider RV parks in certain areas of town. Christenson made a motion to approve Ordinance 1021. Butler seconded. Roll call vote: Butler – yes, Goodman – yes, Christenson – yes, Trummel – yes.

**B) Consider a request from Chris Blanton to close 100 N. Walnut St. on August 11<sup>th</sup> from 2 pm to 11 pm, for a community block party.**

Truelove stated that Staff had received a request from Chris Blanton of the First Baptist Church to close 100 N. Walnut St. on August 11<sup>th</sup> from 2 pm to 10 pm for their annual community block party. Staff has no problem with the request but asks that Staff be allowed to block the area until 11 pm. Staff will work with Public Works and the event coordinator. Truelove's only concern would be the proximity of blockades to Hwy 54, should someone not see them in time. Council advised that normally the blockade are set to the north of the church's parking lot entrance. Butler made a motion to approve the request, seconded by Goodman. Motion passed 4-0.

**Item 5: City Attorney's Report**


There was no report from the City Attorney.


**Item 6: Executive Session**

There was no need for executive session.

**Item 7: Adjournment**

With no additional items to come before Council, Trummel declared the meeting adjourned at 6:36 pm.

  
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Robert A. Dixon, Mayor

  
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Christy Pyatt, City Clerk