

**Greensburg City Council  
January 6, 2014  
City Hall**

**Item 1: Opening Session**

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

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on January 6, 2014. The Pledge of Allegiance was said. Pastor Jeff Miller gave the invocation. Council present: Matt Christenson, Mark Trummel, Haley Kern, Erica Goodman, and Sandra Jungemann.

**Additions/Deletions to the Agenda**

Trummel made a motion to approve the agenda as presented. Jungemann seconded. Motion passed 5-0.

**Mayor's Report**

Dixon reminded those in attendance of the noon, January 21, 2014, filing deadline for City Council Elections. There will be three open terms.

**Council Member's Report**

There was no report from the Council.

**City Administrator Comments**

City Administrator Ed Truelove briefed Council on the following topics:

- A. Included in the Council packet was a copy of a letter Stacy Barnes, Tourism Director, received, requesting the loan of certain Big Well Museum artifacts. The National Building Museum in Washington, DC is doing an exhibit called "Designing for Disaster" to be open from May to August 2014. This is an exciting opportunity to share the Greensburg story on an international scale. Barnes has advised that the Big Well also has artifacts currently on loan to the Panhandle Plains Historical Museum in Amarillo, TX, and have loaned other artifacts to other museums in the past.
- B. Due to the Martin Luther King Holiday, Monday, January 20<sup>th</sup>, Council's next meeting will be scheduled for Tuesday, January 21<sup>st</sup>.
- C. As a reminder, a public meeting has been called for Monday, January 13<sup>th</sup>, to gather input on the Davis Park Relocation. The meeting will be at 7:00pm, in the school gym.

**Item 2: Public Comment**

Dixon welcomed those in attendance.

Steve Kirk, Centera Bank, referenced the public comments made at the last Council meeting and stated that he agreed with those comments. As the bank owns property where temporary, off-premise signs were placed, Kirk received the violation letter that was sent to the business owner who placed the signs. Kirk stated that the business owner had received his permission to place the signs, even prior to the 2007 tornado. Kirk believes that the signs should be permitted, though he also wants quality and order in permitted signs. Kirk also stated that he has no problem with allowing Main St. to be part of the truck route, specifically referencing harvest truck traffic.

RuthAnn Wedel requested Council review the temporary sign code and recommended Council consider temporarily suspending sign regulations to study the City's current need for regulation.

Jeff Miller requested direction on who to talk to regarding the soda fountain located in the Commons building. He was advised that the fountain is County owned and was directed to talk to the manager, Katie, or the Historical Society. Truelove offered his assistance in contacting the appropriate people.

**Item 3: Consent Agenda**

Trummel made a motion, seconded by Christenson, to approve the Consent Agenda as presented. The motion passed 5-0.

**Item 4: Items of Business**

**A. Consider Resolution 2014-01 regarding the waiver of generally accepted accounting principles (GAAP) in the preparation of financial statements and financial reports for fiscal year 2013.**

Truelove requested Council approve Resolution 2014-01 regarding the waiver of generally accepted accounting principles (GAAP) in preparation of financial statements and financial reports for fiscal year 2013. This Resolution is a waiver that Council approves each year, as a requirement for the City's annual audit, and identifies that the City will use the Cash Basis of Accounting and the Kansas Budget Law instead of GAAP. Goodman made a motion to approve Resolution 2014-01. Christensen seconded. Motion passed 5-0.

**B. Consider Resolution 2014-02, establishing rate charges for solid waste removal for 2014-2015, and correcting certain rate charges established by Ordinance 1007.**

Staff has received correspondence from Nisley Brothers of the anticipated rate increases for solid waste removal for 2014-2015. The increase was approved in 2010 by Ordinance 1007; however, Staff discovered that certain categories of the rate schedule in Ordinance 1007 are incorrect and need to be increased to maintain a healthy solid waste fund. The only fees that will increase from those previously adopted in Ordinance 1007 are for 4, 6, and 8 yard Commercial Trash Containers. Those rates will increase \$1.50, consistent with all other rate increases reflected in the original Ordinance. Rates will become effective for customers in February, following the Ordinance required 30 day notice to customers. Following a brief discussion, Christensen made a motion to approve Resolution 2014-02. Kern seconded. Motion passed 5-0.

**C. Conduct a Public Hearing on the structure located at 504 S. Cherry, to show cause why such structure should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure as per Resolution No. 2013-13 approved November 4, 2013. Consider approval of Resolution No. 2014-03 Finding the structure at 504 S. Cherry to be dangerous, unsafe and unfit for human use or habitation.**

Dixon called the advertised public hearing on the structure located at 504 S. Cherry to order. Truelove explained that the hearing was called for by Resolution 2103-13, passed November 4, 2013, to allow the owner and citizens to show cause why the structure should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure. Staff showed a photograph of the structure in question and also described an open hole that is located on the property. Truelove has been in contact with the property owner who has stated that he intends to demolish the structure in better weather. Truelove requested that Council approve Resolution 2014-03 and allow time for the owner to complete demolition of the structure and the filling in of the open hole. The owner has indicated that the 90 days proposed by Truelove would be adequate time.

Dixon asked if there was anyone present who wished to speak to the condition of the property. There were no comments from the public. Truelove stated that, following their conversation, the owner had declined to attend the public hearing. Dixon closed the public hearing, and Jungemann made a motion to approve Resolution 2014-03 and allow the owner until April 7, 2014 to abate the property. Trummel seconded. Motion passed 5-0.

**D. Consider 2014 Non-Profit Grant Requests.**

Truelove has received 4 applications for the non-profit grants available through the City. 5.4.7 Arts Center, Greensburg GreenTown, Kiowa County Senior Center, and Twilight Theatre have each submitted applications and requests. Council was provided the specific dollar amounts requested in the Council packets. Requests total \$17,250; however, budget authority for the grants is not to exceed \$15,000. Truelove recommended \$3,750 be granted to each applicant. Christenson reminded Council that the previous year, Council awarded 4 applicants \$3,000 each and utilized the remaining \$3,000 to assist the Veteran's Memorial at Mullinville. Christenson questioned if Council would like to divide all available funds equally between the four applicants or give each \$3,000, leaving the remainder for potential non-profit needs that may arise later in the year. Trummel voiced concern over the City's ability to continue funding such grants, sighting other pressing needs the City currently faces (i.e. replacing equipment). Truelove relayed information from City Treasurer Pam Reves that the City's budget is getting back to "normal" (pre-2007), with less outside assistance for projects. Truelove agreed, stating that Staff must closely monitor each area of the City's budget. Goodman questioned if it would be fair to applicants who had submitted requests prior to the deadline to withhold funds for an organization that did not adhere to the deadline and may request funds at a later date. Dixson voiced his agreement with Goodman. Trummel recommended that some funding be left available and that organizations not depend on the grant funds to fill future budget needs. Goodman recommended that the availability of grant funds be better publicized in the future. Kern made a motion, seconded by Jungemann, to divide \$15,000 equally between the four applicants. Motion passed 5-0.

**E. Consider a Dispatch and Communications Agreement between the City of Greensburg and Kiowa County for Calendar Year 2014.**

Truelove reminded Council that the Kiowa County Sheriff's Department agreed to provide dispatch services to the Greensburg Police Department at no cost in 2013. During the 2014 budget process, Council approved the expenditure of \$15,000 for dispatch and communications support from the County. Chief Alvarez has created an agreement to be signed by both parties, confirming the previously discussed agreement. Alvarez was available to answer questions. Truelove provided Council with a copy of 2013 Police Department Activity Stats, as prepared by Alvarez. Truelove described the activity as good, sustainable activity for a 1 officer department. City Attorney Gordon Stull has reviewed and approved the agreement as presented. Christensen made a motion to allow Alvarez to sign the agreement. Trummel seconded. Motion passed 5-0.

**F. Consider an appointment to the Greensburg Housing Authority with a four year term to expire December 31, 2017. Names to consider include Jeffery Miller and Alesa Miller.**

As mentioned at previous Council meetings, the Greensburg Housing Authority has an open position as of January 1, 2014. Both Jeffery and Alesa Miller have volunteered to service in that capacity. Goodman made a motion, seconded by Kern, to appoint Jeffery Miller to the Greensburg Housing Authority for a four year term to expire December 31, 2017. Motion passed 5-0.

**G. Discussion on Off-Premise Signs in the City of Greensburg.**

During the December 16, 2013 Council meeting, Council heard from several citizens on the issue of off-premise signage. Truelove stated that the Planning Commission will be holding an advertised public hearing on January 15, 2014 on the previously approved recommendations from Council regarding the use of four existing sign structure for off-premise signage. Truelove has recommended to a local business owner that she take the opportunity to address the Commission about the additional concerns over temporary, small, free standing, off-premise signs which are currently prohibited by the Sustainable Land Development Code. Truelove requested direction from Council to share with the Planning Commission regarding the topic. Truelove is considering the possibility of recommending the permitting of such signs for special business events, such as seasonal sales, with some oversight by Staff (similar to the current code for community event signs). Truelove explained that every community must use the authority available to them through Ordinances to control, support, and uphold who they are as a community and to promote a good business

environment. As an example of promoting a good business environment Truelove reminded Council of their previous votes to rescind the requirement for businesses to obtain a business license and to support the placement of way-finding signs in the highway corridor. Goodman stepped down from the Council desk and joined those in the audience.

Christenson stated that he is not a fan of the previously suggested temporary suspension of all sign codes, noting that someone could exploit the lack of regulations in that time period, but acknowledged that the Zoning Code is a living document. Christenson agreed with allowing Staff oversight of temporary, off-premise signs with written guidelines. Trummel voiced his desire for durability standards for the signs.

Dixon allowed public comment. RuthAnn Wedel requested a six month suspension of sign codes to allow Council to review the code. Judy Kirk recommended a branding requirement to create a unity in signage. Kern explained that the approved way-finding signs create such continuity. Discussion continued on the need for collaboration between the City, Chamber, and local businesses on this topic. Council was asked to relay comments on the topic to Truelove over the coming days. Goodman returned to the Council desk.

**H. Discussion on Ordinance 1036, Truck Route Ordinance.**

At the last Council meeting, Council heard from citizens regarding concerns over the current truck route. Truelove plans to call a meeting with local business leaders to discuss the current route. Truelove will bring additional citizen input to the next Council meeting, but requested input from Council tonight. Jungemann, Goodman, and Dixon voiced support of the proposed meeting with business leaders. Christensen voiced concern over safety and durability of streets should additional streets be added to the route; however, he agreed with a comment from the last meeting that the streets are a public resource to be used. Kern reiterated her desire to see South Main St. added to the route. She noted that the only citizens who have been vocal about the route are those businesses directly affected by the route. She feels that this shows that the addition of South Main St. is what the public wants. Consideration of access to downtown businesses and the parts store by those in trucks was held, as well as the consideration of adding a harvest exemption to the truck route.

**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**

Dixon declared the meeting adjourned at 7:23 p.m.

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Robert A. Dixon, Mayor

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Christy Pyatt, City Clerk