

Greensburg City Council
May 15, 2017
City Hall

A) CALL TO ORDER

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on May 15, 2017.

B) PLEDGE OF ALLEGIANCE AND INVOCATION

The Pledge of Allegiance was said and the invocation given by Pastor Terry Mayhew.

C) ROLL CALL & APPROVAL OF THE AGENDA

Council present: Matt Christenson, Mark Trummel, Rick Schaffer, Haley Kern, and Sandra Jungemann. Kern made a motion to approve the agenda as presented. Schaffer seconded. The motion passed 5-0.

D) CITIZEN COMMENTS

Mayor Dixon opened the floor for citizen comments.

Michael Wilson, owner of Reggie's Pizza, stated that a week ago (last Tuesday) he received multiple phone calls regarding a Pizza Hut food trailer on Main Street. Wilson acknowledged that, when it comes to business, competition is good, but wanted to make sure that all businesses are going through the correct process to be permitted in town. Wilson spoke of small businesses that have come back to town, committed, and lead by example to create a sustainable community. Wilson himself has found the community to be very accepting of his coming to town. Wilson spoke of his personal commitment to the community: property taxes on the purchase of a building and home in the last year and sales tax revenue for the town in excess of \$35,000 over the past 2 years. Wilson stated that he hopes that food trailers are responsible to get the proper permits and to pay the required sales tax. Wilson stated that upon visiting the Pizza Hut trailer he noted that they did not accept credit cards, cash only. He spoke of the difficulty of tracking sales tax on a cash only basis.

Keri Ulrich said "Thank You" to the Council from PAC for the 10th Anniversary Celebration and support of the Starlight Park. The group has received positive comments on the sculpture. Ulrich felt the entire weekend was great: the memorial was very special and the documentary was unbelievable. Kern congratulated PAC on their art park project.

Dixon thanked those citizens who were in attendance.

E) RECOGNITIONS, PROCLAMATIONS, AWARDS & NOMINATION

City Administrator Kyler Ludwig reminded Council that Ann Dixon and Randy Rinker were recently appointed to the Tree Board to fill open terms. Ludwig asked that Council now appoint Dixon and Rinker to the board for terms to expire May 31, 2020. Kern made a motion to appoint Dixon and Rinker. Christenson seconded and the motion passed 5-0.

F) CONSENT AGENDA

Jungemann made a motion to approve the Consent Agenda as presented. Kern seconded. Motion passed 5-0.

G) ITEMS OF BUSINESS**1. Formal Hearing – 903 N. Sycamore**

Ludwig discussed the background of the request for an abatement resolution on the house structure located at 903 N. Sycamore. In January 2017 property owner Arrow Zanghi approached the City requesting a conditional building permit to place a structure that was under the abatement process in Mullinville onto his property. Prior to being issued a permit the owner signed an agreement with

conditions, to ensure the project was completed in a timely manor. The structure was to be placed on a foundation by March 18, 2017 and the exterior of the structure brought into code compliance by July 31, 2017. Zanghi failed to meet the deadline to place the structure on a foundation and photographs provided show no progress on the project since the March 20th Council decision to call a formal hearing. Ludwig requested Council pass a resolution setting a deadline for the property to be compliant with the City Code (30 days minimum).

Dixson called the hearing to order at 6:15 p.m. and asked the property owner if he would like to speak on his own behalf. Zanghi asked to first comment on another topic as he was late to the meeting due to working in Dodge City and missed the public comment portion of the meeting. Dixson recessed the public hearing and allowed Zanghi 3 minutes. Zanghi stated that the road around the state fishing lake is dangerous in its present state.

The advertised public hearing for 903 N. Sycamore resumed at 6:17 p.m. Trummel asked Zanghi where he was at with the property. Zanghi stated that no work has been done since the advertisement for this hearing appeared in the newspaper. He was advised by friends that it may not be in his best interest to pour concrete as it is uncertain what the Council will do. He mentioned a work related injury that he sustained March 2nd and advised that, unlike most of the Council, he works outside of town but chooses to live here, making it difficult to work on the house. Zanghi stated that he does not know what the Council expects. During initial conversations with Ludwig, Zanghi says that he told Ludwig it would take him 1 year. According to Zanghi, Ludwig stated that 1 year was too long of a period to wait for the house to be placed on a foundation. Zanghi was offered the list of conditions to receive a permit to move the structure into town. He felt that his only choices were to do whatever Ludwig asked or not do the project at all. Zanghi stressed that he wants to reside in this community, but does have the option to place the home in another community. Zanghi left the meeting stating that he would await a decision from the Council.

Ludwig clarified for Council that the city code requires a foundation be ready prior to a structure being moved in. Staff allowed Zanghi to place the structure on his property and gave him an additional 60 days to place it on a foundation.

With no one else wishing to speak, Dixson closed the public comment portion of the hearing and opened the floor for discussion amongst the Council. Christenson stated that the purpose of the process is to work with citizens and it does not appear the owner wants to work with the City in a timely fashion. Kern stated that Zanghi was given over 120 days to accomplish something; Staff has already made an exception to allow the structure to be brought in before a foundation was ready; and the City must be consistent in what we require of other owners. Schaffer asked for clarification that a permit was issued prior to the structure coming to town. Trummel expressed the importance of seeing progress in projects. Ludwig clarified that the conditional deadlines were set in discussion between himself and the owner and pertain only to the exterior condition of the structure. Ludwig recommended Council keep the July 31st deadline, giving them authority to move forward if necessary. He reminded Council that the abatement process can be extended or stopped at any time. Jungemann voiced that she would be willing to give a one month extension if Zanghi would get the structure on a foundation by July 31st. Trummel concurred.

Dixson adjourned the public hearing at 6:35 p.m. and resumed open session. After brief discussion, Christenson made a motion, seconded by Kern, to approve Resolution 2017-03, with the addition of a summary of the property owner's hearing comments. Motion passed 5-0.

2. Pool Chlorine Discussion

In 2016 the City spent \$11,000 on chlorine in the City's pool. Ludwig reported that this expense is significantly higher than costs for the previous pool, which used a stabilized tablet system. Ludwig explained that the only drawback with a stabilized tablet system is that cyanuric acid builds in the pool

throughout the season and the chlorine becomes less effective. Staff has been working on a plan to reduce the costs of chlorinating the pool. Ludwig presented 3 possible options:

Option 1: Continue with the current chlorination system (using unstable chlorine) and add cyanuric acid throughout the season as needed to stabilize the chlorine.

Option 2: Purchase a system similar to the old pool (\$300) which uses stabilized chlorine tablets. Muriatic acid, which is currently being used to stabilize the pool, would no longer be needed. The risk is that the cyanuric acid can build up too much, making the chlorine less potent.

Option 3: Purchase a liquid chlorine system (\$2,000) which uses unstable chlorine, but is a more reliable chlorination system. It is likely some stabilizer will still be needed. The chemical would all be managed by a contractor, and staff would no longer need to manage the chlorine or acid systems. The contractor that would manage the system has an established route where he would come through once a month.

Ludwig recommended trying option 1 first. City of Kinsley uses option 1. City of Coldwater started with a system just like our current one, but has moved to option 2. Ludwig is concerned that option 3 is still using unstable chlorine and may have the same issues arise.

Trummel asked what Public Works Superintendent Mike Hayes' comments were. Ludwig stated that Hayes is comfortable with any of the options. Jungemann asked about the cost of the contractor for options 3. Ludwig stated that the contractor is paid based on chlorine and acid usage.

Consensus was to try Option 1 first. Ludwig assured Council that a system change can be made mid season if results are not favorable. If cyanic acid levels get too high the pool would need to be diluted by a partial emptying and adding fresh water. Dixon asked if the issue was covered by warranty. Ludwig explained that there is a 1 year warranty covering the chlorine system. He stated that the current system is working, but it is made more for an indoor pool.

3. Airport Update

Staff met with Lochner last Tuesday to put together a plan of action for the airport grading package. KDOT has provided cancelation agreements for the two open grants that the city has. Lochner is working with KDOT to see if the 2014 design grant can remain open to complete the final plans. Lochner proposed the City advertise the project starting in June of 2017 with a bid deadline of July. KDOT funds will officially be available in July. Construction on this portion of the airport is estimated at 60 days. Lochner wants to get a temporary cover crop planted in November with a final seeding to take place in the spring of 2018. They will be working with the local extension office to determine what the best plantings would be. Council will also need to look at the options for providing water for the project. Digging a well will most likely be the end result, but a decision will need to be made on whether to dig the well pre-construction or have water trucked in for the project.

4. KPP – RICE payment

In September 2011 Interim City Administrator Jay Newton notified KPP that the City would pay for its part of the RICE upgrade in a single payment, in an effort to save interest. On October 1, 2012 Council set aside up to \$50,000 for the payment, which was anticipated to be paid at the end of 2012. The original estimated cost was \$46,646. The project took longer than expected and was not completed until December 2016. KPP has submitted that the city is responsible for \$40,049.49 of the project. KPP is willing to give an allowance to make the payment prior to the end of the 1st quarter of 2018. Ludwig reported that the electric fund is healthy enough to make the payment, with an approximate cash balance of approximately \$900,000, but it may require Council to make a budget amendment prior to the end of the year. Ludwig recommended Council authorize the payment through a motion, but hold off on making the payment until after summer when Staff will have a better understanding of the 2017 electric budget. Schaffer made a motion, seconded by Trummel, to authorize the payment of \$40,049.49 for the RICE upgrade before the end of the first quarter in 2018. Motion passed 5-0.

H) CITY ATTORNEY'S REPORT

The City is currently in search of an Attorney to fill this appointment.

I) CITY ADMINISTRATOR'S REPORT

Ludwig discussed the following topics:

Water Treatment Plant: Layne will be doing repairs at the water treatment plant on Thursday. This should not have any impact on our ability to supply water to residents.

City Council Elections: The seats currently held by Christenson, Kern, and Shaffer are up for election this year. The filing deadline is June 1st at noon. Anyone interested in running for council can file at the County Courthouse with the Clerk.

City Pool: The pool is scheduled to be filled this week. There were a few leaks in the pool-house that have been repaired. Travis Powell is going to be hiring lifeguards this week. There are enough new applicants that Travis feels we should not have to reduce hours this upcoming season.

Bucket Truck Recall: There has been a recall on our bucket truck, and the replacement parts are on back order. This may require Staff to call out a contractor for line work to be performed until the parts are available.

Incubator: Levi Murray is working to have the new donut shop open, in the Incubator, by Memorial Day Weekend. Stull and Beverlin Law office has submitted a notice that they will be moving out of the incubator at the end of June.

Memorial Day Events: A list of events for the Memorial Day was provided and can be found on the City's Facebook page.

Planning Commission: The Planning Commission will meet Wednesday to hear a conditional use request for animal husbandry.

J) GOVERNING BODY COMMENTS

Schaffer asked why the City does not take care of the lake area. The lake is outside of city limits and is owned by the State of Kansas. Ludwig stated that Staff mows around the lake as a friendly gesture, but the City is not liable for maintenance, including the road. Staff does not perform tree care at the lake for the same reason. Staff does turn on and off water to the lake upon the request of the State, but to his knowledge there is no formal agreement. Kern asked if there was anyone Staff could contact regarding the road maintenance. Ludwig will make contact with the State regarding the topic.

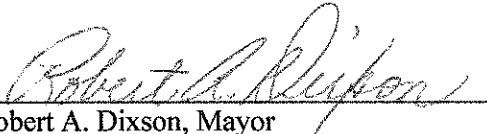
Dixson asked Ludwig to relay to City employees his and Council's appreciation for their time and efforts for the 10th anniversary weekend. Dixson asked that Council review the code on vendors and peddlers on their next meeting agenda. Ludwig reminded them that the code was sent out to Council in their August 20th meeting packet, but Ludwig will resend that information.


K) EXECUTIVE SESSION**1. Non-elected Personnel – (10min)**

Dixson requested executive session for 10 minutes for non-elected personnel and announced that no action would be taken following the executive session. Jungemann made a motion to go into executive session until 7:15 p.m. Kern seconded, and the motion passed 5-0. Council resumed open session at 7:15.

L) ADJOURNMENT

With nothing additional to come before the Council, Dixson declared the meeting adjourned at 7:15 p.m.


Robert A. Dixon, Mayor


Christy Pyatt, City Clerk