

Greensburg City Council
August 7, 2017
City Hall

A) CALL TO ORDER

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on August 7, 2017.

B) PLEDGE OF ALLEGIANCE AND INVOCATION

The Pledge of Allegiance was said and the invocation given by Dixon.

C) ROLL CALL & APPROVAL OF THE AGENDA

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

D) CITIZEN COMMENTS

Mayor Dixon welcomed those in attendance and opened the floor for citizen comments. There were no comments from the public.

E) CONSENT AGENDA

Kern made a motion to approve the Consent Agenda as presented. Jungemann seconded the motion, which passed 4-0.

F) ITEMS OF BUSINESS**1. 2018 Budget Hearing**

Dixon opened the advertised 2018 Budget Hearing for public comment at 6:02 p.m. Staff had received no written comments prior to tonight's proceedings. Hearing no comments from the audience or Council, Dixon closed the hearing at 6:03 p.m. Christenson made a motion to approve the 2018 Operating Budget as published. Trummel seconded. Motion passed 4-0.

2. Property Abatement – 903 N. Sycamore

Ludwig reminded Council of previous conversations regarding the structure that was placed at 903 N. Sycamore. In January owner Arrow Zanghi agreed to conditions placed on a permit to place the structure on a permanent foundation and bring the home into compliance with city codes. The structure was originally located in Greensburg and had been moved to Mullinville by its previous owner. The City of Mullinville had the house removed through an abatement process. Zanghi obtained the house at that time. Zanghi was allowed to place the house on his property and was given until March 18, 2017 to place the structure on a foundation. With no progress shown on the project, Council held a formal abatement hearing on May 15th. At that meeting, a resolution was passed setting a July 31st deadline to bring the exterior of the structure into code compliance. No progress was made between May 15th and the July 31st deadline. On August 1st Zanghi approached Staff saying he has hired someone to do the foundation. Work was scheduled to begin in 3 weeks. When asked about the roofing and siding Zanghi said he would finish that when he had time. Ludwig encouraged Zanghi to check with Council before moving forward. Should Council choose to move forward with abatement, all fees associated would be assessed to the current land owner.

Zanghi was present and read from a prepared statement. Zanghi expressed his frustration over being given a deadline to complete work considering other properties in town, specifically a two story, dilapidated house 3 blocks from him that has been in the same condition for over 10 years.

Acknowledging that he has not handled the situation as well as he could have, Zanghi attributed personal issues and this being an unplanned project (financially) to his inability to meet set deadlines. Zanghi advised Council that he has made financial progress on the project since May. Zanghi has paid the house

mover \$2,500 of the \$3,000 that they had agreed upon and has purchased doors and windows. He estimates that he has invested \$5,000 in the project so far. Denton Schmidt has been hired to pour a foundation and will begin 2 weeks from now. Zanghi mentioned again, as he did in May, that he had the opportunity to place the house in Spearville, but he wants to be in Greensburg. Stating that the house can be on a foundation in 60 days if Schmidt does what he says he will do, Zanghi believes progress will go better than it has thus far. Zanghi thanked Council for their time.

Trummel asked specifics about the foundation. Zanghi plans to pour a footing and lay block, as stated in his permit application. The house can be on the foundation in 60 days. Council expressed that they do not want to stop him from building, but must be fair to others in the community. (As a rule a foundation must be in place before a structure is allowed into town). Trummel reminded Zanghi that he has already been granted two extensions and he is hesitant to give any additional time since no progress was made. Jungemann expressed that she would be willing to give an additional 60 days but hadn't felt like Zanghi had been trying to work with Council. Kern stated that Council has been working on other properties and has had a list of delinquent properties compiled for several years. Due to the financial burden to the City, Kern said that Council has prioritized that list and focuses on 2-3 properties a year. Christenson stated that the Council has moved forward in the case, in an attempt to not add to the delinquent property list. Council works with the owners of those properties who show regular progress, setting milestone dates for the various aspects of each project. He asked Zanghi what he thought was a reasonable time frame for completion of his project. Zanghi stated that the house is water tight, and that he can put windows in and wrap it in two weeks. He intends to put on a porch before installing siding. He intends to do this work himself. Kern expressed concern that more money would be spent on the project and Council would find itself in a difficult position down the road. Trummel asked how they would be guaranteed the project would move forward in a timely fashion. Zanghi said that all he could do was hope and that he could not guarantee physical progress. Additional discussion was had on setting deadlines. Dixon asked how long it would take the foundation to cure. Zanghi said it would take 28 days to completely cure, but that he could start placing block in approximately a week. The house could be on a foundation within 45 days. He stated that his weekends in June and July were spoken for a year ago, but that his weekends are now open and he will do whatever he has to do to get the project done.

Trummel confirmed with Ludwig that at the end of an additional 60 days Council would have the authority to move forward with abatement, if necessary, without republishing. Ludwig also clarified that the original development plan was for the exterior of the home only. The interior can be completed at the discretion of the owner. Ludwig requested more direction on a maximum exterior completion date.

Christenson made a motion to delay abatement action 2 weeks and allow Zanghi to present a development plan with milestone dates. Zanghi is to share the plan with Ludwig so that Council can consider issuing an extension of the conditional use permit. Trummel voiced that he disagreed with a third extension. Jungemann seconded the motion and encouraged Zanghi to do as much as he could in 2 weeks time. Motion passed 3-1 with Kern voting "no". Zanghi was instructed to have a plan submitted to Ludwig by no later than the afternoon of Thursday, August 17th so that it can be included in the Council packet.

3. Pool Roofing Approval

The meeting packet contained 4 bids for the re-roofing of the pool house. Staff reached out to local contractors. Ludwig discussed the particulars of each bid. Dixon asked if the City would receive a lower insurance premium if they installed impact resistant shingles. That information was not readily available. Jungemann made a motion to accept the bid from Brian Gumpenberger for \$10,811.86 (the third lowest bid) as he was the most local. Kern seconded and the motion passed 4-0.

4. 2017 STO

Ludwig advised that the City annually adopts revisions to the Standard Traffic Ordinance (STO), published by the League of Kansas Municipalities. A list of those revisions was included in the meeting

packet. Council was asked to adopt Ordinance 1074, adopting the 2017 STO. Sandy made a motion to adopt Ordinance 1074. Kern seconded. Dixon requested a roll call vote. Christenson: yes; Trummel: yes; Jungemann: yes; Kern: yes. Motion passed unanimously.

5. 2017 UPOC

The City annually adopts revisions to the Uniform Public Offense Code (UPOC), published by the League of Kansas Municipalities. A list of those revisions was included in the meeting packet. Jungemann made a motion to adopt Ordinance 1075, adopting the 2017 UPOC. Kern seconded. Dixon requested a roll call vote. Christenson: yes; Trummel: yes; Jungemann: yes; Kern: yes. Motion passed unanimously.

6. Land Bank – 603 S. Sycamore

The Council recessed at 6:57 p.m. and convened as the Land Bank to discuss property located at 603 S. Sycamore. Staff has received an application from Patricia Chinsue to purchase the property for the purpose of building a home, which will be built after the one year deadline required by policy. The applicant is willing to pay the \$10 per linear foot price to forgo the one year time line. Ludwig requested authorization to publish the property for sale. The family is planning to relocate from California and has family that has recently done so. Trummel made a motion, seconded by Christenson, to authorize Staff to publish the property for sale. The motion passed 4-0. Council reconvened open session at 7:00 p.m.

G) CITY ATTORNEY'S REPORT

City Attorney Clayton Kerbs stated that he had nothing to report. Dixon congratulated him on the new addition to his family.

H) CITY ADMINISTRATOR'S REPORT

Ludwig discussed the following topics:

State Safety Inspection: Tim Cruz with the Department of Labor performed an inspection of City facilities this past week. There were no significant violations. He will be sending a report back to staff notifying us of a few minor changes that are needed.

KPP: Kansas Power Pool has suggested an ordinance which will be presented to the Council requesting a waiver of PURPA responsibilities. This request would shift potential power purchasing burdens to KPP.

Incubator: Circles has delayed their move into the Incubator until September 1st.

League of Kansas Municipalities Conference: The City of Greensburg is entitled to one voting delegate at the upcoming annual conference (Wichita September 16-18). If any Council Member is interested in participating they will need to notify administration before the next Council meeting.

Pool: Revenue totals have surpassed the 2016 totals. There is also a significant savings in chemical costs this year as a result of the chlorine system change. The pool hours will be adjusted starting on August 21st.

Airport: Staff is working with Lochner on possibly delaying construction of the airport until spring when the grading can be done with a permanent cover crop rather than a temporary crop. Staff will let you know when a more clear schedule is created.

Earthquake Station: Kansas Geological Survey has requested that use of the new airport property for their monitoring station. They feel that the noise levels from US 54 would interfere with their equipment. Ludwig will be reaching out to FAA to see if the equipment would be allowed.

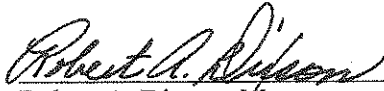
Vacation: Ludwig announced that he will be in California and Oregon visiting family from August 22nd through August 28th. He will still be available by phone or email.

D) GOVERNING BODY COMMENTS

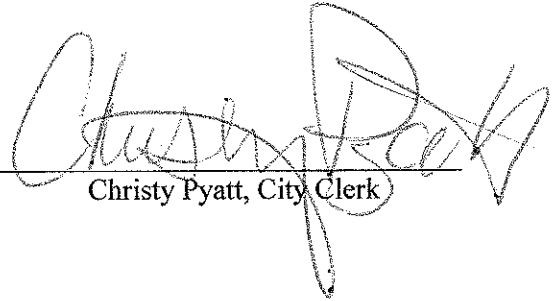
Trummel asked if the airport property would need to be mowed before dirt work begins. Ludwig stated that it did not. Trummel voiced that dirt work would be much easier if they did not have to fight tall grasses. Discussion was had the possibility of having the property hayed, as it has been in the past. The property is no longer in the CRP program. Ludwig will reach out to Lochner regarding the subject.

J) ADJOURNMENT

Dixson declared the meeting adjourned at 7:09 p.m.



Robert A. Dixon, Mayor



Christy Pyatt, City Clerk