

**Greensburg City Council  
September 5, 2017  
City Hall**

**A) CALL TO ORDER**

Mayor Robert Dixson called the meeting to order at 6:00 p.m. on September 5, 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: Mark Trummel, Sandy Jungemann, Matt Christenson, and Haley Kern. Rick Schaffer was absent. Kern made a motion to approve the agenda as presented. Christenson seconded. The motion passed 4-0.

**D) CITIZEN COMMENTS**

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

**E) CONSENT AGENDA**

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

**F) ITEMS OF BUSINESS****1. Presentation of 2016 Audit – Kennedy McKee & Company**

Jim Kennedy, Kennedy McKee & Company, presented the 2016 Audit report, walking Council through the prepared audit. Deficiencies noted were minimal and could primarily be corrected by policy and a software adjustment. Kennedy noted that 2017 is the final year that the City will need to transfer funds into the Sanitation Capital Reserve. No interest has been being deposited, but the fund will soon reach its required cap. Staff was made aware that bond payments must be remitted to the State at least 20 days prior to their due date, per statute. Kennedy commented that the Incubator Fund looks better than it has in the past. Council was encouraged to keep an eye on Utility Funds, to insure they remain in good financial condition.

Christenson asked if the water treatment plant bond was a G.O. Bond. Kennedy stated that it was, but that it is being paid with utility payments, rather than tax money. Christenson's concern was over the length of the bond. Kennedy responded that Council could choose to pay additional funds in at some point but noted that the interest rate of 2.75% is very favorable.

Kennedy left an engagement letter for the 2017 audit for Council's consideration. Trummel made a motion to accept the 2016 audit as presented. Christenson seconded. Motion passed 4-0.

**2. 903 N. Sycamore – Abatement Discussion**

City Administrator Kyler Ludwig opened discussion on the abatement process that was suspended on 903 N. Sycamore by stating that there was nothing new to add to the discussion had at the previous Council Meeting. Dixson opened the floor for discussion. Arrow Zanghi, owner of 903 N. Sycamore, was present, and Kern asked if there were any updates. Zanghi stated that the footing was on the ground Friday and that, with any luck, blocks would be set and the house set by October. Christenson asked Zanghi what his next steps were and for a timeframe on windows, doors and siding. Zanghi stated that he could only tell him what was on the written plan he submitted previously. He would like to see these items done before temperatures get too cold, but as stated at a previous meeting, siding and the roof are

geared around him building a porch. Zanghi stated that he could go ahead and put siding on before the porch is built.

Kern asked what was needed from Council. Ludwig stated the abatement of the property was postponed until today. He requested Council give Zanghi guarantees of an approved time frame for him to continue work or terminate the project. At the last Council meeting, a deadline of October 31<sup>st</sup> was discussed. Council reviewed the previously presented development plan and the motions made at the last meeting. Jungemann voiced that she understood the difficulty of doing the project himself and stated that Zanghi is working hard on the project now. Kern applauded Zanghi for his recent efforts at communicating with Council. She expressed concern over the project being at a stalemate for approximately 216 days. She does not want to see him and Council in the same situation two months down the road, after additional money has been invested. She stated that she wasn't sure Council was helping Zanghi by giving him extensions. Zanghi recounted the financial burdens and physical setbacks he has experienced since taking on the project. Christenson stated that he had no problem with giving an extension, but wanted a definite timeframe, without an open ended final date. Zanghi stated that siding and the roof cannot be completed by October 31<sup>st</sup>, as previously suggested. Council can review the project October 31<sup>st</sup>, but Zanghi feels that the end of February is more realistic for roofing and siding.

Trummel voiced frustration with previous lack of progress and continual extensions. Dixon asked for clarification on what "dried in" on the development plan meant. Zanghi stated that it meant the house and roof would be wrapped, acknowledging that wrap must be maintained or it will come loose in the wind and become a problem. He stated that house wrap is good for 1 year without siding. Trummel stated that he wants to see Zanghi have a house in town, but that with extensions previously given, the ball is in Zanghi's court. He wants to see progress, not have more discussion.

Kern stated that she would like to see a definite plan, in writing, with dates. Ludwig requested that a very clear motion be made so that all parties know what is expected. Zanghi expressed frustration that Council seemed to want a final date and that if everything wasn't done by then abatement would proceed, regardless of what may happen. Jungemann voiced that she was not ready to proceed with abatement. She feels that Council has an obligation to work with Zanghi when he is motivated.

Jungemann made a motion to extend abatement until October 31<sup>st</sup>, with Zanghi to complete the plan presented. Council would hear back from him on siding and roofing at that time. She added that Zanghi is to start on siding and roofing and have as much done by December 31<sup>st</sup> as possible. The motion died due to lack of a second.

Christenson made a motion to delay abatement action to allow time for repairs as scheduled (pour footing, lay block foundation and place home by October 7<sup>th</sup>; install windows, doors and house wrap by October 14<sup>th</sup>; remove shingles and cover the roof with wrap by October 31<sup>st</sup>; install porch before freeze) with the addition of siding and roofing to be completed no later than February 28<sup>th</sup>. Council will revisit the abatement if any milestones are not met. Jungemann seconded, and the motion passed 3-1 (Trummel voting "no").

### **3. Council Meeting Live Streaming**

In 2012 Council approved recording of City Council Meetings by the Kiowa County Media Center. The Media Center would set up a camera and sound prior to each meeting and edit the videos prior to putting them on YouTube. The practice was stopped because the set-up and editing became too time intensive. Ludwig has been discussing with the Media Center options for live broadcasting meetings. The options would require minimal set-up by staff and would integrate with Facebook to live stream discussion. Ludwig noticed increased community participation during the county budget hearing when a patron utilized Facebook Live to broadcast the proceedings. Many cities are utilizing this technology.

Kern asked if Council would be engaging viewers and answering their questions during meetings. Ludwig stated that this was an option. Staff could manage the questions if they were received in an appropriate moment. Dixon expressed that he felt citizens should be present at the meeting if they want to engage the Council, but stated he had no problem with live streaming. Kern expressed that she approves of any opportunity to be transparent and engage the community. Christenson agreed, stating that it allows for accountability. Trummel asked if the County had changed their stance on having their meetings broadcasted by the Media Center, having previously declined. Ludwig explained that anyone who wants to record an open public meeting can do so. Christenson discussed the County's policy that recording/broadcasting equipment must be manned at all times. Discussion was had on the possibility of disallowing comments on a Facebook Live broadcast. Ludwig clarified that the City would purchase the camera, fairly inexpensively, and broadcast through the City's Facebook page. The Media Center would be used as a consultant only. Upon Dixon's request, Ludwig stated that a camera would cost less than \$500. The sound in the council chambers is ready for broadcasting, but there would be a cost for some consultation time. Kern asked if the Media Center had some equipment that Staff could borrow, to see what response they would get, before purchasing their own? Trummel stated he did not want to see a meeting delayed because of technical difficulty and was not interested in live broadcasts. Christenson and Kern asked to see a full proposal before proceeding.

#### **G) CITY ATTORNEY'S REPORT**

City Attorney Clayton Kerbs was not present.

#### **H) CITY ADMINISTRATOR'S REPORT**

Ludwig discussed the following topics:

**City Pool:** The pool closed for the season on Monday September 5<sup>th</sup>. Staff will be working to drain the pool and winterize the pool-house. The roofing project was completed September 1st.

**Airport:** Lochner has supplied Staff with the final specs which include the date changes discussed at the last meeting. A pre-bid meeting will be held on September 19<sup>th</sup> at 11:00am here at City Hall. The bid opening is scheduled for September 28<sup>th</sup> at 2:00 pm.

**Highway Gypsi Junk Market:** Highway Gypsi Junk Market will again be held at Davis Park on September 23<sup>rd</sup>. The event will go from 9am-3pm.

**Next Council Meeting:** The approval of the land sale at 603 S. Sycamore is scheduled for the September 18<sup>th</sup> meeting. Quarterly Transfers and Vendor Permitting are also planned for that meeting.

**KPP Annual Retreat:** The KPP Annual Retreat is scheduled for September 29<sup>th</sup> and 30<sup>th</sup>. Ludwig will be attending the conference. Governing body members are invited to attend as well, but they must let Staff know as soon as possible if they are interested.

**Projected Mill Levy:** Ludwig provided a chart of the Greensburg Mill Levy History, including information from all taxing entities. The approved mill levy for residents of Greensburg is projected to be 198.858 mills. This is an increase of 6 mills over last year's totals. The budget was submitted to the County prior to the August 25<sup>th</sup> Deadline.

#### **I) GOVERNING BODY COMMENTS**

Kern will be absent from the September 18<sup>th</sup> Council Meeting.

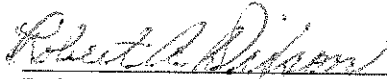
Dixon stated that there was an open house recently at the Meadowlark House. He said he was amazed at the interior work that was done. Others expressed hearing similar comments. This property and its previous owners were formerly part of an abatement process.

**J) EXECUTIVE SESSION**

Trummel made a motion to recess into executive session to discuss the City Administrator's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the city council chamber at 7:30 p.m. Kern seconded. Motion passed 4-0.

**K) ADJOURNMENT**

With nothing further to discuss, Dixson declared the meeting adjourned at 7:30 p.m.



Robert A. Dixson, Mayor



Christy Pyatt, City Clerk