

**Greensburg City Council  
March 19, 2018  
City Hall**

**A) CALL TO ORDER**

Mayor Robert Dixson called the March 19, 2018 meeting to order at 6:00 p.m.

**B) PLEDGE OF ALLEGIANCE & INVOCATION**

The Pledge of Allegiance was said, and the invocation was given by Pastor Jeff Blackburn.

**C) ROLL CALL & APPROVAL OF THE AGENDA**

Council Present: Matt Christenson, Haley Kern, Mark Trummel, Sandy Jungemann, and Pam Reves. City Administrator Kyler Ludwig requested a 10 minutes executive session be added to the end of the agenda. Trummel made a motion, seconded by Jungemann, to approve the agenda with one addition. Motion passed 5-0.

**D) CITIZEN COMMENTS**

Dixson welcomed those in attendance.

Judi Kirk gave a PAC update. The committee recently replaced the wooden seats of benches at the Starlight Park with limestone slabs. The wooden seats had been damaged by hail and vandalism. The committee also added large pieces of stone for additional benches. The Eclipse sculpture was damaged when it arrived. It has been taken down, due to resent high winds. The sculpture has a lifetime warranty and a new rod will be provided free of charge. A grant application has been submitted for the purchase of a 3<sup>rd</sup> sculpture. Recipients should be announced within 4-6 weeks. A group of community volunteers would like to take over maintenance of the park, until the plantings are established. Steve and Judi Kirk, Ron and Paula Koehn, Randy Rinker, and Joann Hayse have volunteered to mow, weed, and water the park. Reimbursement for costs incurred for supplies will be requested from Council.

Arrow Zanghi addressed the Council concerning his property located at 903 N. Sycamore. It is his understanding that the structure needs to be removed or it will be removed by the Council. Dixson acknowledged that this information was to be discussed with the City Administrator. Zanghi stated that he has never quit working on the house, but acknowledged that no roof or siding has been installed. He does not believe that his structure is any more of a blight than other houses in town that are not being worked on. He acknowledged that his project is not on schedule and never has been. Zanghi made reference to the new home being built on Elm Street and the various homes previously owned by Colclazier, which were put through a court abatement process. Zanghi stated that the only person keeping him from living in the structure is the Council. Dixson declared that Zanghi's 3 minutes to speak were up and thanked him.

**E) RECOGNITIONS, PROCLAMATIONS, AWARDS & NOMINATIONS**

Kern made a motion, seconded by Reves, to accept the following nominations as presented.

KMEA Director #2 – Kyler Ludwig (April 2020)

KMEA Alternate Director – Mick Kendall (April 2020)

LEPC – Matt Christenson (April 2019)

Planning Commission – Scott Eller, Loren Campbell, Georgina Rodriguez (April 2020)

The motion passed 5-0.

**F) CONSENT AGENDA**

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

**G) ITEMS OF BUSINESS****1. Building Code Update – IRC 2012**

As discussed at the last Council meeting, Staff presented Ordinance 1078, adopting the 2012 IRC and Appendix G, with amendments thereto. Reves made a motion to approve the Ordinance as presented. Dixon called for a roll call vote. Christenson: yes; Trummel: yes; Jungemann: yes; Reves: yes; Kern: yes. The motion passed 5-0.

**2. Pavement Preservation Discussion**

Ludwig reported that the City currently has \$170,000 in the special highway fund. Staff has tried to keep approximately \$100,000 in the fund for repairs and maintenance needs. Since 2011, the City has been using reclaimerite, a product of Pro Seal, for street sealing projects. The product is designed to increase the life of a road by approximately 5 years. Ludwig recommended Council look into other options, giving opportunity for more bids and opening the door for more local contractors. Ludwig also recommended a new pavement rating system and approval for Staff to gather information on additional treatment options, tailored to the specific conditions of streets.

Trummel asked if all streets in town had been sealed, utilizing the City's crack seal equipment. Ludwig reported that at least 75% of streets had been treated. He explained that cold mix (the City's application) does not have the same life as hot mix. Streets are already showing wear. With the proposed rating system, more significant cracks would have a higher rating, due to possible base failure. Trummel noted that it is cheaper to maintain streets than it is to replace them. Trummel asked for Street Superintendent Mike Hayes' thoughts on the situation. Ludwig explained that Hayes has been a proponent of Pro Seal in the past, but was open to looking at new options. Trummel asked if street staff blows the cracks out before applying the crack seal. Ludwig confirmed that they do and discussed the expense of equipment, materials, and maintenance to do a hot mix treatment.

The consensus of the Council was for Ludwig to move forward with the new rating system and to begin researching other treatment options.

**3. First Quarter Transfers**

Council was provided a list of budgeted transfers from the water, electric, sewer, and general funds. Ludwig would like to see the full budgeted transfer from general to equipment reserve done in the first half of the year, rather than quarterly, to prepare for the potential need to purchase a new mower this summer. Christenson made a motion to approve the requested transfers. Jungemann seconded, and the motion passed 5-0.

**4. Insurance Quote - EMC**

Ludwig presented an insurance quote from EMC, the city's current property and liability insurance provider. The renewal date for this coverage is April 1<sup>st</sup>. Ludwig provided a history of insurance costs from 2015-2018 from EMC. The city went out to bid on insurance in 2017. Ludwig would like to attempt to stay with the same company for 5 years, as long as premium increases are reasonable.

Reves asked if the City had coverage for a cyber attack. Ludwig explained that coverage was added last year. Trummel made a motion, seconded by Christenson, to approve the 2018 quote from EMC insurance. Motion passed 5-0.

**H) CITY ATTORNEY'S REPORT**

City Attorney Clayton Kerbs was not present for tonight's meeting.

**D) CITY ADMINISTRATOR'S REPORT**

**5K Fundraiser** – Staff was contacted by one of the organizers of a fundraiser for former Extension Agent Barrett Smith. The group is planning a number of events in mid April to assist

Smith in covering costs he will incur upon having a kidney transplant. One of the events planned is a 5K. The race would begin at Faith Tabernacle Church and go north, at one point circling the lake area. No barricades will be needed.

**903 N. Sycamore** – Staff publicized the formal bid process in the Kiowa County Signal. The land owner was made aware of the Council’s decision to move forward with the abatement, and he expressed to Ludwig his intent to complete the exterior of the home within the 30 days he was given to vacate the structure.

**J) GOVERNING BODY COMMENTS**

Christenson proposed a generic conversation on how the Council intends to handle abatements in the future. City code allows for court proceedings earlier on in the process. Christenson believes the discussion should be an agenda item.

Reves asked how long the current process is. Ludwig explained that it depends on the situation, and how much extended time Council grants for Staff to work with the land owners. The City’s current process aligns with state statute. Ludwig gave a brief overview of the process. The code allows Council to set a “reasonable amount of time” for the property to be brought into compliance, giving the Council room to adjust the time, based on the circumstances.

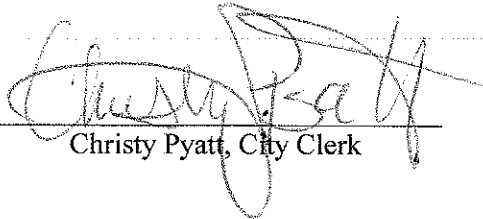
**K) EXECUTIVE SESSION**

Jungemann made a motion to recess into executive session, for 10 minutes, to discuss sensitive information regarding the prospective employment of an individual pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting would resume in Council Chambers at 6:45 p.m. Kern seconded, and the motion passed 5-0.

**L) ADJOURNMENT**

Council returned to open session at 6:45 p.m., and Dixon declared the meeting adjourned.

  
Robert A. Dixon, Mayor

  
Christy Pyatt, City Clerk