

**Greensburg City Council
March 5, 2018
City Hall**

A) CALL TO ORDER

Mayor Robert Dixon called the March 5, 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. Jungemann made a motion to approve the agenda as presented. Christenson seconded. Motion passed 5-0.

D) CITIZEN COMMENTS

Dixon welcomed those in attendance. There were no comments from citizens present.

E) CONSENT AGENDA

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

F) ITEMS OF BUSINESS**1. Big Kansas Road Trip – Stacy Barnes**

Tourism Director Stacy Barnes gave an update on the Big Kansas Road Trip, which will happen in Barber, Comanche, and Kiowa Counties May 3-6. The event is designed to showcase rural communities for who they are. Council was provided a guide for the weekend's events. Additional events will be added to the weekend as the date approaches. A brief promotional video was shown. Barnes and many others have been working on the event for a year and a half. This event replaces the Kansas Sample Festival.

Reves asked how the event would be advertised. An event website has been created, and the group will utilize Facebook and 10,000 printed guide books to advertise. Kansas Department of Wildlife, Parks and Tourism will also be promoting the event.

2. Building Code Update – IRC 2012

City Clerk Christy Pyatt presented a request for the City to update its International Residential Code (IRC) from the 2003 edition to the 2012 edition. The City adopted the 2003 edition in May 2007. The International Code Council produces an updated code every 3 years. Most jurisdictions with active building departments have adopted the 2012 or 2015 IRC, causing the 2003 IRC to become obsolete. Staff has been working with the city's former Building Official, Robert Walker, who recommended we adopt the 2012 IRC. Over the past two years, Staff and Walker have reviewed amendments to the code that other communities have made and created a list of amendments that would make the 2012 IRC more applicable to our community. A list of the recommended amendments was provided in the meeting packet and was briefly reviewed. Staff was instructed by Council to prepare an ordinance to adopt the 2012 IRC with proposed amendments.

3. 903 N. Sycamore - Abatement

Since January 2017, the structure located at 903 N. Sycamore has been discussed on a regular basis with the City Council. City Administrator Kyler Ludwig reviewed a timeline of the abatement process that began in May 2017 with a formal hearing. At the time of the public hearing, a deadline for the exterior of the structure to be brought into code compliance was set for July 31st. Action on the abatement has been delayed multiple times to provide the land owner additional time to complete the exterior of the structure, with Council reserving their authority to remove the structure if deadlines were not met. On September 5th, abatement was delayed until February 28, 2018. The property owner has failed to meet any of the

deadlines that he agreed to for the project. The owner of the property was aware of the February 28th deadline, but did not appear at tonight's meeting. Ludwig offered to contact the owner and invite him to the next Council meeting, should Council desire to do so. Ludwig provided Council options for how to proceed: 1) provide the land owner with another extension; 2) pay someone to bring the exterior of the structure into code compliance and bill the land owner (If he chooses not to pay, the expense would be attached to his property taxes.); 3) pay someone to demolish and remove the structure; 4) begin a municipal court process to have the property abated (Ludwig referenced the long, tedious court process taken with a previous land owner).

Christenson stated that his patience with the land owner was gone. Trummel agreed, stating that it appeared that the Council was the only ones putting forth effort in this situation. Kern and Pam agreed that the topic needs to be put to bed. Trummel suggested sending the case to court, but Christenson voiced concern that the blight of the property would still be an issue in another year. Ludwig confirmed that all legal requirements for abatement of the property have been met by the City but recommended that Council issue a 30 day notice to vacate before proceeding with abatement. City Attorney Clayton Kerbs was present and discussed the pros and cons of putting a lien on the property vs. abatement. Staff clarified that the land owner's permit to reside in a camper trailer on the property was for 6 months, with the possibility of renewal, while the project was under construction. Jungemann asked if the owner had been working on the interior of the property. No improvements have been communicated to Staff by the landowner. Staff and Council have been very clear that they are not concerned about when the interior of the property is completed. The exterior is what is causing the abatement proceedings. Kern voiced her preference to utilize the abatement process because of the history of excuses with the case. She referenced an earlier abatement processes on two additional properties, in which Council persisted in getting the land owners to bring the properties into code compliance. She stated that Council needs to be consistent with how they treat properties.

Additional discussion ensued. Should Council decide to move forward with abatement, Ludwig requested that Staff be given authority to schedule someone other than City Staff to remove the structure, due to various relationship issues with the land owner and safety concerns. The consensus of the Council was for Staff to bring back quotes to have the structure removed and to proceed with a notice to vacate.

G) CITY ATTORNEY'S REPORT

City Attorney Clayton Kerbs was present for tonight's meeting, but had nothing additional to report.

H) CITY ADMINISTRATOR'S REPORT

Big Well Hours: Big Well winter hours have ended, and traditional hours of operation have resumed.

Phone System: Mike McBeath, Kiowa County Media Center, has been working on preparing phones for the City's transition to VoIP. The phones are ready for the transition, but AT&T has put a hold on the order because of a few internal hold ups. Following the transition to VoIP and fiber internet Staff will be working to add the approved billing changes (Budget billing & paperless billing).

Soccer Sunset Park: A group has asked for permission to mark grass around the soccer nets at Sunset Park. Staff has allowed for them to make the markings at this time.

Greensburg Electric Commercial- The Kiowa County Media Center will be shooting a commercial for our electric utility tomorrow at Kooks Meat. This is in an effort to raise awareness of the impacts of public power on our community, and to thank the community for their support.

Airport- A construction lien was filed by Winans Oil on the airport property totaling \$36,197.49. Staff has reached out to Lochner and to the City Attorney to ensure everyone is aware of the situation. The lien is related to petroleum purchases made between October 16th and December 4th. The City's notice to proceed on the project was on November 27th.

Out of the Office- Ludwig will be driving to Utah on March 8th for his sister's wedding. He

plans to return to work on the 13th. The KPP Board will be having their monthly meeting on the afternoon of March 15th and a strategic planning session all day on the 16th. Ludwig will be attending both sessions.

I) GOVERNING BODY COMMENTS

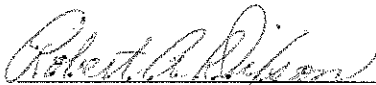
Christenson asked Ludwig if there had been any additional movement on getting a firewall for City Hall, while Staff is doing the transition to VoIP. Ludwig stated that a previous bid for a firewall was within the budget authority of the City Administrator and that he plans to utilize the Kiowa County Media Center for those services.

Trummel mentioned previous Council discussion regarding the possibility of constructing a building at the business park. He stated that he has had someone voice interest in locating a business in the park. Ludwig stated that the conversation is slated to come back up at the end of the year, after the budget is complete. He encouraged any interested party to speak to Administration, at which point the conversation can be brought to Council earlier. Dixon stated that he is looking into a request from the Department of Commerce for a 15,000 sq. ft building and 6 employees.

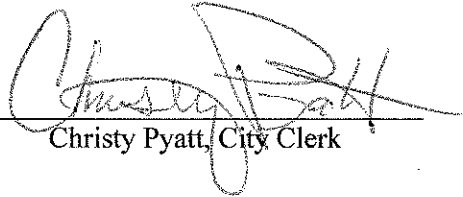
Reves asked if Power-Up needs funds to begin organizing a community planning meeting. Ludwig explained that most of the cost would be within Administration's spending authority. Ludwig will communicate with Council before any major purchases. Kern noted that Power-Up meets March 15th.

J) ADJOURNMENT

Dixon declared the meeting adjourned at 7:00 p.m.



Robert A. Dixon, Mayor



Christy Pyatt, City Clerk