A) CALL TO ORDER
Mayor Robert Dixson called the May 21, 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 Terry Mayhew.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Matt Christenson, Haley Kern, Mark Trummel, Pam Reves, and Sandy Jungemann. Jungemann made a motion to approve the agenda as presented. The motion was seconded by Kern, and the motion passed 5-0.

D) CITIZEN COMMENTS
There were no comments from citizens in the audience.

E) RECOGNITIONS, PROCLAMATIONS, AWARDS & NOMINATIONS
Reves made a motion, seconded by Jungemann, to appoint Patrick Kumar to fill an unexpired term on the Tourism Board, with the term ending December 2020. The motion passed 5-0.

F) CONSENT AGENDA
Kern made a motion to approve the Consent Agenda as presented. Reves seconded and the motion passed 5-0.

G) ITEMS OF BUSINESS
1. KPP Report – Mark Chesney
Mark Chesney, KPP, provided an organization update for Council. A full membership meeting was recently held, which City Administrator Kyler Ludwig attended. Membership voted unanimously to take advantage of a new law that allows municipal energy agencies to exempt themselves from Kansas Corporation Commission oversight. A brief update on power supply planning was given. KPP has options available and details will be coming soon. KPP is organizing a Fall Planning Retreat to help new Governing Body members become more acquainted with KPP. Staff and KPP are working to plan a special meeting with Council on July 9th at 6pm.

2. Code Review Chapter VII, Article 6 Weeds
Ludwig provided a PowerPoint overview of the City’s current code on weeds, found in Chapter VII, Article 6 of the Code of the City of Greensburg, Kansas. The presentation included pictorial examples of a property owner’s responsibility to maintain areas between properties to the centerline, weeds in excess of 12”, weeds in utility easements; and properties where the majority of the yard has been mowed, but tall grasses/weeds remain along the curb or in areas that would require trimming. In the past, Staff has gone beyond what the code requires and first sent a friendly letter or post card to those who have previously been sent a certified notice of violation for weeds. Reves noted that this reminder has reduced the number of certified notices needed in the past. Ludwig noted that nothing is enforceable until a certified notice of violation is mailed. Only one notice is required per year. The code says that Owners have 10 days from the ‘receipt of the notice’ to cut or destroy the weeds. Staff has historically waited 10 days from the date on the return receipt; however, Ludwig stated that the code could be interpreted to mean 10 days from the date on the receipt showing the letter was sent. Staff typically sends 40-50 notices each year via certified mail. This comes to approximately $340/year (not including postage for any friendly cards that are sent). Depending on the year, Staff mows delinquent properties 20-50 times. Property owners are assessed a fee of $375 each time the City mows. Ludwig reported that most of these properties are delinquent on taxes and the city typically has 1 property owner pay the mowing fees each
year. Ludwig’s presentation included a list of 4 specific questions that would give Staff direction on how
Council would like to enforce the current code.
1) Is the $375 an appropriate fee for delinquent mowing? 2) How aggressive should Staff be with this
code? (i.e. if weeds on the edge of the yard grow tall but the rest of the yard is maintained) 3) Beyond
certified mail, what other types of communications should be made a delinquent property owners (i.e.
phone calls, post cards) 4) Should Staff go by the return receipt or date of the certified mail receipt in
determining when to start counting the allotted 10 days to mow the property?

Dixson asked if the city mows any drainage ditches. Ditches on properties that are owned by the City,
rather than located in an easement, are mowed by City Staff. Trummel believes that there may be some
misunderstanding between the City and citizens as to what is a property owner’s responsibility. Kern
suggested posting information on the City’s Facebook page and in the newsletter that goes out with utility
bills. She recommended using pictures such as those shown for tonight’s presentation to illustrate, though
she would like to see the pictures cropped so as to not make it obvious where the violation is located.
Ludwig stated that he has a Facebook post scheduled for next week.

Discussion was had on the current fee charged to properties that Staff mows. Kern noted that the fee is
designed to make City mowing undesirable. Ludwig stated that the current fee is not out of line with other
cities. Council must also consider the cost of repairs to mowers damaged during mowing.

Dixson asked for further explanation related to a property owner’s responsibility to maintain weeds in
alleys and streets. Technically property owners would be considered responsible for any weeds in the
streets and for mowing the alley ways. Staff does spray weeds that may pop up along the edge of streets.
Christenson and Trummel voiced that with proper street maintenance there should not be an issue with
weeds forming in street cracks.

The consensus of the Council was that the current mowing fee of $375 is appropriate; property owners
who leave weeds taller than 12” along the curb line should receive certified letters as well and be subject
to the City mowing their properties at the same rate as those who have entire yards that are not mowed;
Staff should continue issuing friendly reminders prior to issuing a certified notice of violation; and Staff
should count the required 10 days from the date on the return receipt (allowing owners time to mow after
receiving official notice).

3. Kansas Gas Contract – Grant of Right of Way
Kansas Gas Service (KGS) is preparing to replace 10 miles of existing pipeline east of Greensburg. A
portion of that line crosses the City’s access road to the sewer lagoons by way of a long standing
easement agreement. KGS has requested that a new agreement be entered into, authorizing right-of-way.
KGS has advised City Staff that the project is temporarily on hold while research is being done regarding
tribal lands. City Attorney Clayton Kerbs has reviewed the contract and had no concerns with the
language. Christenson made a motion to approve the Grant of Right-of-Way contract with Kansas Gas
Service and authorize Staff to enter into a right-of-way settlement with Kansas Gas Service for a total of
$500. Reves seconded, and the motion passed 5-0.

4. Road Preservation Project Proposals
A request for proposal for the City’s road preservation projects was sent out previously. Two companies
responded. Ludwig went over details of both proposals. Pro Seal offered a reclaimite asphalt rejuvenator at
$0.82/sq yd (the product that the City has been using since 2011) for a proposed cost of $73,940. This is a
5 year product. The proposal includes cleaning/sweeping the streets for $0.14/sq yd. Ludwig
recommended that Staff sweep the streets instead. Heft and Sons provided a quote with three options for
treatment based on the needs of the roads. eFog is a 2-3 year product for $0.68/ sq yd. Total cost would be
$51,000. eScrub is a 5-7 year product for $1.65/sq yd, with a total cost of $123,750. Chip Seal would be
completed at a cost of $1.80/sq yd, with a total cost of $135,000. Staff recommended Council authorize
Staff to spend up to $100,000 through Heft and Sons, allowing the use of any of the three provided options depending on the need.

A brief discussion was held on what products and methods would work best for various needs and for repair of areas of the street that have been cut and patched for utility work. Kern commented that the Heft and Sons products would provide a more visible repair, offering the public the opportunity to have a different perception of the large investment being made. Trummel voiced concern that some streets need more repair than just sealing. Staff’s focus is to keep the good roads good and replace bad areas as the City can. Reves made a motion to approve Staff to spend up to $100,000 through Heft and Sons for asphalt preservation. Kern seconded, and the motion passed 5-0.

5. Policing Goals Discussion
Ludwig advised that he and Police Chief Paul Alvarez recently created a list of 23 responsibilities which have been or could be assigned to the police department. They would like Council to review priorities for the department to help prioritize work efforts. Ludwig will distribute the survey to the Governing Body electronically and requested that they be returned prior to June 1st. Staff is also seeking community feedback on priorities, and will engage citizens through the City’s Facebook page. Ludwig went through the survey to ensure that Council understood the language used in the descriptions.

Trummel stated that he did not understand why the survey was needed, stating that all of these responsibilities were goals when the department was started. He voiced his dissatisfaction with current Administration’s management of the department. Christenson and Kern view the survey as an opportunity to review the department and help Alvarez prioritize his efforts, as he has limited resources. Reves voiced the importance of patrolling the highway. Kern stated that the hours that Alvarez is currently working (8 a.m. – 5 p.m.) may need to be looked at. She asked if Council had been provided the number of traffic tickets issued in the last two years vs. current numbers. Ludwig had provided statistics for traffic citation issues January thru March for 2016, 2017, and 2018 during the April 16th Council meeting. Trummel asked about the second officer position that had previously been budgeted for. Ludwig explained that in 2015, when the position was budgeted, the City only had 14 days worth of reserves. Kern asked for clarification that the Personnel Policy Handbook does not require employees to live within the City.

Ludwig will modify the survey presented for citizens and have it distributed.

II) CITY ATTORNEY’S REPORT
City Attorney Clayton Kerbs was not present for tonight’s meeting.

I) CITY ADMINISTRATOR’S REPORT

City Pool: The pool is scheduled to open on May 28th (Memorial Day). Lifeguards who need certification are going through their training this week.

Electric Department: Matthew Anderson will be starting in the Electric Department on Monday, May 4th. Thayne Muntz has completed his 2nd year exams for his lineman certificate.

Police Vehicle: The Police car is at Doug Reh in Pratt getting assessed after the accident on Monday the 14th. Once the assessment is completed the insurance company will review and give the City options on how to proceed. Chief Alvarez has expressed interest in using this time to update and finalize policing policies. He may also be assisting other departments on an as needed basis.

Abatement- 126 E. Pennsylvania: Staff has been working with the property owner (Blankley) of 126 E. Pennsylvania to abate the code violations since September of 2017. The owner at that time expressed interest in demolishing the property. For that reason, Staff delayed starting the formal abatement to allow for the property owner to proceed with the demolition. Recently the property owner reached out to Brown Auction, and the requested the property be auctioned off; a time of June 8th at 130pm has been set for the auction. A hearing on the property is scheduled for June 13th before the public officer, if the property is not
sold. Staff has reached out to Scott Brown to let him know that the City had reached out to the landowners about an abatement on the structure prior to the signing of any contract with the auction company.  

**Special Meeting:** A special meeting is scheduled for July 9th at 6pm. Staff from Kansas Power Pool (KPP) will be present to give a 90-minute session on KPP. The City spends about $1,000,000 each year to purchase power through KPP; this session will help Council and Staff review the value of this expenditure.  

**2019 Budget:** Staff will be preparing for budget discussions starting at the next council meeting.  
  June 4- Open Discussion on Economic Development Budget (New)  
  June 18- General Fund Budget  
  July 2- Utility Budgets (Electric, Water, Sewer, Sanitation)  
  August 6- Final review, call for budget hearing  
  August 20- Budget Hearing, approve final budget  

**AT&T:** Asphalt repair adjacent to the theatre is scheduled for this week. The transition to fiber/VoIP with AT&T has been scheduled for next week.  

**J) GOVERNING BODY COMMENTS**  
Reves asked if the asphalt repair needed on Florida Street would be the City’s responsibility or AT&T’s, since the hole was dug for AT&T to do line work. Ludwig verified that AT&T was responsible.  

**K) ADJOURNMENT**  
Dixson declared the meeting adjourned at 7:13 p.m.

Robert A. Dixson, Mayor

Christy Pyatt, City Clerk