

**Greensburg City Council
September 17, 2012
CITY HALL**

Item 1: Opening Session

Call to Order; Pledge of Allegiance; Invocation; Roll Call

Mayor Robert Dixson called the September 17, 2012 City Council meeting to order at 6:00 p.m. The Pledge of Allegiance was said, and the invocation was given by Tony Factor. Roll call was taken. Council present: Mark Trummel, Matt Christenson, Erica Goodman, Sandra Jungemann, and Rex Butler.

Additions/Deletions to the Agenda

Trummel made a motion, seconded by Christenson, to approve the agenda as presented. Motion passed 5-0.

Mayor's Report

Dixson thanked volunteers and organizers of the Greensburg booth at the Kansas State Fair.

Council Member's Report

Christenson asked about the lease with Greensburg Solar that required submittal of a site plan by September. City Administrator, Ed Truelove, responded that he had attempted to email Greg Schoonover. The email was returned undeliverable. The City has had no additional contact with the company. Dee Chandler, Economic Development Director, stated from the audience that she had spoken with Troy (Greensburg Solar) today. He had told her that they have had some trouble with their funding but that they fully intend to submit a site plan. Truelove stated that he will work with Dee to attempt to contact the company.

City Administrator Comments

Truelove stated that Staff has been conducting research into the current status of the Greensburg Rec. Commission and has obtained a copy of their bylaws. City Appointee Chris Tedder has resigned. Truelove hopes to provide Council with verified term limits and nominees for their consideration at the October 1st meeting.

Chad Pore, Greensburg Rotary Club, has notified Truelove that they have received grant approval to fund park improvements. The club is preparing a park improvement proposal for Council.

Truelove gave an update on various open issues with the City Hall building. 1) BNIM has been contacted regarding the LEED Certification that they have not yet submitted. BNIM plans to submit the City's application to the U.S. Green Building Council by the end of the month. They believe that the project has sufficient points for LEED Platinum. When asked, Truelove stated that BNIM had claimed that Orr Construction had failed to submit all of the documentation required for submittal. Orr Construction states that they submitted all documentation long ago, including documentation for additional points. Truelove has reminded BNIM that the City has paid BNIM the entire contracted amount of \$85,000 for all facets of the certification process. 2) One of the long windows in the Council Chambers has been found broken. Truelove hopes to obtain clarification on why the window broke from Pratt Glass when they present the City with a quote for replacement. 3) There is a leak in the roof that has done some damage. Diamond Roofing was here today to look at the issue and make a recommendation. They will be presenting Staff with a quote for repairs. 4) Law Kingdon has submitted diagrams and renderings of a solution to the acoustics issues in the Council Chambers, at no charge to the City. The installation of wall panels has already begun, with the panels being off-set from one side of the room to the other,

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allowing sound to bounce back and forth. Paul DeWeese is constructing and installing the panels. He is waiting on the panel fabric to arrive. The City has more than sufficient USDA funds remaining on the City Hall project to cover the cost of the panels. Staff has also been given approval to use the remaining funds to purchase a display case for City awards, to be placed in the foyer.

Item 2: Public Comment

Dixon welcomed those in attendance. There were no comments from the public.

Item 3: Consent Agenda

Goodman stated that she has spoken to City Treasurer Pam Reves who will be voiding check 21020. Those costs will be paid to a vendor rather than Goodman. Trummel made a motion, seconded by Jungemann, to approve the Consent Agenda with the removal of check 21020. Motion passed 5-0.

Item 4: Items of Business

A) Consider a contract with Kennedy McKee & Company LLP for an audit of the financial statements as of and for the year ended December 31, 2012.

Truelove presented Council with a contract from Kennedy McKee & Company for an audit of City financial statements as of and for the year ended December 31, 2012. There are no changes in services from this year to the coming year. Dixon believes that the cost of the contract is reflective of hours spent on the audit in previous years. Butler made a motion to approve the contract. Goodman seconded. Motion passed 5-0.

B) Consider purchase of a portion of 502 N. Main, owned by Robert Skaggs.

As discussed at the last Council meeting, Robert Skaggs has approached City Staff, offering the sale of property located at 502 N. Main to the City at a cost of \$1,000. Truelove has walked the property and met with Skaggs. There is no buried infrastructure or cement. Skaggs reports that he paid several thousand for the property to be cleaned after it was deeded to him. Additional cost to the City in the future will be a fence around the property, if desired. Truelove reported no immediate need for additional expense. Dixon asked if the City needed the property, to which Truelove responded that they did not, but that Staff has stated that they could use it. In the past, Public Works and Utilities have used the property, with permission, for storage. Staff has confirmed that Skaggs is the owner by deed and that all taxes are paid to date. The property is zoned Industrial. Staff was asked to review if code requires outdoor storage in this area to be fenced. Trummel made a motion, seconded by Christenson, to approve the purchase for \$1,000. Motion passed 5-0.

C) Consider a Quit Claim Deed to Scott and Susan Reinecke, with easement rights, for a strip of land owned by the City of Greensburg on property commonly known as 700 E. Kansas.

Scott and Susan Reinecke have requested that Staff clarify ownership of a strip of land located on their property at 700 E. Kansas. Their survey notes that this strip of land is owned by the City. There are currently power lines, drainage for storm water runoff, and an east/west sewer line in the mentioned area. City Attorney Gordon Stull has prepared a Quit Claim Deed to Reinecke's that allows for right-of-way and easement for the power lines, which Staff recommends be approved. Stull was unaware of the sewer line and will amend the deed to allow for it and the storm water drainage. Christenson made a motion to approve the signage of the Quit Claim Deed, pending provisions provided by the City Attorney for sewer and drainage easement. Jungemann seconded. Motion passed 5-0.

D) Consider authorizing Staff to advertise an opening for Building Official/Code Enforcement Officer.

Truelove requested Council consider authorizing Staff to advertise for a part-time Building Official/Code Enforcement Officer. Currently, the City has no active Code Enforcement Officer. Bob Walker, commercial/residential building inspector, has accepted a full time position in another City. Paul

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DeWeese will be unavailable to provide residential inspection services at the end of September. Staff research indicates that many cities have combined these two positions as a way to maximize effectiveness while reducing expenditures. The creation of a new position requires Council approval. Jungemann asked what education/certification is needed for the position. Truelove explained that there are multiple levels of certification required for the Building Official. Goodman made a motion, seconded by Christenson, to authorize Staff to begin advertising for the position. Motion passed 5-0.

E) Consider authorizing the Mayor to appoint the Honorable Michael Freelove to fill the unexpired term of the Honorable Ann Dixon.

Dixon stated that he has spoken with Michael Freelove of Ashland regarding the vacancy of Municipal Judge. Freelove would be honored to serve the remainder of the term left vacant after the resignation of the Honorable Ann Dixon. Dixon asked for confirmation from the Council of his Mayoral Appointment. Stull reminded Staff that the oath will need to be administered to Freelove. With no comments from Council, Trummel made a motion authorizing the Mayor to appoint Michael Freelove to fulfill the unexpired term of Municipal Court Judge. Jungemann seconded. Motion passed 5-0.

Item 5: City Attorney's Report

Stull advised that he is working to complete a final title review and certification for the Water Treatment Plant and that John Colclazier has refused the District Court Judge's order to sign the Quit Claim Deeds for two properties. The judge ordered 90 days in jail, or until he has signed the deed. In addition to the Court Order, Colclazier's signature is required to obtain title insurance.

Item 6: Executive Session

There was no need for Executive Session

Item 7: Adjournment

Trummel advised Council that on Saturday a Sheriff's Officer had driven him to the first intersection of South Main Street. The officer pointed out the traffic hazard to pedestrians and drivers of small cars that is created by the large foliage in the City's planter boxes. Staff will address the situation.

Trummel also advised that he has been approached by the Rodeo Club about the City's small building at the airport. They may be interested in moving the structure to the fair grounds, to be used as an office. Truelove will follow-up on the request. City Clerk Christy Pyatt advised that the club may need a plan review and approval from the Planning Commission to place a building on the rodeo grounds. Stull was asked if the City would need to put the building to bid rather than simply handing over to the club. Stull stated that this was not necessary. The Rodeo Club will be asked to meet with Truelove to discuss the issue.

Ruth Anne Wedel requested to be heard and Dixon allowed it. She reminded Council that the "block people" and Tim Tyree had shown interest in the buildings at the airport. She was assured that the building being discussed was not a hanger, which is what both entities were interested in.

Dixon declared the meeting adjourned at 6:40 p.m.

Robert A. Dixon, Mayor

Christy Pyatt, City Clerk