

Greensburg City Council
January 5, 2015
City Hall

Item 1: Opening Session

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

Mayor Robert Dixson called the meeting to order at 6:00 p.m. on January 5, 2015. The Pledge of Allegiance was said, and the invocation given by Tony Factor. Council present: Matt Christenson, Mark Trummel, Sandy Jungemann, Rick Schaffer, and Haley Kern.

Additions/Deletions to the Agenda

City Administrator Ed Truelove requested that Council remove business item 4B from the agenda. Green Electric Company has not finished their legal review of the Letter of Intent. Truelove also requested that Appropriations Ordinance #1943 be removed from the Consent Agenda and reviewed as business item 4G. Jungemann made a motion, seconded by Kern, to amend the agenda as requested. Motion passed 5-0.

Mayor's Report

The Mayor wished everyone a Happy New Year.

Council Member's Report

There was no report from Council.

City Administrator Comments

Truelove advised that Staff normally attends a pool construction meeting every other Thursday. There has not been a meeting for a few weeks, due to the holidays, but these meetings will re-commence this Thursday, January 8th, and be held at the construction site.

Item 2: Public Comment

Dixson welcomed those in attendance and opened the meeting to public comment. There were no comments from the public.

Item 3: Consent Agenda

Jungemann made a motion to approve the Consent Agenda as previously amended. Christenson seconded. Motion passed 5-0.

Item 4: Items of Business

A. Resolution 2015-01 regarding the waiver of Generally Accepted Accounting Principles (GAAP) in the preparation of financial statements and financial reports for fiscal year 2014.

Christenson made a motion, seconded by Kern, to approve Resolution 2015-01, allowing the City to continue utilizing a cash basis budgeting process for the preparation of financial statements and reports for fiscal year 2014. Motion passed 5-0.

B. Consider a Letter of Intent with Green Electric Company for the placement of a renewable energy sign.

This item was removed from the agenda.

C. Discuss modifying City Code, Chapter 3 Beverages, to rescind the biennial occupation tax.

Truelove explained to Council that during the City's recodification process, City Code Financial recommended, and Council approved, the inclusion of a biennial occupation tax/license fee of \$500 for those selling liquor. State Statute allows for a fee ranging from \$200-\$500. Only two businesses in town are currently effected by the fee, Mikey's and Pueblo Nuevo. One business owner stated that they did not mind, the other objects. Noting that other businesses are entertaining the idea of serving alcohol, Truelove requested direction from Council on whether to leave the code as is, reduce it to \$200 biennially, or remove the requirement from the code altogether. According to City Code Financial, this fee is common in many municipalities, though it has never been collected in Greensburg. The fee would pertain to caterers, restaurants, private clubs, and liquor stores. Any alcohol with a content of 4.0 or greater falls under the licensing umbrella of the state.

Schaffer noted that there are very few businesses in town and questioned why Council would want to add financial burden. Jungemann agreed. Trummel would prefer businesses be aware of the fee when they open, not have it brought on at a later date. Christenson asked why a fee should be collected when there is not a city service associated with the cost (state regulated).

Truelove believes the fee is especially justified for cities that experience police calls associated with alcohol related businesses. Truelove also noted that he is working with Mikey's to obtain state licensing which would allow them to sell alcohol to businesses such as Pueblo Nuevo, who currently purchase alcohol in Pratt.

Schaffer made a motion, seconded by Trummel, to direct staff to create an Ordinance to remove the licensing fee from the code. Motion passed 5-0.

D. Discuss establishing an educational assistance program for City employees.

Truelove introduced the idea of establishing an educational assistance program to help employees further their education. Through his research, Truelove has discovered that many cities offer various programs with dollar limits and/or grade requirements. Classes that impact the day-to-day activities are generally covered by the city, but there is no policy stating that. Truelove suggests a policy that would allow employees to also complete a degree or take general education college classes. He believes that such a policy would help with employee retention and recruitment.

Jungemann, Trummel, and Kern voiced interest in establishing such a program, stating that it would benefit both the employee and employer. Truelove clarified that he is not budgetarily concerned if a maximum such as \$500 was established, as he does not feel that there will be much participation amongst current employees. Should Council desire a higher limit, Truelove requested they discuss the possibilities further during 2016 budget discussions.

The consensus of Council was to continue to discuss possibilities for a policy at a later date.

E. Convene as the Land Bank.

1. Discuss the policy requirement for Title Insurance.
2. Consider accepting property located at 322 E. Wisconsin from Steve McLaughlin.
3. Consider accepting property located at 211 W. Lincoln from Steve Hagelantz.

Dixon convened Council as the Land Bank. Truelove reminded the Bank that current policy states that title insurance on properties being donated to the bank will be paid for by the person donating. Requiring title insurance ensures a clean title once accepted into the bank. Because a full closing is not required, City Attorney Gordon Stull estimates a cost of \$200 per residential property. Staff feels that

this is a small fee to pay for someone to get out from under the taxes and mowing fees of a vacant lot. Truelove requested discussion on whether to leave the policy as is, change policy to have the Land Bank pay for title insurance, or leave the policy as is and determine who will pay on a case-by-case basis after considering the value of each property.

Christenson, Kern, and Jungemann agreed that the approximate cost to a land owner is not outlandish and that the current owner should be responsible for the fee. Stull reminded the Bank that land donors receive a certificate to get money off their taxes for their donation. If owners choose not to donate their properties, they could eventually end up in a tax sale.

The consensus of the Land Bank was to leave the policy as is, with the donor paying for title insurance. Truelove stated that the two properties listed for consideration on the agenda would need to be brought back before Council, should the current owners agree to pay for title insurance. The group adjourned as the Land Bank and returned to open session as the City Council.

F. Consider the appointment of Carolyn Morton to the Kiowa County Economic Development Board for a three year term ending December 31, 2017.

Kern made a motion, seconded by Schaffer, to appoint Carolyn Morton to the Kiowa County Economic Development Board for a three year term ending December 31, 2017. Motion passed 5-0.

G. Consider Appropriations Ordinance #1943.

Truelove explained that there was an error in the check numbering sequence of Appropriations Ordinance #1943. All expenditures shown are valid. Truelove requested a Special Council Meeting for approval of an updated Ordinance or that approval be held for 2 weeks, until the regular Council Meeting. Stull recommends making the necessary corrections prior to approval, rather than approving the expenditures and noting the check number errors. Kern made a motion to hold a Special Council Meeting at City Hall on Wednesday, January 7th, 2015 at 5:30 p.m. for the purpose of approving Appropriations Ordinance #1943. Jungemann seconded. Motion passed 5-0. Christenson made a motion to table Appropriations Ordinance #1943 until the Special Meeting. Kern seconded. Motion passed 5-0.

Item 5: City Attorney's Report

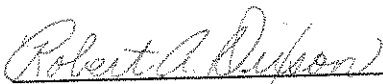
There was no report from the City Attorney.

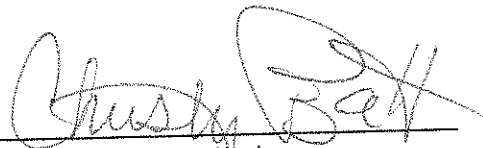
Item 6: Executive Session

Truelove requested 15 minutes executive session for non-elected personnel. Kern made a motion to go into executive session for non-elected personnel until 7:05 p.m. Christenson seconded. Motion passed 5-0. Dixon declared the meeting back in open session at 7:05 p.m.

Item 7: Adjournment

Dixon reminded those present that the next regular Council Meeting will be Tuesday, January 20th because of Martin Luther King Day being a regular City holiday. Dixon adjourned the meeting at 7:06 p.m.


Robert A. Dixon, Mayor


Christy Pyatt, City Clerk