

**Greensburg City Council
December 1, 2014
City Hall**

Item 1: Opening Session

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

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on December 1, 2014. The Pledge of Allegiance was said, and the invocation given by Pastor Terry Mayhew. Council present: Matt Christenson, Mark Trummel, Sandy Jungemann, Rick Schaffer, and Haley Kern.

Additions/Deletions to the Agenda

There were no additions or deletions to the agenda. Christenson made a motion, seconded by Jungemann to approve the agenda as presented. Motion passed 5-0.

Mayor's Report

Dixon welcomed newly appointed Sheriff Chris Tedder to the meeting. There was no report from the Mayor.

Council Member's Report

There was no report from Council.

City Administrator Comments

Truelove briefed Council on the following topics:

- On Council's bench was a copy of an updated add-alternate list for the swimming pool project. Certain items have been zeroed out, such as the office air conditioning and the bike racks. The updated list showed a more accurate projection of what is needed to complete the project.
- Council was advised that there will be two Housing Authority terms expiring December 31st (Councilman Christenson and Steve Kirk). This will need to be an agenda item for Council on December 15th.
- Mr. Tom Corns' term on the Economic Development Board will expire December 31st. He has asked not to be reappointed. Should Council have any suggestions for appointment to this board, please advise staff.

Item 2: Public Comment

Dixon 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. Kern seconded. Motion passed 5-0.

Item 4: Items of Business

A. Consider an addendum to the L.E. Myers Company ground lease at the Greensburg Business Park.

Truelove explained that the current lease agreement with L.E. Myers Company, for property located in the Business Park, expires December 3rd. City Attorney Gordon Stull prepared the lease addendum being presented for consideration tonight. The document allows for a month-to-month lease of the property. L.E. Myers has stated that they intend to vacate the property by April. Christenson made a motion, seconded by Jungemann, to approve the addendum as presented. Motion passed 5-0.

B. Discuss and consider options for replacing City accounting software programs.

Truelove explained that the City currently uses Manatron/Thomson Reuters (TR) municipal accounting software. TR is discontinuing support to their municipal clients December 31, 2015. Staff has done a great deal of research into other providers and prepared 3 bids for Council consideration. Staff recommends Data Technologies (Data Tech.) because of the ease of operating the software, endorsements from other cities regarding the software, and customer support. Data Tech. does offer off-site backup of the city's server and software for permits. Following the 2007 disaster, Johnson County had generously donated their permit software to the City. That software is no longer operational. Truelove, utilizing a Power Point synopsis of the bids, pointed out that the annual cost for backup is significantly lower with Data Tech. and that the annual fee is approximately half of what the City currently pays TR. Data Tech also offers free support for the first 90 days and has invited Staff to attend an area training session in the late spring, in Scott City.

Christenson stated that Staff's comfort with the system was more pressing than the initial cost of the software. He asked if Staff had received demos of any of the software being considered. Staff has received on-site demos of two of the three softwares.

Truelove explained that TR is requiring that all Municipal Clients pay their regular, annual renewal fees in full. Once a City has converted to a new software, TR will do a pro-rated return of that fee.

Jungemann made a motion to instruct Staff to obtain a contract from Data Technologies and bring it to Council for approval. Christenson seconded. Motion passed 5-0.

C. Discuss and consider the current 501(c)3 grant program.

This agenda item was continued from the previous Council meeting. Truelove provided an internet generated list of 501(c)3 organizations in Kiowa County, as previously requested by Christenson. Staff has noted that there are a couple of organizations on the list that they do not recognize, so some may be non-existent at this time. During the last meeting there was considerable discussion on pre-disaster support of the Senior Center. Documentation of that support is limited at this point; however, Staff may be able to offer historical support from memory. Truelove is told that the City wrote off the Center's utility bills. Truelove strongly discouraged Council from utilizing that practice with all 501(c)3s. He believes this would set a very high threshold of support for a utility fund that has historically done well. Truelove discussed the original intent of the program, setting aside \$15,000 from the General Fund to assist organizations with specific funding requests. Truelove offered two options for Council's consideration: 1) cancel the program at the earliest opportunity; 2) consider a resolution that would specify regulations for applying for, and receiving, funds. Should Council choose option 2, Truelove would recommend a general announcement of program funding, rather than the formal letter that has been mailed to specific organizations on a yearly basis. Truelove struggles with continuing the program with current City projects that are coming, the need to replace City equipment, and the current state of the City's budget.

Council discussed the program at length. Christenson would like to see an assistance program remain in place. Kern stated that she felt such a program shows the City's support of non-profits; however, the Council must look at the needs of the City as a whole. She feels it is the Council's responsibility to assure employees can do their jobs. She noted that Council has previously discussed cutting "fluff" from the budget in order to keep taxes down. Kern believes that there are additional areas of the budget, aside from the 501(c)3 program, that should be trimmed. Trummel strongly supports continued assistance to the Senior Center, based on previous assistance and the fact that the organization provides services to the elderly, who are on fixed incomes.

Adam Wagner, Twilight Theater, was in the audience and addressed Council. He encouraged Council to look at other options to help fund non-profits in the community, such as grant partnerships between an organization and the City.

Council voiced concern over dropping the program this late in the year, and with little notice. Christenson recommended Council suspend the program, review requirements, and keep the funds that are currently budgetarily available. Truelove recommended that if the program is continued, a resolution be passed with requirements for applicants and a statement that funds will be awarded if they are available. No further action was taken. Council will continue to review the process as the 2016 budget process approaches.

D. Consider closing City Hall December 26, 2014.

Truelove requested Council consider closing City Hall (City Services) Friday, December 26th and pay employees straight time for the administrative day off. Staff feels that there will be very little patronage that day. Dixon pointed out that the Big Well may choose to remain open for visitors. Jungemann made a motion to approve the request. Schaffer seconded. Motion passed 5-0.

E. Convene as the Land Bank and consider the sale of 500 S. Walnut to Adam Ensz.

Dixon recessed the Council and they convened as the Land Bank. Truelove requested Council consider the sale of 500 S. Walnut to Adam Ensz, adjacent property owner. The lot was previously addressed off of Walnut, when it served as the location of a medical clinic, and is located across the street from the future pool. Truelove requested Council approve the sale as a non-buildable lot, noting that the property is a very narrow, corner lot. Setback requirements would make construction on the property very challenging. When questioned by Christenson, Truelove explained that previously considered plans to utilize the property for park parking or a basketball court have been dismissed over concerns of sound and light pollution affecting the residential properties surrounding it.

State statute requires that the Land Bank advertise the desire to sell the property 30 days prior to the sale. Adjacent property owners, of which Ensz is the only one, would have the right of first refusal. Stull has prepared a contract of sale and deed that can be used as a template for future transactions. (Kern noted a typing error on the application to purchase, which Staff has corrected.) Kern made a motion, seconded by Jungemann, to approve the sale of 500 S. Walnut to Adam Ensz, pending the required 30 day notice to the public. Motion passed 5-0.

The Land Bank adjourned and Council reconvened their regular meeting.

Item 5: City Attorney's Report

There was no report from the City Attorney.

Item 6: Executive Session

There was no need for executive session.

Item 7: Adjournment

Dixon declared the meeting adjourned at 7:00 pm.

Robert A. Dixon, Mayor

Christy Pyatt, City Clerk