Greensburg City Council  
October 5, 2015  
City Hall

A) CALL TO ORDER  
Mayor Robert Dixson called the meeting to order at 6:00 p.m. on October 5, 2015.

B) PLEDGE OF ALLEGIANCE AND INVOCATION  
The Pledge of Allegiance was said. The invocation was given by Pastor Terry Mayhew.

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

D) CITIZEN COMMENTS  
Dixson welcomed citizens to the meeting and opened the floor for comments. There were no comments from citizens in the audience.

E) CONSENT AGENDA  
Jungemann made a motion, seconded by Kern, to approve the Consent Agenda as presented. The motion passed 5-0.

F) ITEMS OF BUSINESS  
1. Pool Project Financial Report  
City Administrator Kyler Ludwig requested that City Clerk Christy Pyatt review the pool project financial spreadsheet that was provided in the meeting packet. The Guaranteed Maximum Price (GMP) of the pool project was $2,247,360.52. Change orders to the GMP, approved by City Council, totaled $127,142, bringing the GMP to $2,374,502.52. McCown Gordon was able to return $7,169.52 of the GMP to the City. The total project cost was $2,519,377.98. This included the contract with PEC, purchase of the property from Mennonite Housing, testing performed by Allied Laboratories, the cost of a City Inspector for the project, and additional items the City purchased for set up and for the grand opening celebration. Kansas Department of Transportation (KDOT) contributed $1,500,000 as part of their agreement with the City. The City of Greensburg contributed $992,127.98. Private donations to the project totaled $27,250.

Dixson asked if there was a plan for recognizing those who made financial donations to the project. Staff is open to recommendations for such recognition. Christenson requested the amount of funds utilized for the project from the Tornado Insurance Fund and Infrastructure Fund. Those totals were not available at the time of the meeting, but will be provided at a later date. Ludwig discussed operating expenses for the 2015 season, noting that the season was shortened due to completion of construction at the beginning of July. Kern asked if Staff could provide a count of pool passes sold. That total was not made available to Ludwig, who plans to have a system to collect more in-depth data next season.

2. Discussion on Commercial Vehicle Parking  
Staff has received complaints from citizens concerned about commercial vehicles (particularly semi-trucks) parking on residential streets over-night. The primary concerns were reduced visibility on neighborhood streets near intersections and that they arguably threaten the residential character of...
neighborhoods. Staff has additional concerns about the damage caused to roads by large commercial vehicles. Currently the only limits on parking commercial vehicles/trailers in the City are specific to cattle trailers and refrigerated trailers that are operating the cooling unit. These vehicles are permitted to park for up to 2 hours from 12:00 pm through 11:59 am.

Ludwig offered a few options for Council to consider:
1) Limit the parking of commercial vehicles in residential areas.
2) Set a time limit on when commercial vehicles can park in town. The most common limitation is between 10 pm and 6 am. The police service hours are in conflict with evening limitations, and would require staff to only follow up on regular offenders or to do random inspections. Current staffing limits would not allow for regular enforcement.
3) Limit the duration a commercial vehicle can be parked. This can be difficult to enforce as the Officer must verify that a vehicle has been parked for the extent of the time limit.
4) Restrictions can be placed on buses, trucks, trailers, semis, semi-trailers, etc. Cities have been known to restrict vehicles based on height, length, and weight. Exemptions could be made for residents or for certain types of vehicles (i.e. recreation or pickups).

Council discussed concerns with the current code and issues that they have been made aware of (i.e. cleaning out commercial trailers on city streets, visibility at intersections, parking around the school). They also discussed an exemption for vehicles making deliveries. City Attorney Gordon Stull noted that state and federal laws take away control from local authorities on some issues related to commercial vehicles (i.e. hazardous material vehicles), but do allow local authorities to regulate the parking of such commercial vehicles. The consensus of the Council was to regulate commercial traffic in residential zones and identify places where they can park in city limits. Trummel noted that some semis are already parking in designated areas.

3. Discussion on Electric Utility Staffing
Ludwig invited Utility Superintendent Mick Kendall to speak to Council regarding the difficulty he has had in hiring a lineman and advised Council on several options which included.
1) Continue seeking applicants.
2) Seek staffing coverage through a private partner.
3) Use a private partner for extreme cases and routine checkups while continuing to provide day-to-day service through employees internally with the appropriate training.
4) Seek full privatization of the electric utility system.

Kendall stated that he has been searching for a lineman for approximately 6 years. Efforts to employ locally have been unsuccessful. Currently Kendall and employee Richard Brent are the only employees available. Kendall expressed concern over the possibility of one of them retiring or becoming unable to work. Acknowledging appreciation for the mutual aid received by the City during the 2007 disaster, Kendall does not feel this is a long term solution as those workers first priority is their home City. Kendall has been in conversation with J & J Powerline Contractors Inc. Based out of Dodge City, they now own the CMS facility in Coldwater. A letter containing hourly rates for J & J was provided in the meeting packet. Other crews who could provide assistance are considerably further away and would have a far longer response time. Kendall voiced preference for contracting with J & J for large projects and emergencies. City Staff would continue with day-to-day services, meter hook ups and readings, short projects, and street lights. The City would retain their electrical equipment. Kendall has also considered hiring a lineman out of school, which is a 4 year program. Kendall stated that a City wage and having to perform duties outside of electrical is a deterrent for applicants. Generally a City could
offer $13-$15 per hour to an employee vs. the $30-$40 per hour offered by corporations and private companies.

The consensus of the Council was for Staff to prepare an RFP for contractual services for emergencies and routine check-ups.

4. Change in Municipal Elections
HB 2104 passed by the Kansas State Legislature in May of 2015 made changes to laws governing municipal elections. The bill requires cities to hold elections in the fall of odd-numbered years. This bill also gives governing bodies the authority to determine whether the City’s elections will be nonpartisan or partisan. The City of Greensburg is in a transition from holding elections in the spring of even-numbered years to the spring of odd-numbered years. The required changes must be done before 2017. Ludwig explained that the City election scheduled for the spring of 2016 would allow the City to transition easier. Waiting until after the spring election would allow Staff to utilize the League of Kansas Municipalities prepared Ordinance, rather than creating their own that would bring the City into compliance. If Council moves forward with a change in Ordinance prior to spring election, they will be charged for the already scheduled election. Ludwig recommended Council table the transitioning of municipal elections to the fall of odd-numbered years until after the spring election in 2016. He also recommended against a partisan election.

The consensus of the Council was to table the transitioning of municipal elections to the fall of odd-numbered years until after the spring election of 2016.

G) CITY ATTORNEY’S REPORT
There was no report from the City Attorney.

H) CITY ADMINISTRATOR’S REPORT
Ludwig presented a copy of a prepared City Administrator’s Report. The following topics were discussed in the report:
  • **GMCN Architect Meeting:** A preliminary industrial building design has been submitted by GMCN; staff has submitted some change requests to reduce costs on the project.
  • **Meadowlark Abatement:** Certified letters have been sent to Centera, Diamond Roofing, Kiowa County, and GreenTown regarding the advertised public hearing for the Meadowlark house. Publication requirements will be met following the publication in the paper on Wednesday. A tentative auction date of November 12th at 11:00 am has been scheduled without a reserve on the property. For more information on the property please contact Ruth Ann Wedel.
  • **Green Tour Book:** The Tourism Board meeting has been moved to October 6th at 4:00pm. The GreenTour Book will be the focal point of their agenda.
  • **Kiowa County Signal:** Ludwig introduced Jeff Guy who recently accepted the position as editor of the newspaper. To contact Jeff you can call 723-2115 or you can email jguy@kiowacountysignal.com.
  • **Trunk-or-Treat:** On October 31st from 5:30-7:30pm the Chamber of Commerce is planning the annual Trunk-or-Treat event on the first block of Main Street. The Chamber is encouraging businesses and residents to participate by decorating their cars and having games for the kids to play. If you have any questions please contact Jill Eller. The street closure for this event will be approved administratively.
  • **Council Retreat:** Staff has been working with WSU on providing council training to compliment
a strategic planning session. The session can be held on November 7th, 9th, or 14th. The retreat will give Council a chance to train on a few legal policies, and then to set priorities within the City's strategic plans. (Estimated: 1.5 hours training, 1.5 hours priority setting)

- **Big Well:** Total sales in September of $9,631.58 with approximately 1,000 visitors. The annual sales total is $101,445.03.
- **Police Department:** During the month of September the Police Department responded to 77 incidents (27-dispatch, 41- self initiated, 9- city ordinance).
- **Ron Larrick’s Retirement:** Ron has submitted his notice of retirement. He will resign from his position on November 27, 2015. We are proud of Ron and his 18 years of service with the City.

Council voiced that they would like to use the Meadowlark house abatement hearing as an opportunity to speak to a new owner and give him any expectations they may have for the property being brought into compliance with City code.

Christenson would prefer to split the Council trainings into two sessions. The consensus was to hold the WSU training at 6 p.m. on November 9th. The date and time for a strategic planning session will be established at a later time.

Ludwig advised Council of his intent to provide city credit cards to department heads. Also, the Big Well will be hosting a book signing for local author Judy Kirk on October 17th.

I) GOVERNING BODY COMMENTS
There were no additional comments from the Governing Body.

J) ADJOURNMENT
With no additional items to come before the Council, Dixson declared the meeting adjourned at 6:50 pm.

[Signatures]

Robert A. Dixson, Mayor

Christy Pyatt, City Clerk