

**Greensburg City Council
November 2, 2015
City Hall**

A) CALL TO ORDER

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on November 2, 2015.

B) PLEDGE OF ALLEGIANCE AND INVOCATION

The Pledge of Allegiance was said. The invocation was given by Pastor John Harrison.

C) ROLL CALL & APPROVAL OF THE AGENDA

Council present: Matt Christenson, Mark Trummel, Sandy Jungemann, Rick Schaffer, and Haley Kern. Trummel made a motion to approve the agenda as presented. Kern seconded the motion. The motion passed 5-0.

D) CITIZEN COMMENTS

Dixon 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 to approve the Consent Agenda as presented. Christenson seconded the motion. The motion passed 5-0.

F) ITEMS OF BUSINESS

1. Blue Cross Blue Shield Insurance Approval

City Administrator Kyler Ludwig advised that it is time for the city's annual health insurance renewal. Currently the city has Blue Cross Blue Shield (BCBS). A review of the policy offered for this year shows a 7.75% increase in premium. The City is part of a state wide pool and the increase in premium is due to an increased age of the current work force and an increase in claims from the pool. Ludwig recommended Council expect an average 10% increase in premiums annually. The deductible for the 2016 plan will be raised to \$1,500. Ludwig requested a motion to approve BCBS as the city's insurance provider for 2016.

Christenson noted that financial documents provided by Ludwig showed that each 2016 budgetary fund line item can support the increase in premium except Tourism, showing a projected shortfall of \$500. Staff will continue to adjust line items, noting that it is difficult to budget for staff turnover as well. Staff clarified for Trummel that there are 3 employees, over the age of 65, who are no longer on city insurance, as well as others who are covered by their spouses' policy. The city's increase in premium is minimal compared to other entities. The county increased by 40% (self-insured) and the City of Goddard increased by 20%. Trummel made a motion to approve BCBS as the cities' 2016 employee benefit provider. Schaffer seconded the motion and it passed 5-0.

2. Discussion on Residential Chickens

Ludwig reviewed the city's history of requests to allow chickens in city limits. On May 6, 2013 the Council reviewed an amendment to section 15.8 of the Sustainable Land Development Code "Personal Animal Husbandry Special Exceptions". The ordinance, which would have given council the authority to regulate residential chickens died due to the lack of a motion. A request has been made by a resident to review options again to allow for residential chickens. Current restrictions prevent residents from

housing fowl unless they have a two acre lot (without alleys or easements), hold a public hearing, and receive a special exception from the Planning Commission.

Ludwig asked if Council would be interested in reviewing the code to allow for residential chickens. Several other cities have changed over to allow such use. Staff would examine their codes for direction on how to regulate the birds. Jungemann asked if residents would be required to have an enclosure for the birds. Ludwig stated that a coop and fencing would be required. Kern stated that she has not been approached by anyone interested in changing the code and noted that no one has come before the Council. Christenson agreed that he has seen no interest in changing the code. Trummel stated that he felt that Council could be setting a precedence of "tweaking" ordinances. Ludwig stated that he had been approached by an individual who wanted the code to be changed but was unable to attend tonight's meeting to speak. Ludwig spoke of the sustainable nature of allowing residential chickens. Schaffer was not necessarily opposed to changing the code but was had concerns over the number of birds that would be allowed in any one location. Ludwig advised that many cities set a limit of 6 hens and no roosters.

The consensus of the Council was to not change the code at this point. Council welcomes residents interested in having residential chickens to show interest and speak to the Council. They will also review recommendations from other cities. Staff will bring back to Council what they would feel comfortable regulating.

3. Update and Discussion on Industrial Park Development

Council has been discussing the possibility of using the City's Public Building Commission (PBC) to help finance building what would be constructed in the Industrial Park and leased by the City. Kevin Cowan, the City's bond counsel, advised Staff that development of industrial buildings for lease goes beyond the scope of authority granted to the PBC in Charter Ordinance 11. The PBC is limited to development of buildings with public access (city offices, community recreation centers, school district buildings, non-profit health care facilities, county offices, and state/federal government offices). Cowan suggested the City utilize general obligation bonds (GOB) to finance leased buildings; however, these may not have a federal tax-exempt status. Bonds that are not federally tax-exempt have higher interest by approximately one third (i.e. 4% rather than 3%). The City has a statutory debt limit of 30% of the assessed valuation or approximately \$2.5 million. Public utility bonds are excluded from the debt limit.

Christenson asked if the pursuit of general obligation bonds would be subject to protest. Cowan has advised that bonds could be purchased through Ordinance and an election would not be required. City Attorney Gordon Stull advised that there may be a required protest period. Christenson also asked about the possibility of utilizing industrial revenue bonds. Stull advised that individual companies could use an IRB to construct a facility. Christenson stated that a GOB would be more secure but would require a high degree of confidence in the leasee or taxes would have to be raised to pay the bond. Ludwig assured Christenson that the City could currently finance 1-2 facilities and keep half of its debt authority available.

It was the consensus of the Council to review in greater detail the potential leasee's business plan, what financial options the leasee has explored, facility needs, and how much would need to be borrowed.

G) CITY ATTORNEY'S REPORT

Stull provided a copy of the Journal Entry of Dismissal with Prejudice filed in the legal case with Sheila Magee. The case is final. Stull is following up on discussion of transferring property located in the

Industrial Park to the Land Bank. Stull will have a draft deed to administration for the first meeting in December.

H) CITY ADMINISTRATOR'S REPORT

Ludwig presented a copy of a prepared City Administrator's Report. The following topics were discussed in the report:

- **Kansas/IIMC Municipal Clerks Certification:** On Friday November 5, 2015 City Clerk Christy will be graduating from the Kansas Municipal Clerks Institute.
- **Council Training (Special Meeting):** Kyle Carr from the Hugo Wall School at Wichita State University will be heading our council training on November 9th starting at 6pm. Council was asked to schedule approximately 2 hours for this training. The training will review laws relating to members of a governing body (KOMA/KORA), and training on strategic planning.
- **Veterans' Day:** City Hall will be closed on November 11th in honor of Veterans Day. The community is invited to a free public event at the Twilight Theatre starting at 6:30pm. The event will also be live-streamed online at kwksmedia.org.
- **Meadowlark Home:** The auction for the Meadowlark Home is scheduled for November 12th from 11am-1pm. City staff will be available to respond to any concerns from potential buyers.
- **Meadowlark- Formal Hearing:** The City will use the time set apart at our November 16th meeting for a formal abatement hearing to discuss with the new owner the City's expectations to remove blight on the property.
- **119 E Pennsylvania- Mowing Charges:** Property owner John Lowe has requested to be placed on the agenda at the November 16th meeting to discuss mowing charges that he owes.
- **Commercial Vehicle Parking Ordinance:** The new ordinance took effect on Wednesday, October 28th. Chief Alvarez is working to educate violators of the new restrictions. Contact Chief Alvarez if you are aware of any regular violators.

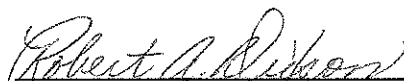
Trummel asked is people attending the auction scheduled for the Meadowlark House would be made aware of the abatement process that has begun on the property. Ludwig stated that Auctioneer Scott Brown will allow the City to speak at the auction. Ludwig will speak to the new owner as well. Staff will also use the formal abatement hearing scheduled for November 19th to communicate the Council's expectations for the property to the new owner.

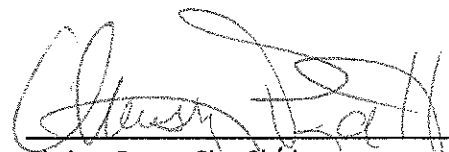
I) GOVERNING BODY COMMENTS

There were no additional comments from the Governing Body.

J) ADJOURNMENT

With no additional items to come before the Council, Dixon declared the meeting adjourned at 6:37 pm.


 Robert A. Dixon, Mayor


 Christy Pyatt, City Clerk