Greensburg City Council
February 16, 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 February 16, 2015. The Pledge of Allegiance was said. The invocation was given by Pastor Terry Mayhew. Council present: Matt Christenson, Mark Trummel, Sandy Jungemann, Rick Schaffer, and Haley Kern.

Additions/Deletions to the Agenda
City Administrator Ed Truelove requested that Business Item 4A be amended. Staff identified an error in the previously adopted Ord. 1062 and attempted to stop the publication of the Ordinance so that it could be amended. Unfortunately the Ordinance was inadvertently published. Business item 4A should read, “Approve Ordinance 1063, rescinding Ordinance 1062, and approve Ordinance 1064, amending section 3-104 and Article 3 and Repealing Chapter III Section 3-301(b), and Articles 4, 5, 6, and 7 of the Code of the City of Greensburg, Kansas.” Christenson made a motion to approve the agenda with the revised Business Item 4A. Jungemann seconded, and the motion passed 5-0.

Mayor’s Report
Dixson reported that he recently visited Pilger, NE, a city that experienced a devastating tornado in 2014. Dixson reported that tremendous progress has been made in the town in which 90% of the city sits in a FEMA 100 year flood plain, and in which the local school board has decided not to rebuild the Middle School that was leveled. Dixson was asked to speak to the community during a planning meeting.

Council Member’s Report
There was no report from Council.

City Administrator Comments
City Administrator Ed Truelove advised Council of the following:

- On Monday of last week, the City received a donation for the pool project from the Mullinville Recreation Board. The City is very appreciative of the Board’s efforts to help with the project.
- Staff has placed an ad in the newspaper, requesting applications for the position of Pool Manager. The advertised deadline is set for March 6th, and the hope is to have a pool manager selected so that the person can help with the final set-up of the pool.
- On Council’s workbench was a copy of the Governing.com webpage, providing a link for downloading a document entitled, “Guide To Financial Literacy.” Truelove received a copy of this booklet with the City’s subscription to Governing Magazine. Truelove will send Council an email with an electronic copy of the booklet.
- Also on Council’s workbench was a copy of the annual report the City now receives from the Kansas Power Pool, a report on the financial conditions of the electric utility.

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, seconded by Kern, to approve the consent agenda as presented. Motion passed 5-0.
Item 4: Items of Business
A. Approve Ordinance 1063, rescinding Ordinance 1062, and approve Ordinance 1064, amending section 3-104 and Article 3 and Repealing Chapter III Section 3-301(b), and Articles 4, 5, 6, and 7 of the Code of the City of Greensburg, Kansas.
Truelove and City Attorney Gordon Stull explained that Staff found errors in the previously adopted Ordinance 1062, prior to its publication in the newspaper. Unfortunately, the paper inadvertently published the Ordinance, after confirming their receipt of a request to not publish. Staff requested that Council approve Ordinance 1063, repealing Ordinance 1062. Council was also asked to approve Ordinance 1064, amending portions of the code on Beverages. The contents of Ordinance 1064 are the same as Ordinance 1062, except that they clean up the code by repealing Chapter III Section 3-301(b), and Articles 4, 5, 6, and 7 of the Code of the City of Greensburg, Kansas. Stull requested that the motion note that Ordinance 1064 be held until after the publication of Ordinance 1063.

Jungemann made a motion, seconded by Christenson to approve Ordinance 1063. Dixson called for a roll call vote: Christenson: yes; Trummel: yes; Jungemann: yes; Schaffer: yes; Kern: yes. Motion passed 5-0.
Jungemann made a motion, seconded by Trummel, to approve Ordinance 1064 and hold it for publication until after Ordinance 1063 has been published. Dixson called for a roll call vote: Christenson: yes; Trummel: yes; Jungemann: yes; Schaffer: yes; Kern: yes. Motion passed 5-0.

B. Consider Resolution No. 2015-02, opposing the Kansas State Legislature’s consideration of making municipal elections partisan and moving them to the fall of even numbered years.
Truelove introduced Resolution No. 2015-02, in opposition of SB171. Many municipalities have been discussing the opposition to the bill via email listserv. SB171 would primarily affect municipalities by making elections partisan and moving them to the fall of even numbered years, with the national elections. The League of Kansas Municipalities (LKM) has provided testimony opposing the bill, which was provided in the meeting packet. Also part of SB171 is language that would repeal statutes that have been in effect since 1917, establishing the Commission/Manager form of government. Truelove requested Council approve Resolution No. 2015-02, which he would then forward to LKM.

Dixson noted that on the Senate Committee on Ethics and Elections is our area Senator Mitch Holmes, who chairs the committee and introduced the bill, as well as Garrett Love. If approvec, election ballots would have an option to mark a straight partisan ticket by simply checking a box at the top of the ballot. Truelove added that local representative, Darin Headrick, attended the hearing and reported that those in support of the bill were given 55 minutes to respond and that only one League speaker was allowed to speak in opposition. The LKM representative received only 5 minutes, being told that if there was anyone who had anything additional to add they would need to return the next day.

Voicing strong opposition to SB171, Christenson moved to approve Resolution No. 2015-02. Trummel seconded. Motion passed 5-0.

C. Discuss and consider Resolution No. 2015-03, adding Section 5.20 Tuition Reimbursement to the personnel policy handbook for the City of Greensburg, Kansas.
Discussion on a Tuition Reimbursement policy for employees was tabled at the last Council Meeting. Truelove reminded Council that such a program would be used to assist employees with education endeavors that fit a City career path. Such a policy would not only be an incentive for employees to further their education, but could be used for a future recruitment tool. Truelove asked Council to discuss the proposed maximum reimbursement per fiscal year per employee (currently at $1,000) and whether or not the reimbursement was to be used for tuition only. Other aspects of the proposed plan were discussed briefly, with Truelove pointing out that the policy would not be in effect until Council approves funds in the budget process.
Kern suggested a more strict time frame on reimbursement requests, to which Christenson voiced agreement. Council stressed that, if approved, classes that receive reimbursement must better the employees performance as a City employee. If an employee is seeking a 4 year degree, Christenson felt that the degree should tie back into the City. The wording of points 1-5 in “b. Eligibility” will be changed. Stull recommended changing #3 to end with a period.

Noting that he strongly supports and education policy for employees, Truelove stated that there is no rush to adopt the policy as funds are not currently budgeted to fund reimbursements. Christenson made a motion, seconded by Jungemann, to table the discussion until budget time. Motion passed 5-0.

D. Receive a brief on the pool and consider and authorize City Administrator to sign Change Order #3, moving the electrical transformer to the north.

Truelove had a video of the gunite being applied to the pool walls and explained that heating blankets are being used overnight to assist with the curing process.

Included in the meeting packet was a change order request to move the electrical transformer for the pool to the north of its originally planned location. A secondary line would then run from the transformer to the pool house. A line would be bored under Grove Street to tie the transformer into the City power supply. Included in the cost of the change order is all labor and materials to furnish additional copper wire. Staff prefers copper over aluminum, sightseeing fewer maintenance issues in the future. The change order will not change the pool budget, as Utility Superintendent Mick Kendall (present for the discussion) will have the change paid for out of the electrical budget. Kendall prefers that the transformer be moved for aesthetics, as well as easier service access if needed. The City was buying the transformer and wire anyway, the added expense is in running larger wire a further distance (3 lines 560 ft).

Dixon voiced his support of moving the transformer to a more central location and utilizing copper over aluminum. Kern made a motion, seconded by Schaffer, to authorize the City Administrator to sign Change Order #3. Motion passed 5-0.

E. Consider an electrical sign maintenance agreement between the City and Luminous Neon Inc. for the community LED sign.

Tabled from the last meeting, Truelove requested that Council approve renewing a maintenance agreement with Luminous Neon Inc. for the community LED sign located at the Incubator. Nathan Haskell, Luminous Neon, had provided Council with a maintenance history for the sign over the past 2 years. In an email, Haskell explained that $200/hr labor and parts are covered under the proposed contract. Christenson made a motion, seconded by Kern, to approve the proposed agreement. Motion passed 5-0.

F. Discuss build-to-suit options for the Greensburg Business Park.

Truelove has been approached by a business owner who is interested in a build-to-suit agreement with the City for a facility in the Business Park. This type of agreement may be something for Council to consider, in an effort to entice business into the park. The currently interested party would require an approximately 5,000 sq. foot facility. Truelove has made some inquiries about the cost of such a facility and was contacted by a dealer who has an approximately 6,000 sq. foot building that KU was to purchase, made partial payments on, and has now declined to accept. At regular cost, the building would cost $80,000; however, the company would be willing to sell it for $40,000. This quote was for the building only. Truelove is waiting on a quote from a Wichita company for something similar. Council would need to recognize that a return on investment would not be forthcoming for several years. The interested business owner has a proven track record of his ability to operate a business in this community. Council discussed the need for collateral and the guarantee of a lease for a minimum of 4-5 years from the tenant. Truelove requested direction on whether to pursue this avenue further.
Christenson would like to consider a build-to-suit on a case-by-case basis. Trummel noted that the City does not have the ability to offer potential tenants of the park large sums of money, as some communities do. He agreed that this may be an option. Kern would like to start the conversation on such a venture. The need to view a solid business plan and have something more concrete from the business before starting construction of a building was discussed. Truelove pointed out that the taxes for the facility would be the City’s responsibility, but the neighborhood revitalization program is available to help offset those initial costs. Truelove will continue to look into the possibility of moving forward with a build-to-suit facility.

G. Establish a date in March for a Council Planning Session.
Discussion on establishing a date in March for a Council Planning Session was tabled at the last meeting. Christenson made a motion to hold a Planning Session on Monday, March 30th, at 6:00 p.m., in the Council Chambers. Jungemann seconded the motion and it passed 5-0.

Item 5: City Attorney’s Report
There was no report from the City Attorney.

Item 6: Executive Session
Stull requested executive session for attorney/client for 15 minutes, to include the City Council and City Administrator. Kern made a motion to go into executive session until 7:20 p.m. Jungemann seconded. Motion passed 5-0. Dixon declared the meeting back in open session at 7:20 p.m.

Stull requested executive session for non-elected personnel, City Council only, for 15 minutes. Trummel made a motion to go into executive session until 7:40 p.m. Kern seconded. Motion passed 5-0. Dixon declared the meeting back in open session at 7:40 p.m.

Stull requested executive session for non-elected personnel, to include the City Administrator, for 15 min. Trummel made a motion to go into executive session until 8:00 p.m. Kern seconded. Motion passed 5-0. Dixon declared the meeting back in open session at 8:00 p.m.

Item 7: Adjournment
With nothing further to discuss, Dixon declared the meeting adjourned at 8:00 p.m.

Robert A. Dixson, Mayor

Christy Pyatt, City Clerk