Greensburg City Council
May 18, 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 May 18, 2015. The Pledge of Allegiance was said. The invocation was given by Pastor Franklin Ruff. Council present: Matt Christenson, Mark Trummel, Sandy Jungemann, Rick Schaffer, and Haley Kern. Interim city Administrator Jay Newton was delayed due to a family situation.

Additions/Deletions to the Agenda
There were no additions or deletions to be made to the agenda. Trummel made a motion, seconded by Christenson, to approve the agenda as presented. Motion passed 5-0.

Mayor’s Report
There was no report from the Mayor.

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

City Administrator Comments
This item was held until the end of the agenda.

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. Consider accepting property located at 504 S. Cherry from Dave and Kaye Hardinger into the Land Bank.
This item was heard following Business Item C, allowing Newton additional time to join the meeting.

Council recessed and convened as the Land Bank to discuss property located at 504 S. Cherry. Former City Administrator Truelove had previously discussed this property with Council, through an abatement process. The dangerous and unfit garage structure that was located on the property was recently abated by City Staff at a cost of approximately $2,000. Those costs have not been billed to the owner as Truelove began conversations with the owner about the possibility of them donating the property to the Land Bank. Public Works Director Mike Hayes acknowledged that there is still a large, concrete slab on the property. The current owners, Dave and Kaye Hardinger, have asked to donate the property to the Greensburg Land Bank. Property taxes have been paid in full, including any mowing costs that may have previously been assessed.
Having additional questions on the property, Trummel made a motion to table acceptance of the property until the next Council meeting. Kern seconded the motion. Motion passed 5-0. The Land Bank adjourned, and Council reconvened in open session at 6:15 p.m.

B. Receive Mr. Rod Craft, Manager of Southern Plains Co-op, to provide an update of current and future activities and discuss the city property where the old city shop was located.

Dixon welcomed Rod Craft, local manager of Southern Plains Co-op (SPC), to provide an update on co-op activities over the last year and to discuss city owned property where the old city shop was located. Craft thanked the Council for their decision to repeal the previously adopted truck route ordinance, allowing trucks on Main Street. In his update, Craft mentioned various clean-up projects and facility modifications that have taken place, including a truck turning lot to the south of the office, the lining of fertilizer tanks, and modifying the Brenham Elevator to become a food grade only milo facility. This year, SPC plans to install a concrete containment for existing fertilizer tanks. In 2016 they plan to tear down and rebuild the fertilizer building, improving technology for their processes, and then remove the dirt berm around the existing facility. The new building will be self-containing.

SPC would like to discuss a lease or purchase agreement with the City for property located on Ohio Avenue, where the city shop was located prior to the 2007 disaster. SPC would clean-up the old oil barrels, concrete, trees, and debris that are on the property. They would leave the building slab and use the area to park ammonia tanks and possibly liquid fertilizer tanks. Craft pointed out that this would put the property back on the tax roll as well. Hayes commented that he sees no future City use for the property. Christenson voiced a preference to sell the property, rather than lease. SPC would need to have the oil on the property assessed before they could confirm that they would be willing to accept “as is”. It was the consensus of all to table the discussion, allowing for further assessment and proposals from both parties.

C. Consider authorizing the purchase of a zero turn mower for use by the Streets and Parks Department.

This agenda item was heard first, by request of Dixon. Mike Hayes, Public Works Superintendent, advised Council that the mowers his staff are operating are in need of replacement. Currently they are using a 9 year old John Deere 1435 and a mower donated in 2007 by Topeka. With the additional mowing of Land Bank properties and the repair expenditures on both machines, Hayse requested that Council move forward with the purchase of a Grasshopper zero turn mower. The bid for a comparable John Deere was approximately $8,000 more than the Grasshopper. Staff will use the older mowers to mow Land Bank and abatement properties. The new machine will be used in the parks.

Arriving at the meeting, Newton concurred that a majority of the use of City mowers will be Land Bank and weed notice properties. When asked by Trummel about the possibility of utilizing a lease program, to keep equipment in better condition, Newton agreed that there is a similar need with other City equipment. He would like to see a capital outlay program established, which would allow the City to update equipment more frequently. Christenson asked what fund Newton would like to purchase the mower through, to which Newton explained that he felt the Tornado Insurance Fund was appropriate. The vast number of empty lots Staff has to mow is due to the 2007 tornado. Newton recommended purchase of the low bid Grasshopper mower for $14,718.75.

Christensen made a motion to approve purchase of the grasshopper mower through the Tornado Insurance Fund. Trummel seconded. Motion passed 5-0. Council moved on to Business Item A.
D. Consider approval of a proposal from Pro-Seal for street sealing in the amount of $51,820.25.
Hayes explained that the City has used Pro-Seal for street sealing since 2008. Work is done on the new streets every-other year, for budget purposes. This year they plan to finish the west side of town and then move to the east. According to Hayes, Pro-Seal has not raised rates and has been excellent to work with. The application that they would perform is a water seal, rejuvenator. City Staff will begin crack sealing soon. Noting that the City does not own equipment to do the work themselves, Trummel made a motion to accept the proposed bid of $51,820.25 from Pro-Seal. Jungemann seconded. Motion passed 5-0.

E. Discuss the renewal of the contract for refuse and recyclables collection between the City of Greensburg and Nisly Brothers, Inc., including the additional provision of a Spring or Fall Clean-up.
Newton advised that the City’s current 5 year contract with Nisly Brothers, Inc., expires in November. He requested discussion only on the topic at this time. Newton has contacted and met with Nisly Brothers this week as information on a new contract will be needed for 2016 budgeting purposes. Nisly Brothers will be bringing back a contract proposal. Upon examining the current contract, Newton noted that a spring or fall clean-up is offered in the contract at no additional cost. This is something that the City has never utilized. Newton has been made aware of calls from citizens requesting a spring clean-up and feels the City should take advantage of the service, as surrounding towns have recently done. Newton will bring an agreement back to Council, once one is provided.

F. Consider Ordinance 1065, amending Ordinance 988, which created the City of Greensburg Public Building Commission.
Newton proposed that Council consider amending Ordinance 988, allowing the City Council to serve as the Public Building Commission (PBC). It is Newton’s experience that most PBCs in the state are operating in this manner, giving the opportunity for the elected governing body to do the decision making on bonds for future projects. Dixson confirmed that the PBC Bylaws would also need to be amended and recommended that this be done in conjunction with the Ordinance amendment. It was the consensus of the Council that Administration and the City Attorney engage Bond Council Kevin Cowan and present recommendations at the June 1st Council meeting.

Item 5: City Attorney’s Report
City Attorney Gordon Stull advised that his office received title clearance documents on the Clorene Smith property. He will move forward with the filing of a deed and affidavits, transferring the property to the Greensburg Land Bank.

Dixson reminded those in attendance of the Special Council Meeting May 27th at 12:30 p.m. in the Council Chambers. A representative of the Real Estate Department of the United States Postal Service out of Denver has requested to meet with the Council. The meeting is open to the public.

Christenson questioned Staff on proposed dates and times for a budget workshop. Newton would like to propose those dates for late June at the next meeting.

Item 6: Executive Session
Newton requested a 15 minute executive session for non-elected personnel. Trummel made a motion to go into executive session for non-elected personnel until 7:05 p.m. Kern seconded and the motion passed 5-0. Council returned to open session at 7:05 p.m.
Dixson asked Newton for an Administrative report, as that agenda item was postponed at the beginning of the meeting. Newton advised that Municipal Judge Michael Frelove has resigned due to health issues. Clark County Magistrate Judge Phillip Moore has agreed to serve as the Greensburg Municipal Judge.

**Item 7: Adjournment**

Dixson declared the meeting adjourned at 7:06 p.m.

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Robert A. Dixson, Mayor

Christy Pyatt, City Clerk