

**Greensburg City Council
September 21, 2015
City Hall**

A) CALL TO ORDER

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on September 21, 2015.

B) PLEDGE OF ALLEGIANCE AND INVOCATION

The Pledge of Allegiance was said. The invocation was given by Pastor Jeff Miller.

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 regarding non-agenda items. Ruth Anne Wedel, representing the board of Greensburg GreenTown, advised that she was available to answer questions regarding the GreenTown tour book (agenda item G3). Wedel explained that City Administrator Kyler Ludwig had asked her several questions regarding the book, which she found difficult to answer. GreenTown Staff spent two years working on the book. Ads were sold at various prices (1/2 price, free to GreenTown Membership, in exchange for merchandise, etc.) Original cost of printing was \$7,000. Wedel explained that the ads were not as profitable as originally hoped; however, Wedel finds it difficult to measure the valuable impact of the book. Wedel assured Council that she has been given the legal right to authorize the sale of the tour books.

E) CONSENT AGENDA

Jungemann made a motion, seconded by Christenson, to approve the Consent Agenda as presented. The Motion passed 5-0.

F) ITEMS OF BUSINESS**1. KPP - Presentation**

Mark Chesney, KPP, briefly updated Council on KPP activities. Two months ago KPP closed on bond issuance to purchase additional Dogwood Power Plant. During that process, KPP's bond rating increased which lowered the borrowing cost. The annual KPP retreat was held recently. Among the many topics discussed at the retreat was the prospect of investing in transmission assets. KPP is now 20% renewable energy with their acquisition of a wind farm in Marshall County. Chesney will provide a retreat binder to Ludwig which contains documentation of all items discussed at the retreat.

2. Donation Request - Circles

Amy McDonald, representing the local chapter of Circles USA, gave an overview of the organization's mission to end generational poverty in Kiowa County and the establishment of the organization in Kiowa County through Youth For Christ. Recently, Circles graduated its first class with 20 participants. Phase 2, an 18 month commitment, has now begun with 16 families moving on as "circle leaders". The group meets every Monday at the Methodist Church and is looking for community volunteers to serve as allies and resource teams. McDonald requested Council consider a quarterly financial donation to provide one meal for the participating families. Each Monday they feed 50-60 people at a cost of \$75-\$100.

Ludwig requested direction from Council. A brief discussion was held. Though he finds value in the program, Christenson reminded Council of previous efforts to move away from donations to non-profits. Kern made a motion to approve a donation of \$100/quarter to Circles of Kiowa County. Trummel seconded the motion. The motion passed 5-0.

3. GreenTown Donation – Green Tour Book

Ludwig advised Council that on September 8th the Tourism Board made a motion to donate \$5,000 to GreenTown. In return Tourism would receive the remaining printed copies of the green tour book, the digital file for the book, and the copy right. Council was asked to approve or deny the donation recommended by Tourism. Tourism has a purchasing authority up to \$5,000.

Christenson questioned the use of the word donation vs. purchase of the copyright. Wedel advised that she had submitted an invoice to Tourism for less than \$5,000; however, the motion made at tourism was for a donation of \$5,000. Wedel valued the printed books at \$2 each and offered the digital file for \$300. Ludwig advised that City Attorney Gordon Stull has prepared a contract for the copyright purchase.

Stacy Barnes, City Tourism Director, stated that she feels the book is a valuable document. She would like to use the digital file at the Big Well, on touch screens previously purchased to educate the public on sustainability.

Trummel and Schaffer voiced that they would prefer purchasing the digital file only, as the book has not been updated recently. Wedel advised that if Council did not want to purchase the printed books, she will not sell the digital copy for \$300. Jungemann feels that a majority of the information in the printed book is current and agreed that the printed copies have value. Christenson would prefer a purchase rather than donation, reiterating Council's desire to move away from donations to non-profits.

Jungemann made a motion to approve the purchase recommended by Tourism. The motion died for lack of a second. Christenson made a motion to send the topic back to Tourism for further discussion. Trummel seconded the motion. Motion passed 4-0 (Kern abstaining).

4. Meadowlark – Formal Hearing Resolution

Ludwig presented Council with a Resolution calling for a public hearing to be held November 16th at 6:00 p.m. to discuss the possible abatement of the Meadowlark House, located at 409 S. Sycamore. Staff will formally notify the property owner, the County and all lien holders.

Wedel updated Council on the progress of GreenTown's intent to sell the Meadowlark House. Wedel has spoken to Heft and Sons who say they will not be filing a lien and has a meeting with Diamond Roofing in the coming days regarding their lien. No contract has been signed for an auction date. GreenTown has also begun advertising the Silo House for sale, across the street from the Meadowlark.

Ludwig advised that Scott Brown, Brown Auction & Real Estate, has voiced to him that he will not auction the property prior to all liens being cleared.

Wedel advised that there is no reserve set on the property at this time. She would like the proposed Resolution to state that the abatement process will start over if the property comes under new ownership. Christenson reiterated Council's policy to end abatement processes and work with new land

owners to bring properties into compliance. Ludwig feels that stipulations on the abatement are better suited for the next Resolution, to be considered during the advertised public hearing.

Wedel advised that in February 2015 she was appointed Board Chair of the GreenTown Board.

Trummel made a motion to approve Resolution 2015-12 as presented. Jungemann seconded the motion. The motion passed 5-0.

5. Green Electric Sign Company Partnership

Ludwig directed Council to the initial agreement made between the City and Green Electric Sign Company (GEC). Ludwig discussed Staff's interaction with GEC and Staff's growing concern of the project. GEC has requested contact information for potential local donors, as well as City funded incentives to entice potential donors. Ludwig stated that Indiegogo crowd fundraising campaigns for projects in excess of \$100,000 have a success rate less than 1%. According to Indiegogo's terms and conditions "Indiegogo does not represent that Campaign Owners will deliver Perks or that Contributions will be used as described in the Campaign." Following a failed crowd-funding campaign GEC would be able to hold onto the donated funds until the full amount is raised (after Indiegogo takes a 4% cut). Shaffer made a motion to terminate the City's Letter of Intent with GEC. Trummel seconded the motion. The motion passed 5-0.

6. Land Bank Policy

City Attorney Gordon Stull recommended an amendment to the current Land Bank Policy that would provide the City flexibility to use means beyond title insurance to report on the property title. As proposed, the amendment would no longer require the donating owner to provide title insurance but would allow the Land Bank to waive title report fees and either pay for the insurance through the bank or have the City Attorney's office research the title. Trummel made a motion to approve the amendment as proposed. Jungemann seconded the motion. The motion passed 5-0.

7. Utility Disconnect Policy

Under the authority of City Ordinance 15-107 City Staff can disconnect utility customers for failure to pay. In an effort to work with those in need the administrator has given extensions based on discretion. No written policy has been created on payment extensions, which could give the appearance of favoritism. The City has a "cold weather rule" passed on November 26, 1990 and amended on October 17, 2011. This rule prohibits electric shut offs during extreme cold times, and allows for payment plans based on need during winter months. Ludwig had drafted an administrative policy to clarify a formal process for extending the utility payment deadline and to prohibit electric shut offs during extreme heat. Ludwig discussed the proposed policy. Currently staff is not authorized to reconnect homes with service outside of City Hall hours. Council may want to look into adding an afterhours/holiday reconnection fee to Ordinance 15-105. Kern made a motion to approve the proposed policy and to authorize staff to look into after hours reconnection. Jungemann seconded the motion made by Kern. The motion passed 5-0.

8. Swimming Pool Policies

Ludwig advised that it is unclear if the current pool policy manual dated 2011 was approved by Council. Policies governing hours of operation, swimming lessons, fees, pool parties, weather closures, and concession sales were amended by Council on June 1, 2015. Council has requested that the policies be reviewed to determine if additional changes are needed prior to the 2016 season. Staff offered the following changes for consideration at a later date.

Hours – Shorten regular hours to 1-7 pm. This year attendance was low from 7-8 pm.

Concessions - The City will manage concessions to be sold by staff.

Weather Closures – Close when lightening is within 10 miles (U.S. Lifesaving Association recommendation).

Swim Lessons – Have City staff manage swim lessons.

Included in the agenda packet was a list of additional items that Council may want to consider.

Dixson encouraged Council to send citizens with concerns or suggestions to Ludwig, who will begin to compile proposed changes to policy. Dixson mentioned possibly not charging adults dressed in street clothes who are accompanying children to the pool. He also mentioned not closing the pool for low attendance in case visitors come from out of town. Council will continue their discussion on policies at a later date.

G) CITY ATTORNEY'S REPORT

There was no report from Stull, who asked for a 10 minute executive session for attorney client privilege. Christenson made a motion to go into executive session until 7:40 p.m. for the purpose of attorney client privilege. Kern seconded the motion. The motion passed 5-0.

H) CITY ADMINISTRATOR'S REPORT

Council returned to open session at 7:40 p.m. Ludwig presented a copy of a prepared City Administrator's Report. The following topics were discussed in the report:

- **GMCN Architect Meeting:** Staff met with GMCN on September 14th about the industrial park prospect. Plans are underway to design a building that will be presented to the PBC for approval. A phone call will be set up this week with Gilmore and Bell to discuss potential financing.
- **Safe School Routes:** Mike Hayes and his staff have placed a Type II cross-walk near the school to help increase visibility of those crossing. This week Mick Kendall and his staff will be placing a set of flashing school zone signs in that area.
- **Incubator:** Carmen Renfrow is scheduled to move into the former Emblazon space on October 1st. Staff has stayed in contact with the restaurant prospect, and they are hopeful to get started within one or two months.
- **Airport:** The airport grant application for FY2017 was submitted to KDOT last week.
- **State Fair:** Several staff and community members volunteered at the City's booth at the Kansas State Fair. Ludwig thanked Stacy Barnes and Sue Greenleaf for the many hours they put in at the booth.
- **Tourism Tri-Folds:** Stacy Barnes has received permission from the hotels and many of the local restaurants to put tri-folds up advertising tourism activities in Greensburg, and the new Greensburg Tourism app. The app helps guest tour the City and is available to download on both the iTunes and android markets.
- **City Pool:** The pool has been drained and staff will finish winterizing this week. Canopies will be taken down and chairs put away for the season. Final financials for the pool project were submitted on Friday and will be presented to Council on October 5th.
- **Overnight Truck Parking:** A couple of residents have complained about overnight semi-parking on City streets. Staff plans to discuss options for limiting overnight parking at the October 5th Council Meeting.
- **Upcoming Agenda Items:** Staff will be bringing a request for a street closure for this year's Trunk-or-Treat event. Organizers of the event have proposed moving the festivities to the City Hall

block. Discussion is needed on needs/options for an electrical lineman and a change in municipal elections law. There will be a change in Council terms and City elections.

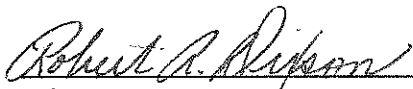
- **Council Retreat:** Staff will be preparing a Council retreat to discuss the Council's agenda for the 2016 year, and to create long-term goals. The scheduling of a retreat will take place at the next Council meeting.

I) GOVERNING BODY COMMENTS

There were no comments from the Council.

J) ADJOURNMENT

With nothing else to come before the Council Dixon declared the meeting adjourned at 7:43 p.m.



 Robert A. Dixon, Mayor



 Christy Pyatt, City Clerk