

Greensburg City Council
February 1, 2016
City Hall

A) CALL TO ORDER

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on February 1, 2016.

B) PLEDGE OF ALLEGIANCE AND INVOCATION

The Pledge of Allegiance was said. The invocation was given by Dixon.

C) ROLL CALL & APPROVAL OF THE AGENDA

Council present: Matt Christenson, Mark Trummel, Sandy Jungemann, Rick Schaffer and Haley Kern. Kern made a motion to approve the agenda as presented. Jungemann 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 the floor.

E) CONSENT AGENDA

Jungemann made a motion to approve the consent agenda as presented. Trummel seconded the motion. The motion passed 5-0.

F) ITEMS OF BUSINESS**1. Kansas Electric Utilities Task Force Strategic Assistance Agreement**

City Administrator Kyler Ludwig offered a letter received from Kansas Municipal Utilities (KMU) proposing a collaborative agreement with other Kansas electric utilities. The agreement is administered through KMU. The City was also given documentation for a Mutual Aid Agreement through the American Public Power Association (APPA). The proposed agreement allows for the City to work collaboratively with other Kansas electric utilities when responding to mutual aid requests, and to be reimbursed for expenses incurred while working for distressed agencies. Though staffing limitations would make it very difficult to send employees to a disaster, the agreement also allows the City to receive aid in times of need.

City Attorney Gordon Stull believes that the substance of the agreement is good but that it fails to define the relationship if something should happen while an employee is assisting in a distressed area. Stull also believes that the document is vague on insurance requirements and indemnification language. He recommended asking the City's insurance (EMC) to review the document and recommend modifications.

The consensus of the Council was to support the program but to table the discussion, allowing EMC insurance to review the agreement.

2. Compensatory Time Discussion

The City Personnel Policy Handbook requires that comp time be paid out within thirty days. Previously this policy has not been enforced. Comp time reduces the budget impact of overtime. Parameters on comp time accumulation assist in limiting the City's liabilities. The current policy is difficult to track and must be done by hand. Ludwig recommended establishing a maximum number of comp hours that can

be accumulated, rather than the thirty day use requirement. The City's payroll software has the capability to manage such a limit automatically. Ludwig has researched comp time limits set by other entities and found that they range drastically. The State has a maximum of 60 hours, with department heads having the capability to increase the limit for an employee if necessary. 240 hours is the maximum you can allow by FLSA standards.

The consensus of the Council was for staff to prepare a resolution to amend the current regulations, dropping the 30 day usage requirement and setting a maximum accumulation of 80 hrs.

3. Council Priorities

During December and January residents and Staff members were asked to give their ideas on what the City Council should focus on in 2016. Council and Staff members were surveyed to identify which items were the highest priorities. Ludwig provided results from Council, Staff, and the shift differential for the two groups.

Council set the development of the industrial park as its highest priority. They also indicated they would like to focus on blighted properties and updating rental pricing in the Incubator. Of low priority was the establishment of a truck route. Department heads rated development of the industrial park as the highest priority. They also indicated the City should focus on creating an equipment replacement plan and discuss truck routes. Ludwig requested comments and direction from the Council on how to proceed with the results of the survey.

During a brief discussion, Trummel voiced concern over projects that have been started and set aside, allowing other projects to begin before finishing what was started. Dixon noted that many of the items are needed and will be ongoing issues in coming years. Kern believes that the survey will be a good reference in coming years, allowing Staff and Council to gauge progress in specific areas.

4. Property Abatements

Staff has started a new list of code violations within the City. The initial inspection of the city's south side found more than 30 properties in violation. Staff has prioritized the list of violations from the most blatant/extensive violations to the least visible violations. Ludwig requested input on which violations are most important, how much flexibility Council would like to offer property owners, and how Council would like to approach the list of violations (i.e. focus on one area of violation per month, respond to violations based on citizen complaints, 3 properties at a time)

Christianson voiced that violations that pose a safety threat should be of highest priority. Stull offered that Council could file a violation of City Code in Municipal Court as an alternative to the certified letter approach to the abatement process. Trummel was not in favor of the court approach. Stull mentioned that there may be property owners who do not have the money to bring their properties into compliance and do not know what to do. Kern voiced her desire to see property owners respond to letters from the City and work with Staff to bring properties into compliance. Council discussed that Greensburg has been in the public eye over the past several years and that they would like to make the City as beautiful as possible for those who have chosen to live here. Dixon commended City Staff for setting an example for the community by beginning the removal of concrete from the site on Main Street that was formerly City Hall. Discussion continued on properties that have been in violation, changed hands, and have not yet been brought into compliance. Dead trees on private properties have been, and continue to be, a concern as well. Jungemann asked Ludwig to confirm if Nisly Brothers was

willing to assist in a city wide clean up day. Ludwig stated that service is provided for in the current contract.

It was the consensus of the Council for Staff to provide a prioritized list of violations. Council is interested in the possibility of connecting citizens with local groups who may be willing to help clean up properties. Council will continue to consider how to approach the list.

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:

Pool Manager: The City will begin advertising for the pool manager and assistant manager positions this month. Council was asked to make Ludwig aware of interested candidates that they are aware of.

Municipal Election: Bob Dixson is the only candidate who filed for the Mayor position. Mark Trummel, Carolyn Irvin, and Sandy Jungemann have filed for the council openings.

Land Valuation Hearing: The City met with the County Appraiser; a new valuation will be issued based on the results of that hearing.

KPP Electric Lineman Discussion: Kansas Power Pool and Kansas Municipal Utilities are looking to help small cities collaborate in paying for an electric lineman crew. The service will likely be based off of models from Oklahoma.

Kansas Aviation Day: February 3rd in Topeka Ludwig will be meeting with KDOT and other State officials to discuss options on the Airport and for future road projects.

AGC Award of Excellence: McCownGordon Construction and the City of Greensburg were awarded an Award of Excellence by the Associated General Contractors of Kansas for the pool project.

Best Small Towns in Kansas: Kansas Magazine is doing a contest for the “Best Small Town in Kansas”. If citizens are interested in nominating the City of Greensburg they can submit a nomination to magksmagazine@sunflowerpub.com or use the #BestSmallTownKS on twitter or instagram.

I) GOVERNING BODY COMMENTS

There were no additional comments from the governing body.

J) Executive Session

Stull requested 15 minutes executive session for Attorney Client Privilege. Christenson made a motion, seconded by Trummel, to go into executive session until 7:10 pm. The motion passed 5-0.

K) ADJOURNMENT

Council returned to open session at 7:10 pm and, with no additional action to be taken, adjourned.


Robert A. Dixon, Mayor


Christy Pyatt, City Clerk