

Greensburg City Council
March 7, 2016
City Hall

A) CALL TO ORDER

Mayor Robert Dixson called the meeting to order at 6:00 p.m. on March 7, 2016.

B) PLEDGE OF ALLEGIANCE AND INVOCATION

The Pledge of Allegiance was said. The invocation was given by Pastor Terry Mayhew.

C) ROLL CALL & APPROVAL OF THE AGENDA

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

D) CITIZEN COMMENTS

Dixson welcomed citizens to the meeting. There were no comments from the floor.

E) RECOGNITIONS, PROCLAMATIONS, AWARDS, & NOMINATIONS

Kern made a motion, seconded by Christenson, to appoint Kyler Ludwig as KMEA Director #2 and Mick Kendall as KMEA Alternate. The motion passed 5-0.

F) CONSENT AGENDA

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

G) ITEMS OF BUSINESS**1. USD 422 Stamp Out Starvation Presentation**

City Administrator Kyler Ludwig introduced Kathy Headrick, USD 422 Impact Sponsor, and students Charlie Friesen and Kellie Rhodes to give a presentation on Stamp Out Starvation. Ludwig recommended Council consider allowing staff to volunteer for the event and a monetary donation up to \$500.

Friesen and Rhodes explained through their PowerPoint presentation that the Kiowa County Junior High Character Impact Group is sponsoring a "Stamp Out Hunger" food packaging event Wednesday, March 30th, from 9 am – 2 pm in the school gym. Students from the group have previously worked with a non-profit organization in Cherokee, Oklahoma at similar packaging events and have invited the non-profit to come to their school for a county wide event. The community is encouraged to support the event through social media, financially, and by volunteering time to package food. Students have established a goal to donate \$1,500 to the organization, \$500 of that coming directly from the Impact Group.

Trummel made a motion to allow staff to volunteer for the event and to give a monetary donation of \$500. Kern seconded the motion. The motion passed 5-0. Headrick recommended that those volunteering plan to spend a minimum of 30 minutes. Volunteers are welcome to come and go throughout the day. Students K-12 from Kiowa County and Haviland Schools will be participating through the day.

2. KMU Mutual Aid Agreement

Ludwig reminded Council of their discussion at the February 1st meeting regarding a proposed Kansas Electric Utilities Task Force Strategic Assistance Agreement and an APPA Mutual Aid Agreement from Kansas Municipal Utilities (KMU). During that meeting, City Attorney Gordon Stull suggested that the documents be reviewed by the City's insurance provider before they are approved. Ludwig has been assured by People's Insurance that the agreement appears to clarify acceptable charges. Form CG7633 extends the definition of insured to include employees or volunteers who are rendering aid on an emergency basis. The city is adequately covered by EMC to enter the agreements. As previously discussed, the city lacks staff to respond to emergency situations; however, the agreement allows the city to receive assistance should it have an emergency situation.

Christenson made a motion, seconded by Trummel, to enter into the Kansas Electric Utilities Task Force Strategic Assistance Agreement. The motion passed 5-0. Trummel made a motion, seconded by Jungemann, to enter into the APPA Mutual Aid Agreement. The motion passed 5-0.

3. Memorial Day Street Dance – Road Closure Permit

Staff has received a street closure request from Levi Murray, Cannonball Bar and Grill, to host a street dance on Memorial Day weekend. The request is from 5 pm on May 28th until 11 am on May 29th for the first block of South Cedar. The event will host a live band from 10 pm to 1 am. Additional time allowed in the request is to accommodate setup and tear down of the stage. Ludwig has suggested to Murray that he distribute door hangers to neighbors, advising them of the event. The request is allowed within the city's noise ordinance as a community event. Murray would like to work with neighboring property owners to place the stage on the vacant property to the west of the bar, leaving the street for open for dancers.

Kern made a motion to approve the request and suggested a week's notice to property owners adjacent on South Pine, South Maple, East Florida, and East Kansas. Jungemann seconded the motion. The motion passed 5-0.

4. Pool Park Discussion

Ludwig stated that the Greensburg Tree Board has expressed interest in planting trees on the future park property surrounding the City Pool for their Arbor Day Celebration. Prior to planting, Ludwig would like to have an understanding of the long term design for the park and asked for direction on whether the City should seek a professional design. In 2012 the City entered an agreement with PEC to design the relocation of Davis Park. As part of the park relocation the City received a basic park design for the space adjacent to the City Pool. PEC received input from the students and community members to determine what features would best fill the space. A copy of the proposed design was made available in tonight's meeting packet. There are funds available for trees and irrigation through Sunflower RC & D.

Christenson stated that he did not have concerns with the features shown in the basic design, but noted that the layout would need to be amended to reflect the location of the pool. Kern voiced concern over potential vandalism and injuries associated with a proposed skate park. She would like to review results of the community voting that was done through PEC. Trummel asked if any equipment from Davis Park could be relocated to the new park. Christy Pyatt, City Clerk, stated that Mike Hayse, Public Works Supervisor, has advised that the current play equipment should not be relocated. Dixson has heard varying comments regarding a proposed multi-purpose court. Some say that the new park should feature such a court, others say that there are plenty in town. The consensus of the Council was to not hire an architect and allow the community to be the architect. It was also the consensus of Council to allow the Tree Board to move forward with their tree planting initiative.

5. Report on Greensburg Incubator Rent

At the last Council meeting, several questions were asked regarding the specifics of the 2015 costs of the Incubator. A more detailed report on costs was provided in the meeting packet. Pyatt and Ludwig were available to answer questions regarding the report.

In the meeting packet, Ludwig advised that full occupancy of the Incubator at current rent rates would collect \$2,233.60 and \$495.00 in utilities. (water, trash, sewer, HVAC, and electric to the upstairs spaces). The average utility bill for the Incubator paid by the City over the past 3 years is \$645.65. The Incubator currently is at 90% occupancy with one available space. Council does have the opportunity to rent the former Economic Development space if needed. Staff has had interest in both available spaces.

Christenson asked if it was possible to consolidate internet service down to one provider and remove employee salary and benefits from the Incubator budget. Kern mentioned the possibility of increasing rent after 6 months to a year, once a business is established. Establishing a sliding scale for rent for those who do not intend to "hatch" from the Incubator was also discussed. Trummel and Christenson pointed out rising operating costs as well as the future end of revitalization funds. Dixon asked what current rates were in the facility and how those rates were established. Rates have not changed since the facility was opened. Christenson calculated first floor rates are \$.45/sq foot plus \$24/month for water, sewer, and trash. Second floor rates are \$.65/sq. foot plus \$75/month for water, sewer, electric, and trash. Dixon is curious what the current market rate is in Greensburg, noting that the purpose of the Incubator is not to make money but to stimulate economic growth. He also asked what supplies were being furnished by Unifirst and if those services could be rolled into one contract with the City's current uniform provider to save money. Ludwig clarified that the contract with Unifirst was adjusted from their standard 5 year contract to a 3 year contract which ends in May. According to Christenson's calculations, to cover expenses, first floor rents would need to be raised to \$.60/sq. foot and second floor rates to \$1.25/sq. foot.

H) CITY ATTORNEY'S REPORT

There was no report from the City Attorney.

I) CITY ADMINISTRATOR'S REPORT

Ludwig emailed a prepared City Administrator's Report to Council prior to their meeting. The following topics were discussed in the report:

Land Bank- The owners of 519 S. Main and 314 E. Nebraska have expressed interest in donating their properties. The owner is interested in neglecting the property, and having it go to a sheriff's auction. Any nuisance mowing on these properties will not be paid. Staff will work with City Attorney Gordon Stull to verify the properties have no prior liens before the properties are presented to the Land Bank. The Iroquois Center has also expressed it is still interested in donating its two properties to the Land Bank.

Planning Commission- The public hearing on residential fowl is scheduled for March 9th at 6:30pm. Any changes to the Sustainable Land Development Code will be presented to the council at the March 21st meeting. Changing the Land Development Code would give council the authority to regulate fowl in city limits.

Equipment Purchase- Money was set apart during the 2016 budget process for a new crack filling machine. City staff is preparing information for this purchase to be presented at the March 21, 2016 meeting.

Diagonal Parking- The County has approached the City requesting that the north side of their property be designated as diagonal parking. This change requires the City Code to be altered. More information will be presented at an upcoming City Council Meeting.

Upcoming Agenda Items- bike program with the tourism board, change in drug testing contract, discussion on contracts with Aramark and Unifirst.

Code Enforcement - Two building permits have been authorized on properties that are currently in violation of City Code. The property owner of one basement has made the commitment to seal their basement.

Ludwig also informed Council that Ed Schoenberger is displaying items found on the form City Hall property at 239 S. Main in the foyer. The property was formerly the site of the Queen City Hotel.

Christenson said that he believed that Council had previously approved diagonal parking on the north side of the Court House. Staff will look into the matter further.

J) GOVERNING BODY COMMENTS

There were no comments from the Governing Body.

K) ADJOURNMENT

With no additional information to come before the Council, Dixson declared the meeting adjourned at 6:58 pm.


Robert A. Dixson, Mayor


Christy Pyatt, City Clerk