

Greensburg City Council
May 16, 2016
City Hall

A) CALL TO ORDER

Mayor Robert Dixon called the meeting to order at 6:00 pm on May 16, 2016.

B) PLEDGE OF ALLEGIANCE AND INVOCATION

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

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 with amended Appropriation Ordinance 1076. Jungemann seconded the motion and it passed 5-0.

D) CITIZEN COMMENTS

Dixon welcomed those in attendance and opened the floor for comments or questions. There were no comments or questions from the audience.

E) CONSENT AGENDA

Kern made a motion, seconded by Christenson, to approve the Consent Agenda with Amended Appropriation Ordinance 1076. The motion passed 5-0.

F) ITEMS OF BUSINESS**1. Greensburg PowerUp Funding Request – 4th of July Fireworks**

City Administrator Kyler Ludwig introduced Mike McBeath, Greensburg PowerUp, to request funding for the July 4th celebration. Ludwig reminded Council of their 2015 contribution of \$1,200. McBeath requested use of the lot directly west of City Hall. The celebration will take place at the Big Well Park and fireworks would be launched from the lot across from City Hall. McBeath also requested a financial contribution of \$1,200. Kern and Christenson recused themselves as they are participants in PowerUp. Trummel made a motion to approve a \$1,200 financial contribution and use of City property across from City Hall. Jungemann seconded the motion. The motion passed 3-0.

2. Tornado Siren Maintenance

The City maintains four tornado sirens within city limits. The manufacturer recommends changing batteries every three years. The batteries currently being used were installed in April 2012. Blue Valley Public Safety (BVPS), the original installer, has previously done the maintenance and upkeep on the sirens. Ludwig presented a bid for \$3,741 for 16 batteries. Also presented was a maintenance contract that Council could enter into once the batteries are replaced. The contract covers parts, future battery replacement, mileage, and yearly inspection. Over the past 3 years, the city has spent approximately \$3,000 on inspections and mileage alone. The contract would cost \$234/month or \$2,808 annually.

Christian computed that the cost over the last three years has been approximately \$140/mo with no major events or battery purchases. Trummel confirmed that the encoding equipment mentioned in the contract was the radio activation portion of the system and that the contract would be on an annual renewal. City Attorney Gordon Stull recommended the contract be amended to state that it would be governed by Kansas law, not Missouri law, and that Staff confirm that BVPS provides general liability insurance. Council discussed that a maintenance contract would be a form of insurance policy on the sirens.

Christenson made a motion, seconded by Trummel, to approve BVPS to replace 16 siren batteries at a cost of \$3,721.00. The motion passed 5-0. Trummel made a motion, seconded by Jungemann, to approve a maintenance agreement between the City and BVPS, conditional on the changes recommended by Stull being made. The motion passed 5-0.

3. Incubator Rate Discussion

Council has indicated to Staff that the success of the Sunchips Business Incubator is a priority in 2016. Staff has discussed various data on the Incubator with Council four times this year, and is now seeking direction on how to proceed with a rent increase or policy change on contract renewals. Ludwig stated that, since opening in 2009, inflation has affected the Incubator CPI by more than 10%; however, Incubator lease rates have remained unchanged. Funds available to upkeep the Incubator are depleting. Staff requested Council consider two aspects 1) current rent rates 2) a system to bring rent for extended tenants to market value.

Dixon asked for information on the rent rate for Kiowa County Untied facilities. That information was not readily available. In reviewing previously disclosed revenue and expense reports on the Incubator, Christenson calculated that to cover costs by only raising rent, rates would have to be increased by 50%. Council discussed that the original intent of the building was to encourage new start-up businesses and then to see them move on to larger, permanent facilities. There are several tenants that have been in the building for an extended period of time, with the same rate that was implemented when the building was opened. Council discussed ways to reduce expenses such as moving personnel costs to another fund in 2017. Also discussed was the possibility of charging long term tenants market level rates. A grace period for implementation was suggested, along with an increase in rent for new tenants and at annual renewals. Council should anticipate a considerable increase in taxes owed on the facility as the Neighborhood Revitalization for the facility comes to an end. Ludwig confirmed that utilities charged to the Incubator's budget are set at retail cost.

The consensus of the Council was to have Staff investigate a base rent increase and an increase after the 3 year incubation period. Christenson recommended implementing the change slowly, with long term tenants being brought to market rate. Stull advised that Council could put a property tax adjustment in the lease that would take effect once the revitalization ends. If there is a waiting list of tenants, a long term tenant may be asked to incubate out. Kern voiced concern over having to ask tenants to give up their spaces; potentially with no location to move to and potentially causing a business that was healthy in the Incubator to fail.

4. Review of Budget Survey

As part of the approved 2017 budget process, Ludwig will be gathering public input on where funding should be allocated. A draft survey was presented. The survey reviews programs and services paid for out of the general fund. Residents will be asked to rate their satisfaction of each service and then rate how important they feel the service is. They will also be asked to determine if funding of the program should increase, decrease, or stay the same. Ludwig would like to see at least one Council member present when he does a presentation to the Senior Center and other civic organizations. The presentation should take approximately 15 minutes. Ludwig will also be discussing the topic at Power-Up later this week. Christenson voiced interest in attending a presentation.

G) CITY ATTORNEY'S REPORT

There was no report from the City Attorney.

H) CITY ADMINISTRATOR'S REPORT

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

City Pool: The pool was filled last week, and Staff had 8 individuals attend training in Coldwater this past weekend. Staff anticipates the pool to be open Memorial Day.

Mowing Notices: The City began sending weed notices this week. Reminders about mowing are included in the Kiowa County Signal and in utility bills. Weeds over 12 inches are presumed to be blighting.

Kansas Gas Service: Work on the gas line through the Business Park has been completed. Kansas Gas will be fixing a few segments of sidewalk that their equipment broke.

Best Small Town in Kansas: Council was asked to encourage friends and neighbors to vote for Greensburg in Kansas Magazine's "Best Small Town in Kansas" competition. Voting goes until the end of the month.

Street Update: The crack-filling machine's nozzle was damaged in shipping, and staff is waiting for a new part before the machine can be used.

Water Certification: A member of Haviland's City Council expressed interest in having one of our licensed operators cover the certification requirements at their new treatment plant. Rather than requiring our operators to take on this risk through the City, Ludwig has informed them of this opportunity, and they can pursue the opportunity privately.


Memorial Day Events: A list of all the Memorial Day events was attached to the Administrator's report. The City's Twitter and Facebook will be used to keep citizens up to date on any changes in events.

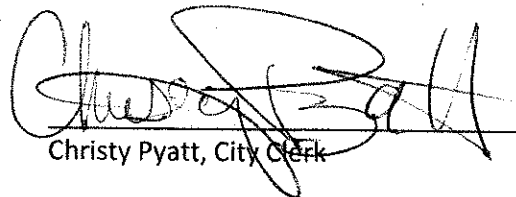
I) GOVERNING BODY COMMENTS

There were no additional comments from the Council.

J) ADJOURNMENT

Dixson declared the meeting adjourned at 6:52 pm.


Robert A. Dixon, Mayor


Christy Pyatt, City Clerk