

**Greensburg City Council
November 20, 2017
City Hall**

A) CALL TO ORDER

Mayor Robert Dixon called the November 20, 2017 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION

The Pledge of Allegiance was said, and the invocation was given by Dixon.

C) ROLL CALL & APPROVAL OF THE AGENDA

Council Present: Matt Christenson, Haley Kern, Mark Trummel, and Rick Schaffer. Sandy Jungemann was absent. Administrator Kyler Ludwig requested that item E.3 be removed from the published agenda. Trummel made a motion to approve the agenda with the requested deletion. Christenson seconded. Motion passed 4-0.

D) CITIZEN COMMENTS

There were no citizens present at the time the item came up on the agenda. Citizen Arrow Zanghi appeared during business item G.2. Dixon offered him the floor to address the Council. Zanghi stated that we are not where we wanted to be with the progress of the property at 903 S. Sycamore. Zanghi has purchased a travel trailer and has spoken to Staff about obtaining a 6 month permit to reside in the trailer, parked at 903 S. Sycamore, while working on the property. Zanghi stated that the trailer was not as livable as he was told, so he has spent his time preparing the trailer for him to be out of his apartment by the end of the month. The house is ready to be boxed in and wrapped. Zanghi has siding and plans to install it as soon as wrap is placed.

E) RECOGNITIONS, PROCLAMATIONS, AWARDS, & NOMINATIONS

Kern made a motion to approve the following nominations as proposed:

Recreation Commission – Aaron Zadina for a term ending December 31, 2021

Economic Development Board – Carolyn Morton for a term ending December 31, 2020

Christenson seconded the motion, which passed 4-0. Ludwig advised that there was an opening on the Housing Authority and potentially a second seat open on the Economic Development Board.

F) CONSENT AGENDA

Kern made a motion, seconded by Trummel, to approve the Consent Agenda as presented. The motion passed 4-0.

G) ITEMS OF BUSINESS

1. Solar Panels – City Hall

As part of a hail claim from June of this year, the City received \$12,967.50 with an additional \$5,447.50 in recoverable depreciation for damage to the flexible solar panels on City Hall. Upon inspection, the existing panels are producing 25-40% of their projected output. The original company who installed the panels is no longer in business. Ludwig reached out for bids from “Good Energy Solutions” out of Lawrence and “Solar King” from Hutchinson. The meeting packet contained quotes for various options. Ludwig requested a motion to move forward with “Solar King.” He reported that models from “Good Energy” are more efficient and will take up less roof space than the “Solar King” panels. Panels from both companies are significantly more efficient than the old panels. The “Solar King” panels are hard panels that would, for aesthetic purposes, be attached above the current panels with clips. “Solar King” is the company that the County has worked with on the Commons building.

Trummel asked about the capacity of the panels prior to the damaged they received. The current system does not have an automated system that tracks capacity. Part of the bid from "Solar King" is an automated tracking system. Christenson asked how the City pays for electric at City Hall. Ludwig estimates a General Fund savings of \$1,600/year when the panels are at full capacity. Ludwig also noted that the City would spend less than \$1,000 out of pocket on a new system.

Christenson made a motion to approve the 8.6kW panels from Solar King at a cost of \$19,958. Kern seconded, and the motion passed 4-0.

2. Union Pacific Discussion

As discussed at a previous Council meeting, the Union Pacific Railroad has contacted Staff regarding an ordinance passed in 1887 that provides them (formerly the Chicago Kansas and Nebraska Railroad Company) the right to have a railroad through town and to develop the properties within the railroad right-of-way. Union Pacific has leased some of their property to the co-op. There is a water remediation well on the property, which Union Pacific has policies against. Union Pacific has requested that the City pass an ordinance amending the previous ordinance, to take back the property where the water well is located. The City could then give the well property to the co-op, as they use the well for the services that they offer. Union Pacific will create an ordinance for Council to review. Expense to the City will be the cost of our attorney's review. Discussion was had on the remediation well being required by KDHE for past nitrate issues. Because of the original right-of-way from the City, Union Pacific does not have the authority to sell the property directly to the co-op. It was the consensus of the Council to move forward with an ordinance from Union Pacific.

H) CITY ATTORNEY'S REPORT

City Attorney Clayton Kerbs was not present at the meeting.

D) CITY ADMINISTRATOR'S REPORT

Airport Construction: Construction on the new airport is scheduled to start on November 27th following the pre-construction meeting.

Thanksgiving Holiday: City Hall will be closed November 23rd and 24th, in observance of the Thanksgiving Holiday.

Traveling Exhibit Donation: The traveling museum exhibit "Nature Unleashed" donated a significant amount of museum materials which are focused on the Greensburg Tornado. Staff is currently developing a plan to display the donations. Those interested may view the display at <https://www.fieldmuseum.org/about/traveling-exhibitions/nature-unleashed-inside-natural-disasters>

Christmas Light Parade: The annual parade of lights is scheduled for December 3rd at 6pm. The Tourism Board is sponsoring a free showing of the movie "Elf", which will be played prior to the parade.

Streets and Parks: The streets and parks department has been working on trimming the plantings on Main Street and at city facilities. They have also removed the flower bed at Sunset Park, and have been working on maintenance and cleaning at City Facilities. The Eller's tree across from the Big Well is scheduled to be removed as it has become a safety concern.

Utilities: The Christmas lights are up on Main Street and scheduled to be turned on by November 27th. Thayne Muntz passed his first year final for electric lineman certification today.

Code Enforcement: A formal complaint was received in regards to the property at 222 E. Iowa. A notice of violation was written today, and the property owner will have 10 days to clean up their property or request a hearing.

Boards and Commissions: Recommendations are needed to fill positions on the Housing Authority, and for the Kiowa County Economic Development Board.

J) GOVERNING BODY COMMENTS

There were no additional comments from the Council.

K) EXECUTIVE SESSION

Trummel made a motion to recess into executive session to review the City Administrator's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the city council chambers at 6:30 p.m. Kern seconded the motion, which passed 4-0.

Council returned to open session at 6:30 p.m. Kern made a motion to recess into executive session with the Council and Mayor to review the City Administrator's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the city council chambers at 6:40 p.m. Trummel seconded, and the motion passed 4-0.

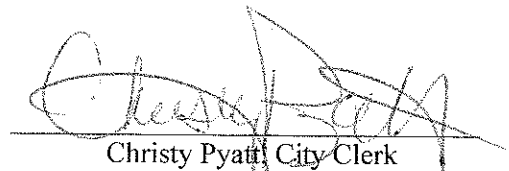
Council returned to open session at 6:40 p.m. Christenson made a motion, seconded by Trummel, to approve a 2.5% merit increase for the City Administrator. The motion passed 4-0.

L) ADJOURNMENT

Dixson declared the meeting adjourned at 6:41 p.m.



Robert A. Dixon, Mayor



Christy Pyatt, City Clerk