

**Greensburg City Council**  
**March 6, 2017**  
**City Hall**

**A) CALL TO ORDER**

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

**B) PLEDGE OF ALLEGIANCE AND INVOCATION**

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

**C) ROLL CALL & APPROVAL OF THE AGENDA**

Council present: Mark Trummel, Rick Schaffer, Haley Kern, and Sandra Jungemann. Matt Christenson was absent for roll call, but arrived before further action was taken. Dixon requested an additional business item be placed on the agenda, "Discuss moving March 20<sup>th</sup> City Council meeting time to 5:30 p.m.". Jungemann made a motion to approve the agenda with one addition. Schaffer seconded the motion, which passed 5-0.

**D) CITIZEN COMMENTS**

Arrow Zanghi updated the Council on his progress on the house he had moved in on his property at 903 N. Sycamore. City staff issued a conditional building permit to allow Zanghi to place the home on a foundation by March 18, 2017 (additional conditions applied). Zanghi stated that he will request an extension on his deadline for the house to be moved onto the foundation. He stated that the footings and crawl space have been dug and had has been laying out the footing. He stated that the project has been delayed by illness and now a injury at work that he suffered last week. Dixon instructed Zanghi to stay in contact with Staff.

**E) CONSENT AGENDA**

Christenson questioned the bill from Building Control Solutions (BCS) being paid before the Council meeting as it is not a recurring expense. Ludwig explained that the bill had come after the last Council meeting and was due very close to this Council meeting. In the future BCS can be removed from pre-pay. Trummel made a motion, seconded by Christenson, to approve the Consent Agenda as presented. Motion passed 5-0.

**F) ITEMS OF BUSINESS****1. Public Art Committee – Landscape Plan**

Judi Kirk, Public Art Committee, has met with Joan Hayse, Randy Rinker, and Roy at Southwestern Nurseries in Kingman to discuss plants and spacing at Starlight Park. A landscaping site plan and budget for the park were included in the meeting packet. Kirk explained that if Southwestern Nurseries does the planting, at a cost of \$375, they will do any replanting that may be needed at no additional cost. Several citizens have utilized Southwestern Nurseries for landscaping and had great success with no need for replanting. Althea bushes for the project will be purchased at Headrick's Plants and Pines in Mullinville. Hayse and Rinker have volunteered to do the work needed to get the plants established. After two years of growth these plants should be no maintenance (watering, trimming, etc.) To have the water needed to get the plants established, the group has requested that Staff install a frost-free water hydrant on the property. Planting will begin in early April. They will also need to obtain mulch for the plantings. They would like to see the perimeter sidewalk that will go on the south side be completed prior to the May 4<sup>th</sup> events.

Ludwig requested a consensus from the Council to proceed, as requested. The ability to place a water faucet on the property was discussed. Dixon asked if the property has been surveyed so that the north property line is established. The property has not been surveyed since the 2007 disaster. Trummel made a motion to

approve the plan as presented. Kern seconded. Motion passed 5-0. A park dedication, ribbon cutting and the lighting of the first sculpture will take place on May 4<sup>th</sup>.

## **2. Insurance Discussion – People’s Insurance**

Jeanine Hassiepen, People’s Insurance, discussed partial quotes she has received from Travelers Insurance, OneBeacon Government Risk, and the City’s current provider, EMC. A summary of the quotes as they stood at the time of the meeting was available to Council in their digital meeting packets. The City’s current coverage expires April 1. Hassiepen will present complete quotes at the March 20<sup>th</sup> meeting and request Council select a carrier. Of particular interest to Council was the confirmation that work comp coverage through the current carrier will go down. Hassiepen explained that the city’s Mod Factor is as low as it can get with work comp. She also mentioned that over the last 4 years EMC has issued a dividend check to the city, reducing the overall cost of yearly premiums.

Schaffer asked what cities are currently in the EMC pool. Hassiepen stated that EMC covers 450 cities in the State of Kansas. Hassiepen elaborated on earth quake coverage, as quoted by EMC. City Attorney Gordon Stull asked if quotes were based on cash or replacement value. Hassiepen explained that the Davis Park shelters, concession stand and bathrooms are cash value. Everything else is quoted at replacement value. Christenson noted that, as they stand, the quotes are very close and lower than premiums paid in previous years. Dixon noted that he prefers to stay with the same coverage if the City is satisfied with the service they have received and the quotes are similar in cost.

## **3. Big Well Budget Discussion**

Ludwig opened discussion on the Big Well finances. Director Stacy Barnes was present to answer questions. Council was provided a 10 year financial report. Staff has prepared a few proposals to help reduce expenditures and increase revenues within the fund. The current fund balance is sufficient to cover more than a year of expenditures without any revenues. In 2006 the fund had a balance of \$20,000. Since then, the fund has peaked near \$500,000. The new facility opened in May 2012. Most of the fluctuation in expenses was due to uneven rental payments being made to the city (this has been resolved). Fluctuation in revenue is a result of changes within the sales tax collected from ITC, who has now left Kiowa County. The personnel costs, operations, and admission revenues have stayed consistent since the new facility opened.

Staff plans to help cut costs of operations by reducing expenditures on advertisements that have not seen a return on investment; ending the contract with “Tag Me Cam” (\$3,000/year); having part-time staff help with cleaning of the facility; moving some personnel costs for the tourism director to the tourism budget (\$10,000); moving the facility’s full time maintenance employee to the parks department (\$10,000); and work to develop a volunteer program to reduce part-time staff expense. In an effort to increase revenues, Staff plans to work to bring special exhibits to the facility (i.e. Waterways program); create an annual membership program; and look into more grant funding opportunities (Kansas Humanities, Mariah, etc.)

Trummel asked if “reducing part-time staff expense” meant reducing hours for current employees. Barnes explained that she has a high school student who will be leaving for college in the fall. She would like to supplement his hours with volunteers or spread his hours amongst current employees, rather than replacing him. There is also a possibility of utilizing volunteers to assist full time staff. All full time City Staff are hourly pay except the Administrator. Barnes elaborated on the proposed membership program, stating that a program was started in 2011-2012 but was never fully implemented. Any changes to the program would come before Council for approval. Christenson confirmed that the sales tax designated for the Big Well was ½ cent. Barnes stated that there is no sunset on the sales tax. In discussing moving the maintenance employee to

parks, Dixon asked who would be in charge of the planter around the building. Staff is still discussing options on the planter. It was noted that many of the suggested changes can be done administratively; however, major changes will be brought back to Council at a later date.

#### **4. Economic Development Packet Discussion**

As discussed at the last meeting, Ludwig created a draft packet of city incentives that can be used as a template for economic development in Greensburg. Staff continues to develop sections on utility costs; local statistics (population, workforce, etc.); State incentives; and potentially any incentives available through the County for development.

Dixon would like to see the information presented for the Kiowa County Media Center expanded and Stacy Derstein, school principal, be consulted on the education portion. Kern noted that the healthcare section needs to be updated. Christenson would like to see concrete information, where it is available. It was noted that Council has not set an amount for IRBs; however, Ludwig stated that he is working on a proposal for setting that for a person interested in the Business Park.

Christenson advised that he was approached by a citizen who is requesting the City take a more aggressive approach in having a trailer house park established within the City. Dixon advised that the City is not preventing the development of a park and has in fact been approached by several potential developers. None of those who showed interested have ever pursued the opportunity.

#### **5. Road Closure Request – Twilight Theatre**

The Twilight Theatre has requested the closure of West Florida Street from Main Street to Sycamore Street from 4-7 p.m. on Saturday, April 22<sup>nd</sup>. The organization is planning a car show in conjunction with the Annual Twilight Gala. The closure should not have a significant impact on traffic as both Centera Bank and Fleener's will be closed at that time. Christenson made a motion, seconded by Schaffer, to approve the closure request. The motion passed 5-0.

#### **6. Discuss moving March 20<sup>th</sup> City Council meeting time to 5:30 p.m.**

Dixon announced that he will be out of town during the March 20<sup>th</sup> Council meeting and Council President Kern has a conflict that evening. Dixon proposed starting the March 20<sup>th</sup> meeting at 5:30 pm. Stull had previously advised Dixon that the easiest way to change the time was to vote on the change in tonight's public meeting so that additional notification would not be required. Jungemann made a motion, seconded by Kern, to begin the March 20<sup>th</sup> City Council meeting at 5:30 p.m. Motion passed 5-0.

### **G) CITY ATTORNEY'S REPORT**

Stull has had contact with the KPP attorney. After reviewing his records, it was clarified that the proposed Letter of Intent (LOI) deals with the Power Purchase Contract; however, the 2<sup>nd</sup> amendment to the Operating Agreement that was previously approved by Council had to be submitted to the Kansas Attorney General's Office. The KAG office notified KPP that they would not approve the amendment. The City was not notified of this and assumed the amendment was in effect. Stull recommended Council pass a Resolution rescinding the previously adopted Resolutions pertaining to the amendment. Stull will draft a Resolution for Council's approval. With this clarification, Stull approved the LOI. Ludwig will advise KPP of the approval. KPP plans to attend a Council meeting in April.

### **H) CITY ADMINISTRATOR'S REPORT**

Ludwig discussed the following topics:

**Fiber Connectivity:** This discussion has been delayed as Staff looks into phone costs, and waits for more information from AT&T.

**Highway 183 Construction:** KDOT will be starting construction on Highway 183 south to Coldwater this week. It is expected that roads will be closed by Friday with work starting on Monday. The contractor has 70 working days to complete the bridge project, and anticipates the road will remain closed until early/mid June. The detour will go through Bucklin, Protection and then to Coldwater. Council questioned why KDOT did not proceed with the shoofly that was previously planned. Ludwig pointed out decreased KDOT funding, stating that detours are cheaper. Trummel voiced concern over trucks attempting to detour through town. Staff has been instructed to contact KDOT if problems develop. Ludwig has contact large employers and EMS to advise them of the closure. He will be making contact with the Fire Department as well.

**Pet Registration:** The registration deadline for pets has passed. Staff has registered 139 pets, which is down 70 from the last year's total in December. Staff is working with pet owners to get the rest of the pets vaccinated and registered.

**Incubator Lease:** Staff has been in discussions with a local interested in opening a donut shop at the Incubator. The business is still working through numbers but requested permission to change the counter-top within the space. Staff feels that this request is not far from what was approved for past tenants.

**Quarterly Transfers:** Staff will be presenting the first quarter transfers at the meeting on March 20<sup>th</sup>.

**Ice Storm Clean-up:** Christy Pyatt, City Clerk, will represent the City at a meeting with KDEM on Wednesday to get expenditures from the January ice storm clean up approved for federal grant reimbursement.


**Bereavement Leave:** Ludwig will be driving to Utah at the end of this week for the funeral of his Grandfather. Ludwig will be available via phone or email.


#### D) GOVERNING BODY COMMENTS

There were no additional comments or reports from the Governing Body.

#### J) ADJOURNMENT

With nothing additional to bring before the Council, Dixon declared the meeting adjourned at 7:17 p.m.

  
Robert A. Dixon, Mayor

  
Christy Pyatt, City Clerk