

**Greensburg City Council  
January 16, 2018  
City Hall**

**A) CALL TO ORDER**

Mayor Robert Dixson called the January 16, 2018 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 Pastor Jeff Blackburn.

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

Council Present: Matt Christenson, Haley Kern, Mark Trummel, and Pam Reves. Sandy Jungemann was absent. Dixson welcomed Reves to the Council. Trummel made a motion to approve the agenda as presented. Christenson seconded. Motion passed 4-0.

**D) CITIZEN COMMENTS**

There were no citizens present at the meeting.

**E) RECOGNITIONS, PROCLAMATIONS, AWARDS, & NOMINATIONS**

Reves nominated Christenson as Council President, until January 2020. Kern seconded, and the motion passed 4-0.

**F) CONSENT AGENDA**

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

**G) ITEMS OF BUSINESS****1. Approval of 2018 Council Schedule**

City Administrator Kyler Ludwig presented a draft Council schedule for 2018. The calendar outlined topics for discussion throughout the year. The document is a working document, with topics subject to change based on the interests of the Governing Body and immediate needs of the community. No formal action was necessary.

**2. 410 E. Ohio – Sell of Portion of the Property**

In August 2017 Council went forward with the process to sell a portion of the property located at 410 E. Ohio to Alliance Ag and Grain. Council expressed interest in selling the property for the sum of \$1 if the Co-op would pay for the property survey and legal expenses. The property was advertised “for sale”. The community was given until October 16<sup>th</sup> to present alternative uses for the property. Staff did not receive any interest from other buyers. The Co-op has completed a survey through Garber Surveying Service. The property description was done in such a way as to easily allow Staff to prepare a contract of sale for a portion of the City’s property. Staff utilized a previous contract, to be reviewed by City Attorney Clayton Kerbs.

Reves asked for confirmation that the property being discussed neighbors the current fertilizer plant and expressed concerns over previous environmental issues. Ludwig and Dixson clarified that Section 9 of the proposed contract allows the property to be sold “as is”. The Co-op would assume any existing defects and the City would waive all responsibility. The sale of the property would allow the Co-op to move forward with expansion plans. Christenson asked about the location of the remediation well in that area. The well is located on Union Pacific RR property. The Co-op already uses the property that they are wanting to purchase, and paid for the clean-up of the property. Dixson views the sell as an opportunity to place the property back on the tax rolls.

Christenson made a motion to authorize Staff to sell the newly surveyed portion of the property located at 410 E. Ohio for the sum of \$1. Kern seconded, and the motion passed 4-0.

**3. Budget Billing Option – Flat Utility Rate**

Residents currently pay utility bills based on their usage during the previous month. Ludwig has had a few customers express interest in having a flat rate bill based on their average use. “Budget Billing” is included with the City’s current utility billing software package. A report showing the 2017 usage of 3 customers was presented, along with line graphs displaying the extreme highs and lows of each household. The graphs also noted the amount of a “budget bill” for each residence, based on the average of their 2017 bills. If approved, Ludwig would come back to Council with a policy for “Budget Billing”. Ludwig recommended that the flat rate amount of each household be reviewed in September of each year. Included in the meeting packet was a list of additional policies which other communities use in their budget billing programs. Staff hopes to see a reduction in the number of late payments by giving citizens the opportunity to utilize the program. Receiving favorable direction from Council, Ludwig asked if they would prefer a straight average or if they would prefer to add 10% to that average. Council preferred the straight billing. Ludwig will bring back policies for Council’s review.

**H) CITY ATTORNEY’S REPORT**

City Attorney Clayton Kerbs was not present at the meeting.

**I) CITY ADMINISTRATOR’S REPORT**

**KMU – Day at the Capitol:** Ludwig will be in Topeka tomorrow and Thursday for the Kansas Municipal Utilities Day at the Capitol, and for a KMU Board Meeting. This legislative session is set-up to have many local government and utility implications.

**Airport Progress:** Progress reports on the airport construction are available at- <https://lochner.app.box.com/s/xvadg20jlvlayetpngbb7t32yd6gsl65>

**City Hall Solar:** The solar panel replacement at City Hall is scheduled for January 31<sup>st</sup>. King Solar anticipates a two day installation.

**Winter Hours – Big Well:** Winter hours have begun at the Big Well, Mon-Sat 9am-5pm, and closed Sundays. They will resume normal hours in March.


**Incubator Management:** Homestead Insurance has rented a ground level space in the Incubator (formerly Main Street Massage). Scott James will be having Chay Howard take over his lease starting in February. Emblazon has given their notice and will be out of their space by the end of the month.


**J) GOVERNING BODY COMMENTS**

Reves asked if Kansas Corporation Commission (KCC) was attempting to come into cities with regulations on utilities. Ludwig explained that electric co-ops are asking for policies limiting annexations that would take customers, or potential customers, from their electric territories. There is also proposed legislation that would add fees to utilities to help pay for school finance. A recent KCC ruling created additional regulations on municipal energy agencies (MEAs) like KPP. A bill is proposed that would reduce KCC regulating powers over MEAs.

**K) ADJOURNMENT**

Dixson declared the meeting adjourned at 6:35 p.m.

  
 Robert A. Dixson, Mayor

  
 Christy Pyatt, City Clerk