

**Greensburg City Council  
December 3, 2018  
City Hall**

**A) CALL TO ORDER**

Mayor Matt Christenson called the December 3, 2018 meeting to order at 6:00 p.m.

**B) PLEDGE OF ALLEGIANCE & INVOCATION**

The Pledge of Allegiance was said. Tony Factor gave the invocation.

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

Prior to roll call, City Clerk Christy Pyatt swore in Michael (Mike) McBeath Jr. as the newest Council Member, filling the unexpired term of Matt Christenson.

Council Present: Mike McBeath, Mark Trummel, Sandy Jungemann, Pam Reves, and Haley Kern. (Staff present: Interim Administrator Jay Newton, Clerk Christy Pyatt, Tourism Director/Future City Administrator Stacy Barnes).

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

**D) CITIZEN COMMENTS**

Grant Neuhold complimented the Council on their appointment of Mike McBeath to the Council.

**E) CONSENT AGENDA**

Trummel questioned the payments to Diamond Roofing and Tom Boyles. Pyatt responded that these were bids approved by Administration to complete repairs to various City structures that were named in a 2017 insurance claim. Once paid, EMC will release remaining insurance proceeds. Reves asked why the well house at Davis Park was being repaired if the State was going to buy the park. Pyatt explained that, more than likely, it will be years before the State moves forward with purchasing additional property for the highway project.

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

**F) APPOINTMENTS & ELECTIONS**

**1. Council President – Appoint a Council President to replace Matt Christenson, newly appointed Mayor.**

After a brief discussion, Kern volunteered to serve as Council President until the end of the year. Trummel made a motion to approve Haley Kern as Council President until the end of the year. Jungemann seconded. Motion passed 5-0. Council will review the appointment in January.

**2. Housing Authority – Discuss the seats of Matt Christenson (Council representative, newly appointed Mayor) and Mike McBeath (newly appointed Council Member) that will expire December 31, 2018. New terms will expire December 31, 2022.**

Christenson voiced that he did not feel it appropriate for him to continue to serve as the Council representative to the Housing Authority, following his appointment to Mayor. McBeath is willing to continue serving. Christenson recommended appointing McBeath as the Council representative beginning January 1<sup>st</sup>. This would leave one open seat on the board. Reves made a motion to approve Mike McBeath as the Council Representative to the Kiowa Komotara Greensburg Housing Authority for a term expiring December 31, 2022. Kern seconded. Motion passed 5-0.

**3. Tourism Board – Approve the reappointment of Jennifer Greenleaf, Grant Neuhold, and Shelbie Smith for terms to expire December 31, 2022.**

Jungemann made a motion to reappoint Jennifer Greenleaf, Grant Neuhold, and Shelbie Smith to the Tourism Board for terms to expire December 31, 2022. Trummel seconded. Motion passed 5-0.

**G) ITEMS OF BUSINESS**

**1. Consider and approve a proposed social media policy.**

Stacy Barnes has proposed to Newton that the City consider a social media policy, in light of recent events involving the City’s Facebook page. Newton asked Barnes to speak to the issue, at which time she explained that the City currently has no protection against the public posting anything they want on the City’s social media, according to the League of Kansas Municipalities (LKM). With no policy in place, these sites are considered open public forum. Adopting a social media policy, such as the one offered in tonight’s meeting packet, would create a limited public forum. The policy would provide a list of items that Staff could remove from the sites if need be.

McBeath commented that he had reviewed the proposed policy and thought it sounded good. McBeath made a motion to approve the policy as presented. Kern seconded. Motion passed 5-0.

**2. Consider authorizing a review and reappraisal of the Incubator Rent Proposal as approved by the City Council June 6, 2016**

In 2016, the Council approved an incubator rent proposal that has been implemented on an incremental basis or not at all. The intent was to increase rent on new contracts for currently unoccupied space, and to also increase the rent on occupied space over a period of several years. The original recommendation was that the changes be done by a percentage increase of current rental charges, what Newton referred to as a non-standard approach to commercial rental of space. The result is variations of rents for like square footage. Newton requested Council rescind the 2016 rate increases. Referencing page two of his agenda memo, Newton stated that there is a need to increase rental charges as the Incubator becomes older and the cost of maintenance increases. However, Newton does not anticipate the revenues generated from rent will ever match the cost of operation of the facility. He stated that Council will need to decide what to do with the building in the future, as the cash balance is depleted. Any rent increase needs to be market competitive. Newton again asked that Council rescind the 2016 rate increase and go back to the drawing board. Council briefly discussed the facility’s current occupancy.

Reves made a motion to rescind the 2016 Incubator rate policy, allowing Staff to research alternatives. Kern seconded. Motion passed 5-0.

**H) CITY STAFF REPORTS**

Newton provided Council a memo of status reports on various projects and accomplishments Staff and Council have addressed since his coming in mid July. Newton acknowledged that much has been accomplished in a short time, and reminded Council that Barnes will assume responsibility as Administrator next Monday, December 10<sup>th</sup>. Newton thanked Council for the opportunity to serve the community for a third time. He intends to be here for Barnes’ first day to go over end of year expenditures. Council thanked Newton for his service. Jungemann commented that the list of accomplishments was impressive.

**I) GOVERNING BODY COMMENTS**

Reves addressed several issues:

- Council Retreat – Reves recommended Council consider moving forward with a Council Retreat, now that there are two new Council Members (Reves and McBeath) and a new

Administrator. Reves asked Council to review their calendars for availability in the New Year, potentially in January. Council will communicate date options to Barnes. Evenings or weekends were recommended as a majority of the Council is employed through the week.

- Open basement complaint - Reves has received a complaint that the basement located at the corner of Sycamore and Morton is open, allowing varmints to enter. Staff has been to the location several times to discuss the structure being utilized for a future building project. The basement has a top and all entrances were sealed at that time. Staff will follow-up on the complaint.
- Olive Street - Reves commented that the property under abatement on Olive Street is looking good. She also made mention of the drainage at Olive and Grant. She asked where Richard McVey, who previously addressed the Council, was at with having his property that lies in the flood plain evaluated. Pyatt will send a follow up email to McVey.

#### **J) ADJOURNMENT**

With nothing additional to come before the Council, Christenson declared the meeting adjourned at 6:26 p.m.



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Matt Christenson, Mayor



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Christy Pyatt, City Clerk