Official Greensburg City Council Minutes 04.01.2019

Greensburg City Council
April 1, 2019
City Hall

A) CALL TO ORDER
Mayor Matt Christenson called the April 1, 2019 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said. The invocation was given by Tory Factor.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Mike McBeath, Mark Trummel, Sandy Jungemann, Haley Kern, and Pam Reves. (Staff present: Administrator Stacy Barnes, Clerk Christy Pyatt, Tourism Director Caitlin Matil). Reves made a motion to approve the agenda as presented. Kern seconded, and the motion passed 5-0.

D) CITIZEN COMMENTS
There were no comments from those in the audience.

E) CONSENT AGENDA
Jungemann made a motion to approve the Consent Agenda. Before seconding, Trummel asked about the amount listed on the Appropriation Ordinance for ammunition. Pyatt explained that the expense was not exclusively for ammunition. She explained that the accounts payable system only shows a portion of the descriptions entered on invoices for each vendor. Barnes believed that there was a firearm purchase included in the transaction. Also questioned was the small amount being paid to the State for traffic citations. Pyatt stated that the court is not required to submit fees to the state for tickets written for non-moving violations. The amount being submitted through the Appropriation Ordinance is for a moving violation. Following Trummel's second, the motion passed 5-0.

F) ITEMS OF BUSINESS
1. Rezoning Request, 114 N. Poplar
Pyatt stated that on March 20th the Planning Commission had held an advertised public hearing on a request from Chad and Audrey Pore to rezone their property located at 114 N. Poplar from CP-1 Planned Commercial to R-1A Residential. The property, which has been utilized as a residential property since 1890, was rezoned to commercial during a city limit to city limit rezoning process initiated by the Planning Commission in 2007. The Pores were not the owners of the property at that time and were unaware until recently that the property was not zoned residentially. During a recent phone call from a financial institution, Pyatt was asked for verification that the Pore's would be allowed to rebuild their home on the property if it were to every be destroyed. She was also asked, if Pores were to sell the property following a disaster, would a new owner be allowed to build residentially. Staff recommended the Commission approve the rezoning request, in an attempt to protect the current owner from potential issues with financial institutions. With no additional questions from the Council, Reves made a motion to approve the rezoning request as presented. Jungemann seconded, and the motion passed 5-0.

2. Airport Liability Insurance
Included in the packet for tonight's meeting was a quote for airport liability insurance, provided by Jeanine of Peoples Insurance. Reves asked for clarification that the insurance was for the property only. Barnes confirmed that the insurance was to cover any accident that may occur on the property. As development of structures and equipment occurs, the City will need to explore insurance coverage for
those items. McBeath made a motion to approve the quote for liability insurance. Trummel seconded. Motion passed 5-0.

3. Pool Park Concrete Bids
Barnes presented concrete bids collected by Public Works Superintendent Mike Hayes for the foundation slab for the pool park shelter house, a boarder around the pool fence, and a perimeter sidewalk around the park property. Bidders were asked to bid the project in 3 phases. Barnes noted that the remaining balance of the Sanitation Reserve Fund is $73,250, which is sufficient to cover the cost of all three phases. Bids received from Pueblo Concrete, Denton Schmidt Construction, and Eslinger Construction were noted in the meeting packet. Jungemann asked if the bidders were given a time limit by which the City would like to see the work completed. Barnes confirmed that there was nothing in writing given to the bidders. Trummel would like to see work on the pool boarder and pavilion done before opening weekend. He asked if any of the bidders mentioned that they would only be interested if approved for all 3 phases. Barnes was not aware of that request being made. Council commented that it appeared bidders were asked to bid “apples-to-apples,” but noted a significant price difference on the perimeter sidewalk portion of the project. Council also discussed the use of current handicap accessibility to the property. McBeth recommended holding off on the perimeter sidewalk until Council has more solid plans for the remainder of the park’s development. Council discussed asking for assurances of completion by a specific date. Trummel made a motion to award the bid for the shelter house slab and pool boarder to the lowest bidder, Denton Schmidt Construction. McBeath seconded. Motion passed 5-0.

4. 2018 Wind Energy Credits Report
Annually the City receives an annual report certifying that all of the electricity purchased through the Kansas Power Pool is wind energy. The 2018 report was included in the Council packet. Christenson questioned when the agreement expires and if there was a renewal cost. Reves noted that, at some point in time, the City may not wish to continue the program. McBeath asked if the report was being used as a marketing tool. Barnes confirmed that the City proclaims to be 100% renewable energy 100% of the time, and that this is the documentation to back up that claim. Christenson noted that the wind energy credits were critical credits toward LEED certification of structures.

G) CITY STAFF REPORTS
Barnes reported on the following items:
• Caitlin Matile, newly hired Tourism Director, was introduced to Council and reported a successful first day.
• Applications for pool manager and assistant manager are due by Friday. Staff has also been receiving lifeguard applications.
• The Airport Opening is scheduled for April 25th. Lochner is working with FAA to issue NOTAM on April 22nd so that staff can begin removing the large “X”s from the strip.
• Barnes will be in Washington D.C. Tuesday – Friday of next week representing TIAK. Each year TIAK sends the President of their organization to speak to law makers about Tourism.
• April 26th the Tree Board is planning an Arbor Day tree planting event for noon, with the location to be determined.

Jungemann asked Barnes about the solar farm tour that she and Utility Superintendent Mick Kendall attended in Pratt. Barnes stated that the tour was designed for participants to hear from the company who installed, and currently owns, the solar farm. The City of Pratt has entered a power purchase agreement with the company for the next 15 or 20 years. At the end of that agreement, the
City will have the option to take over ownership. Barnes has a meeting Friday with KPP officials and plans to ask if a similar situation would even be possible for the City under its current KPP contract. Barnes and Council discussed concerns of “inheriting” aged technology and maintenance costs. Reves asked if there were hopes of generation from the farm and what the cost per kwh would be. Barnes stated that the speaker did not go into those details. In Pratt, a new electrical line has been ran from the solar farm directly to the City’s electrical grid, where the power is distributed directly to customers. Barnes confirmed that the farm utilizes fixed solar panels, which have been tested against the repeated throwing of a baseball to simulate large hail. Barnes also confirmed that Pratt still has its own generation. Trummel commented that the concept fits Greensburg’s “green brand.” Kern would like to see Staff continue to monitor the Pratt situation.

Reves asked how Staff was coming on establishing online pay. Barnes and Pyatt confirmed that they are waiting on The Payment Group and gWorks (City software company) to work out the details of the system.

Trummel asked about the Street Department working on pot holes. Specifically he was concerned about the intersection of Bay and Highway 54. Kern mentioned a large hole at Iowa and Elm. Barnes confirmed that repairs will be made now that the weather is improving.

H) GOVERNING BODY COMMENTS
There were no additional comments from the Council.

I) ADJOURNMENT
Christenson declared the meeting adjourned at 6:32 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk