

**CITY OF GREENSBURG
REGULAR CITY COUNCIL MEETING
300 SOUTH MAIN GREENSBURG, KANSAS
TUESDAY, SEPTEMBER 3, 2019
6:00 PM**

A) CALL TO ORDER

B) PLEDGE OF ALLEGIANCE AND INVOCATION

C) ROLL CALL & APPROVAL OF THE AGENDA

D) CITIZEN COMMENTS

All comments are limited to a maximum of three minutes for each speaker. In accordance with the Open Meetings Act, City Council members may not discuss or take action on any item that is not on the Agenda.

E) CONSENT AGENDA

These items are routine and enacted by one motion. There will be no separate discussion of these items unless a Council member so requests. Any consent agenda item can be removed and placed on the agenda as an item of business.

1. Approval of Minutes
 - a. Regular Meeting – August 19, 2019
2. Appropriation Ordinance
 - a. Ordinance #1155

F) ITEMS OF BUSINESS

1. City Property Use Request, half block of 301 S. Main - 4-H Council Barnyard Olympics, November 16th
2. Equipment Use Rates Policy Review
3. Police Department Discussion

G) CITY STAFF REPORTS

H) GOVERNING BODY COMMENTS

I) ADJOURNMENT

NOTICE: SUBJECT TO REVISIONS

It is possible that sometime between 5:30 and 6:00 pm immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the council chambers or lobby of City Hall. No one is excluded from these areas during those times.

To be placed on future agendas please contact City Administrator Stacy Barnes at administrator@greensburgks.org or call City Offices at 620-723-2751.

**Greensburg City Council
August 19, 2019
City Hall**

A) CALL TO ORDER

Mayor Matt Christenson called the August 19, 2019 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION

The Pledge of Allegiance was said. Invocation was given by Pastor Jeffrey Miller.

C) ROLL CALL & APPROVAL OF THE AGENDA

Council Present: Mike McBeath, Mark Trummel, Pam Reves, Sandy Jungemann, and Haley Kern. Staff present: Administrator Stacy Barnes, City Clerk Christy Pyatt, City Attorney Clayton Kerbs.

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

D) CITIZEN COMMENTS

There were no comments from those in attendance.

E) CONSENT AGENDA

Kern made a motion, seconded by Reves to approve the Consent Agenda as presented. Motion passed 5-0.

F) ITEMS OF BUSINESS

1. Public Hearing: 2020 Budget

Christenson called the advertised public hearing for the 2020 budget to order. Barnes noted that the proposed budget was advertised in the Kiowa County Signal on August 7th. Christenson opened the floor to receive public comment. Waiting a few moments and hearing no comments, Christenson asked if Staff had received any written comments. No written comments have been received. Christenson closed the public hearing. Reves made a motion to approve the 2020 budget as published. McBeath seconded. Christenson repeated the motion, adding that the total proposed budget is \$4,345,535 and estimated Ad Valorem Tax is \$460,528. The motion passed 5-0. Barnes advised Council of the need for them to sign the official budget document following tonight's meeting.

2. Receive Sheriff Chris Tedder to propose contract for dispatch services with Kiowa County Sheriff's Department

Barnes reminded Council of the proposed dispatch contract between the Kiowa County Sheriff's Department and the City of Greensburg that was included in the meeting packet. Sheriff Chris Tedder, accompanied by Undersheriff Scott McCann and Deputy Justin Rugg, was present to answer any questions the Council may have.

Trummel mentioned previous contracts between the Sheriff's Office and the City for 2014, 2015, and 2016. Noting that there was no contract in 2017-Present, he asked what prompted the proposed agreement. Tedder stated that not having a contract beginning in 2017 was an effort to "play nice". Tedder went on to state that he feels his people are being taken advantage of by the Greensburg Police Department and that the Sheriff's Department needs to be compensated. The proposed contract would take effect September 1, 2019. The cost for the remainder of 2019, per the contract, is \$12,969.96. The cost for 2020 dispatch services would be \$35,000. Information on how Tedder quantified the cost of the contract was included in the packet, but was not specifically discussed in the meeting. Reves stated that

she understood Tedders explanation of how he arrived at the contract cost, but believes it is a bit high. She stated that it appeared to her that the cost of the contract was to cover the cost of the extra deputy recently employed by the Sheriff's Office. Tedder stated that there is no extra officer, and that in fact his department is short an officer. He stated that the cost of the contract would not be used to pay personnel costs, unless the County Commission were to allow that.

Christenson asked Tedder to look at the dispatch log and provide numbers for what calls in the last year have been dispatched for or initiated by the Police Department. Stating that he could not provide those numbers for tonight's discussion, he explained that though dispatch service is available, how much the Police Department uses dispatch is up to him (referencing Chief Paul Alvarez). Tedder stated that in the last 3 weeks there have been 6 calls for the Police Department, while Alvarez was in service, that a Sheriff's Officer responded to in his place. Reves asked for confirmation that on the 6 calls mentioned, Chief Alvarez did not respond. Tedder stated that was correct and that this has been an ongoing issue. He explained that when a City call does go out and there is no response from the City, the Sheriff's Office does respond. Jungemann confirmed that the calls being mentioned were inside city limits. Council asked if Tedder could specify what type of City calls he was referring to. Those in attendance listed alarms, dog calls, and fireworks complaints. Mark questioned if there had been traffic issues that the City could have responded to but did not. Tedder only specifically recalls the 6 previously mentioned calls, stating that's when he started counting. Tedder said that several incidents have been brought to the attention of Council's personnel.

Christenson reminded Tedder that the Council had just approved the 2020 budget. This being the first time Council has heard of Tedder's request for a dispatch contract, the cost of a contract was not included in the 2020 Police Department budget. Christenson stated that in order to accommodate such a contract, money would have to be taken from another department's approved budget. Tedder stated that an alternative to a contract with the Sheriff's Office would be to have City personnel dispatch for the Police Department. Asked about what would be required for City personnel to dispatch, Tedder advised of a dispatch training class offered by the State of Kansas for \$500/person. The City would need its own radio frequency with state, as well as radio equipment for the dispatcher. Kern asked if Tedder was aware of other communities who dispatch in this manner, to which he replied he was not.

Reves asked if the price of the proposed contract was negotiable. Tedder stated that it was non-negotiable. Kern pointed out that the cost of the contract is more than double the previous contracts. Tedder stated that the last contract was done when "everyone was playing nice" and that Kendall (referring to former Sheriff Kendall Lothman) just "threw out" a number when it was proposed.

Christenson instructed Council that they could either approve or reject the proposed dispatch contract. Noting that Council generally does not make a decision on items such as contracts the same night they are presented, Christenson pointed out that the contract offered would be required to begin Sept 1st. Tedder confirmed this, but stated that payment would not be due until the end of the month. Trummel asked if there was any way to rectify the situation. Tedder hesitantly stated that there was, but that he did not want to go there.

Reves made a motion to postpone a decision on the proposed dispatch contract with the Sheriff's Office until the Sept 3rd Council Meeting. Kerns seconded the motion, which passed 5-0.

3. Review Business Park building cost estimates, discuss next steps and potential funding sources

Barnes contacted 2 companies to obtain a rough estimate for a basic steel frame building to be built at the Business Park. Specifications provided to each company were: ● 60x100 steel frame ● concrete thickness for heavy equipment ● 2 overhead doors ● 16 ft. side walls ● electrical/plumbing/gas run to

building • plumbing stubbed in floor for bathroom. The cost would vary some depending on how much electrical is done inside the building and how far of a run it is for utility connections. Both companies estimated \$250-\$300,000 based on the information provided. Barnes has an email in to Dave Barber, USDA, to discuss the potential of obtaining a rural economic development grant up to \$500,000. Construction is part of what USDA will fund through such a grant. Barnes asked Council how they would like her to proceed. She reminded Council of money that has been earmarked in the budget for economic development.

Christenson asked if a USDA grant would put any limitations of options such as leasing, lease/purchase, or selling the building. He noted that USDA development grant funds used to construct the Business Park did not limit the Council's options as far as the disposal of land within the park. Reves voiced her disapproval of constructing a building without a commitment from a business, noting the difficulty Staff has had over the years of keeping the Incubator spaces fully rented. Reves would prefer to put up a billboard at the park advertising that Council will build to suit. She went on to list several potentially large ticket repairs the Council was previously warned may be coming (i.e. sewer lagoon walls, water lines, the Grant St. drainage ditch). Reves stated she would vote no on building a building if it were to be put to vote. Trummel stated that Reves would be surprised at the number of people who are looking for a building to expand or create a business. He mentioned the previous Council conversation regarding the meeting held in Pratt County on the hemp industry. Reves feels that those businesses who are serious about locating in the park would be willing to wait 9 months to have a building built to suit. Regarding the hemp industry conversation, Barnes advised that those interested will need to be in the conversation early on. Many cities are looking at CBD processing, but there are lots of other products that can be produced from the plant. Trummel stated that sometimes if a person waits to see how an industry is going to do before he gets involved, he finds that he missed the opportunity. Jungemann has observed business development during her travels that she feels may fit the Greensburg area. Kern asked what kind of grant might be available and its stipulations. She stated that she is on the fence as to whether she would vote to build a spec building at the Business Park. Christenson reminded Council that they are not committing to anything at this point, just exploring options. Christenson suggested refining the building specifications to arrive at a more exact cost estimate and exploring what USDA has to offer. Barnes advised that the grant she is looking at does not require a City cost share. Having the ability to supplement the City's cost or have the project paid for greatly reduces the City's financial risk.

Christenson declared hearing a general consensus for Staff to explore grant opportunities and to continue working with one or both contractors to narrow down a price.

4. Designate 1 voting delegate and 1 alternate for the League of KS Municipalities (LKM) Annual Meeting, October 12-14

Included in the meeting packet was an invitation for Council to attend the annual LKM Conference. Pyatt and Barnes will be participating. Council was asked to advise Staff if they would like to attend. During that conference will be the LKM Annual Business Meeting. Also included in the packet was the invitation for Council to designate one voting delegate and one alternate delegate. Jungemann made a motion to appoint Barnes as the City's voting delegate and Pyatt as the alternate delegate. Reves seconded the motion, which passed 5-0.

G) CITY STAFF REPORTS

Barnes reported to Council on the following topics:

- **PBC/Big Well Museum Refinancing Update:** Barnes continues to work with Greg Vahrenberg from Raymond James on the bond refinancing process. Although the process is going slower than initially anticipated, Vahrenberg is working to get the City the best interest rate. Over the last 2 weeks,

Raymond James sought direct bank proposals with a deadline of Friday, August 16th at 3pm. Only one response was received, and it was to decline to submit a proposal. Vahrenberg has recommended moving to a public offering. He says the timing and outcome of this option is more controllable and the only factors that would hinder the timing are the release of the bond rating by the rating agency and an upward shift in interest rates. He thinks with the recent decline in interest rates, the public offering approach should result in a favorable outcome. The updated timeline for this process has council reviewing bond proposals at the September 16th, 2019 council meeting.

- **Bobcat Delivery:** Staff received an update that the new Bobcat is showing a delivery of late September, but the sales rep is looking into why the build is that far out. She said if she does not get a favorable response by next Monday, she will look into getting us a loaner machine.
- **Street Sealing:** Heft and Sons have been contacted regarding the Council approved street sealing project. They plan to complete this project this fall, after they return to town from summer project mobilization. This is similar to the timeline of last year.
- **Ballfield Scoreboards:** The Greensburg Recreation Board has approved the purchase of 2 new scoreboards for installation at the baseball fields for the 2020 season. City Staff will install and run electricity for the new signs next spring.
- **Technology Upgrades:** Tomorrow, Haviland Telephone/Giant Communications will be here to transfer our phone system over. There may be some downtime during that transition but it should be minimal. Building Control Systems has been working with Staff and our IT person on the software upgrade needed for our building heating and cooling systems. Christy Pyatt and Suleenia Trent have been working with our financial software company on the final details of the online bill payment, and it will go live soon. Staff will provide information to customers on how to access the option in the city newsletter that goes out with the utility bills this month.
- **Leadership League of South-Central Kansas:** Last week was the kick off meeting of the Leadership League of South-Central Kansas, and Caitlin Matile and Barnes attended. It was a great first session with 19 people from the 5 counties, each coming from different careers and sectors of employment, from city/county government, to education, to healthcare to for profit business.
- **KDOT Local Consult Meetings:** KDOT is conducting local consult meetings across the state to help shape the future of Kansas' transportation system. Barnes will attend the meeting in Dodge City August 28th at 9am. Council was asked to advise Barnes if they have any thoughts to pass along or are interested in attending.
- **Upcoming Meetings, Trainings and Events:** Barnes will attend the Western Kansas Rural Economic Development Alliance quarterly conference in Hays September 4-5. September 17-19th is the Kansas Housing Conference and the Kansas Broadband Conference in Wichita, which Barnes is considering attending. Kansas Power Pool is holding their annual fall planning retreat September 20-21 in Wichita. Barnes will attend on Friday, September 20th.
- **Kansas State Fair:** Caitlin Matile, Tourism Director, is coordinating efforts for our booth promoting Greensburg at the Kansas State Fair September 6-15. This is a great opportunity to continue to tell the Greensburg story to a large audience at the largest event in Kansas. Caitlin is looking for volunteers that would like to spend a few hours promoting Greensburg at our booth.

Christenson reminded Barnes that during last year's street sealing some streets were not cordoned off. There was a citizen who drove through before the seal was set and complained to Administration. Christenson asked Barnes to try to coordinate having sealed areas blocked for the short time that it takes for the process to dry.

H) GOVERNING BODY COMMENTS

There were no additional comments from the Governing Body.

I) EXECUTIVE SESSION – Executive session in accordance with K.S.A. 75-4319(b) for personnel matters of non-elected personnel. 20 minutes

Kern made a motion to go into executive session for non-elected personnel until 7:00 p.m. (20 minutes). McBeath seconded, and the motion passed 5-0. Council came back into open session at 7:00 p.m. Trummel made a motion to go back into executive session for non-elected personnel until 7:15 p.m. Jungemann seconded. Motion passed 5-0. Council returned to open session at 7:15 p.m. with no action taken.

J) EXECUTIVE SESSION – Executive session in accordance with K.S.A. 75-4319 to discuss potential economic development. 20 minutes

Trummel made a motion, seconded by McBeath, to go into executive session until 7:40 p.m. to discuss potential economic development. Council returned to open session at 7:40 p.m. with no action taken.

K) ADJOURNMENT

With nothing further to discuss, Christenson declared the meeting adjourned at 7:40 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk

APPROPRIATION ORD. 1155

CHECK #	VENDOR	REFERENCE	AMOUNT
PRE-PAID			
27848	HUTCHINSON NEWS	SUBSCRIPTION RENEWAL	\$ 264.46
27849	KANSAS GAS SERVICE	NATURAL GAS SERVICE	\$ 137.13
27850	MERCHANT'S DIRECTORY	SUBSCRIPTION RENEWAL	\$ 30.00
	*****PRE-PAID TOTAL*****		\$ 431.59
PAID			
27852	ALLIANCE AG & GRAIN LLC	5 GALLON SHREDDER LV6	\$ 112.25
27853	APAC KANSAS	SERVICE LINE REPAIR	\$ 8,999.80
27854	AT&T	6207233184-316-3	\$ 807.56
27855	BEAR GRAPHICS	MINUTE BOOK	\$ 207.00
27856	CHOICE BOOKS	MERCHANDISE FOR RESALE	\$ 41.98
27857	CITY OF GREENSBURG	UTILITIES	\$ 18,088.53
27858	FOLEY INDUSTRIES	FILTER / PRIM / SAFE	\$ 138.64
27859	GMAXX - HAVILAND TELEPHONE CO	INTERNET / FIBER	\$ 787.80
27860	HAWKINS INC.	METER TUBE/ EJECTOR/MODULE	\$ 275.66
27861	HOME LUMBER	SUPPLIES/ PARTS	\$ 284.31
27862	IMAGING 101 INC	10/1/19-9/30/20	\$ 500.00
27863	inteGREEN SERVICES, INC	WORK @ INCUBATOR	\$ 644.60
27864	KANSAS POWER POOL	JUNE 2019 WAS MISSED	\$ 73,683.22
27865	KERBS LAW OFFICE	LEGAL	\$ 1,319.45
27866	KIOWA CO. MEDIA CENTER	2019-2020 KSHS LIVESTREAM SPON	\$ 400.00
27867	KIOWA COUNTY SCHOOL	BUSINESS SZ. CARD AD SPORT	\$ 100.00
27868	LUMINOUS NEON INC	SIGNS	\$ 235.00
27869	MATT DEIGHTON	DUCK SALT 8 CASES	\$ 416.00
27870	MENNONITE PRESS INC	VISITORS GUIDE	\$ 1,733.12
27871	NISLY BROTHERS TRASH SERV	TRASH SERVICES	\$ 9,503.00
27872	ORKIN	INCUBATOR PEST CONTROL	\$ 131.99
27873	PEOPLES BANK GREENSBURG	MOTEL,POOL,PARTS,GAS,DOG SHEL	\$ 3,298.52
27874	SKAGGS ACE HARDWARE	HOT WATER HEATER PARTS @ INCUB	\$ 75.96
27875	STANION WHOLESALE ELEC. .	ELECTRIC SUPPLIES	\$ 1,608.60
27876	VERIZON	MOBILE SERVICE	\$ 96.93
27877	VOLZ	FUEL	\$ 1,325.24
	***** PAID TOTAL *****		\$ 124,815.16
	***** REPORT TOTAL *****		\$ 125,246.75

**City of Greensburg
City Council Meeting
September 3, 2019**

To: Mayor and City Council
From: Stacy Barnes, City Administrator
Subject: Agenda items F.1-3

**Item F.1 City Property Use Request, half block of 301 S. Main - 4-H Council Barnyard Olympics,
November 16th**

Mindi Heinson, Kiowa County FACS Extension Agent, has requested the use of City owned property at 301 S. Main (across from City Hall) on Saturday, November 16th for a 4-H Council Barnyard Olympics. This will be a community event, open to the public, to promote 4-H activities and awareness of their programs. Activities will include tire flipping, milking station, and cow patty bingo. Mindi will be present at the meeting to answer questions you might have.

Item F.2 Equipment Use Rates Policy Review

Recently we were contacted by Haviland Mayor Robert Ellis to perform street sweeping in Haviland. They were very pleased with this partnership and are interested in working out a regular (twice a year) street sweeping agreement. This has caused us to review our equipment use rates. Mike Hayse has reviewed our last equipment cost list, which he thinks it was last reviewed in 2004. The cost for equipment use with an employee operator and 2 hour minimum was \$75 per hour, asphalt for \$70 per ton and mowing \$375 per lot.

Mike has recommended updating our rates to \$90 per hour for equipment with an employee operator and 2 hour minimum, \$105 per ton of asphalt and keep mowing at \$375 per lot.

Item F.3 Police Department Discussion

Police Chief Paul Alvarez has submitted his letter of resignation from the Greensburg Police Department. In his letter he states his last day of employment will be determined after the September 3rd council meeting and council provides direction for the department moving forward. He has worked this week to prepare for whatever transition council determines and has offered to continue to file monthly necessary state forms of department activity and aid in the transition process if needed.

Per the proposed dispatch contract with the Kiowa County Sheriff Department, our dispatch services ended on September 1st.

It is recommended the council discuss the long-term vision and goals for law, city code and ordinance enforcement in the City of Greensburg. Included in the packet for review are the most recent policing goals surveys that were gathered from the Council (June 2018) and the public (July 2018.)

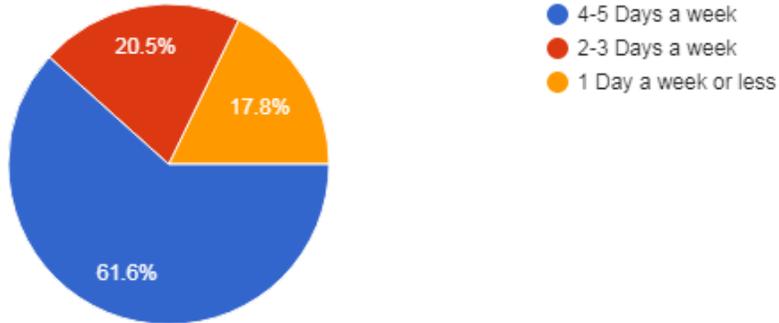
City of Greensburg - Equipment Use Costs
Adopted by Greensburg City Council September 3, 2019

Each is a 2 hour minimum and includes employee equipment operator

Backhoe	\$90/hr
Bucket Truck	\$90/hr
Highloader	\$90/hr
Motograder	\$90/hr
Skid Steer	\$90/hr
Broce Broom	\$90/hr
Steel Roller	\$90/hr
Tractor	\$90/hr
Truck	\$90/hr
Street Sweeper	\$90/hr
Mowing	\$375 per lot
Asphalt	\$105/ton

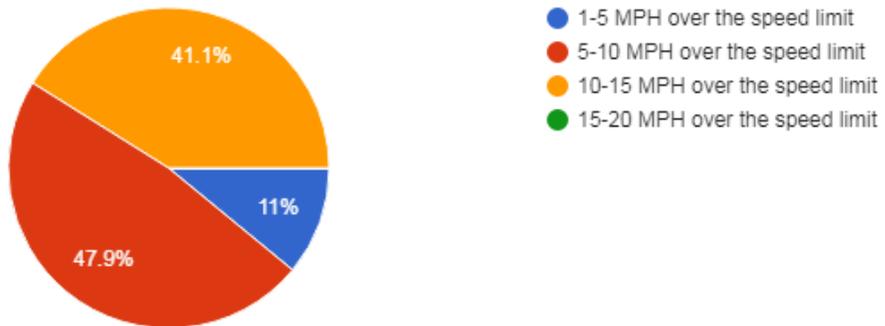
How often do you feel the Greensburg Police Department should monitor/patrol Highway-54 in town?

73 responses



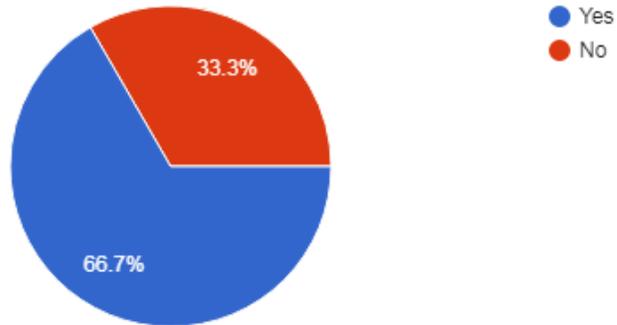
How fast should someone be driving on the highway before they get a ticket?

73 responses



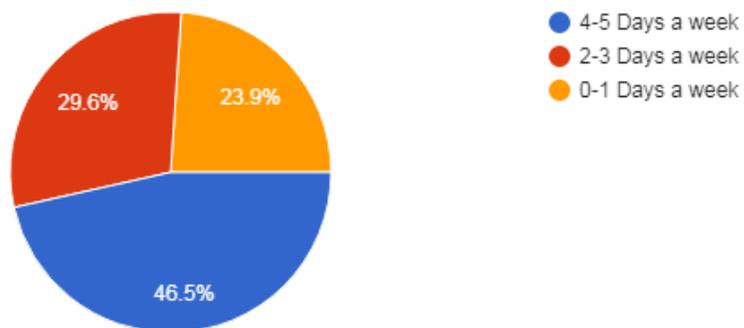
Would regular police presence in your neighborhood help you feel safer?

72 responses



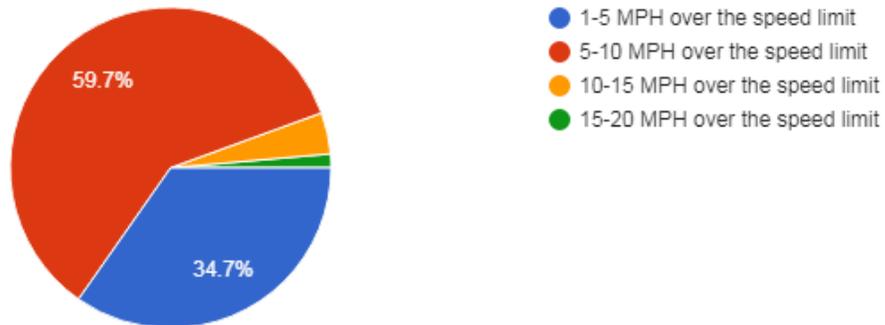
How often would you like to see the Greensburg Police Department patrol in your neighborhood?

71 responses



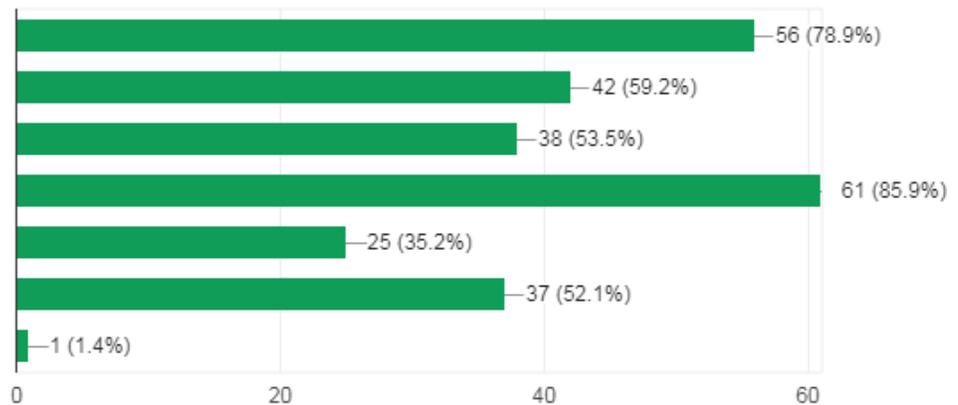
How fast should someone be driving in a residential neighborhood before they get a ticket?

72 responses



How should the Greensburg Police Department interact with the students at USD 422 - check all that apply

71 responses



Attendance at sporting Events	78.9%
Walking through the School during classes	59.2%
Having lunch with the students	53.5%
Monitoring the School Zone	85.9%
Regular Classroom visits	35.2%
Classroom Training for Students	52.1%

	Average	stddev	Median	Mode
Speeding Enforcement (Highway)	7.8	1.788854	9	9
Monitoring the School Zone	7.6	1.81659	7	6
Highway Traffic Presence	7.2	2.48998	9	9
In Town Traffic Patrol	7.2	2.167948	8	5
Assisting Fire, EMS, and the Sheriffs Departments on Local Call-outs	7	2.345208	6	5
Community Policing (Positive Community Engagement)	6.4	2.50998	5	5
Monitoring City Facilities/ Parks	6.2	1.30384	6	5
Enforcement of State Laws (UPOC)	6.2	2.387467	6	
Department Budgeting	5.8	3.03315	5	3
Participation in Community Events	5.6	1.949359	5	5
Minimum Housing Codes/Environmental Codes - Blighted Homes, Structural Defects, Etc.	5.4	2.073644	6	7
Attendance at School Events	5.2	1.923538	5	
Animal Control: Dog License, Animals at Large, Feral Animals	5	1.224745	5	6
Criminal Investigations	5	2.44949	5	3
Assisting Fire, EMS and the Sheriff's Department on Call-outs Outside of City Limits	4.8	3.63318	3	3
Community Training/ Education	4.8	1.48324	5	5
Semi Truck/ Parking Code Enforcement	4.6	1.81659	5	5
Solicitor/ Vendor Code Enforcement	4.6	1.140175	5	5
Emergency After Hours Response	4.4	3.361547	3	8
Alcohol/Beverage Code Enforcement	4.2	1.643168	3	3
Firework Code Enforcement	3.4	2.073644	3	
Regular Office Hours Open to the Public	3.4	1.516575	3	2
Council Meeting Security	3.4	1.140175	3	3