A) CALL TO ORDER
Mayor Matt Christenson called the December 7, 2020 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said. Invocation was given by Pastor Jon Harrison.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Mike McBeath, Mark Trummel, Pam Reves, Chance Little, and Haley Kern. Staff present: Administrator Stacy Barnes, Police Chief Aaron Webb, and City Clerk Christy Pyatt.

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

D) CITIZEN COMMENTS
Michael Rainger introduced himself to Council, stating that he represented a software company from the Mid-Atlantic region that was interested in expanding and opening a business in Greensburg. He also represents a group of investors from Phoenix, Arizona who are considering another project. At this time, he would prefer to discuss that opportunity privately with the Mayor and the Council. Rainger has been in town for two weeks, but plans to stay another month to do a feasibility study.

E) CONSENT AGENDA
Kern made a motion, seconded by McBeath, to approve the Consent Agenda as presented. Motion passed 5-0.

F) APPOINTMENTS: Greensburg Recreation Commission, Greensburg Housing Authority & Convention and Tourism Board.
Kern made a motion, seconded by Little, to reappoint Samantha Jantz to the Greensburg Recreation Commission, for a 4-year term. Motion passed 5-0.

Reves made a motion to reappoint Suleenia Trent to the Greensburg Public Housing Authority, for a 4-year term. Trummel seconded, and the motion passed 5-0.

Trummel made a motion to reappoint Haley Kern and Jeanine Hassiepen to the Convention and Tourism Committee, for 4-year terms. McBeath seconded, and the motion passed 4-0 (Kern abstaining).

G) ITEMS OF BUSINESS
1. Receive Kerri Ulrich, Kiowa County Public Health Officer, for COVID-19 Updates. Request Use of City Property & Electricity for Community Sign Placement
Kiowa County Public Health Officer Kerri Ulrich presented a COVID-19 update. Case statistics were as follows: total positive cases - 138; active positive cases - 13; hospitalizations - 5; deaths - 1. The County Commissioners signed a mask mandate at the end of November. This mandate is not enforceable by law but is meant to encourage the wearing of mask in public places. Food establishments in the county have been notified by mail of the importance of their employees wearing masks. County Health is offering CDC/KDHE signs encouraging social distancing and mask wearing. The CDC has released a shortened quarantine guideline. KDHE is allowing that to be a county-by-county decision. Kiowa County opted in to the shortened, 10-day quarantine. Some counties have opted into a 10 day, while others some have alternative plans. Kiowa County allows for a shortened quarantine if specific testing is done. There is a
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A lot of misinformation regarding the vaccine that is coming out. Ulrich stated that this vaccine, the SARS vaccine, has been around for 25+ years, but COVID-19 has now been added to the list of diseases treated with it. Vaccination will be allowed in a tiered effect, starting with essential workers. Those interested in being vaccinated are encouraged to call County Health to have their names added to the list for vaccination availability. Kansas is expecting to receive approximately 150,000 doses around December 20th. The Kiowa County will be receiving a limited number of those doses.

Reves asked if there was a difference between the flu vaccine and the COVID vaccine. Ulrich re-iterated that they are two completely different vaccines. Citizens are encouraged get both vaccines as you can have COVID and influenza at the same time. Matt asked if the COVID vaccine was a single or multiple dose treatment. Ulrich clarified that the vaccine Kansas will receive will be either from Pfizer or Moderna. The Pfizer vaccine, most likely what we will receive, is given as 2 doses over a series of 4 weeks. Whatever manufacturer the County receives the vaccine from initially is the manufacturer they will continue to receive from. Rural Kansas does not have access to ultra-frozen storage, which is required by one of the vaccines. The hospital was looking at purchasing an ultra-frozen storage unit, but not surprisingly, they are on back order. KDHE will be issuing that particular vaccine in more urban areas where it can be transported quickly. They are also looking at organizations such as LifeSave to transport the vaccine to locations across the state. Trummel asked if there were any side effects to the vaccine. Ulrich stated that there are not, noting that someone locally has a family member who participated in the vaccine trial and had no side effects. Ulrich hopes to see the burden of some of the other protective actions in place (such as at hospitals and long-term care facilities) be lifted as the vaccine becomes available. The Haviland Care Center is now testing employees and patients 3 times a week because of the numbers of people testing positive in the county.

Ulrich advised that the Health Department and Emergency Management are purchasing a 24Hr emergency notification sign. The sign can have a revolving message, similar to those KDOT has placed on the highway. The unit that will be purchased is much smaller than the KDOT signs and has a battery that will have to be taken off and charged. Access to electricity will not be required, as previously thought. The sign could be used for a variety of situations, including traffic accidents and health warnings. The unit is mobile. Ulrich asked if Council would allow the sign to be placed on public property, such as Davis Park. The unit will need to be secured to something. In the future, a trailer for the unit may be purchased. Consensus was to allow use of city property. Ulrich is open to feedback on locations, message timing, etc.

2. Convene as Land Bank Board: Consider Donation of 502 S. Elm into Greensburg Land Bank
Council recessed at 6:22 p.m. and opened as the Land Bank. An application has been submitted, requesting property at 502 S. Elm be accepted into the Land Bank. The property was inherited by the applicant’s husband, from his father. The applicant’s husband has since passed away and she is no longer interested in retaining the property. The property is approximately 65 ft wide, similar to the lot across the street, and is large enough for a home to be constructed on. Reves mad a motion to approve the application. Kern seconded the motion, which passed 4-1 (Little).

3. Land Bank Board Discussion Regarding Property at 224 S. Spruce
Christenson recused himself and Trummel took over the meeting. 224 S. Spruce was sold by the Land Bank to Christenson. Christenson stated that he and his wife intended to build a home on the property. Due to COVID-19, their build schedule was pushed back significantly and a house similar to what they were going to construct came on the market. The Christenson’s were able to purchase the home and move in within 2 months rather than the estimated 2 years it would have taken to build. Christenson asked what the Land Bank would like to see happen with the property. Would they prefer Christenson retain the property or place it back in the land bank? Christenson advised he was not requesting money
back from the original transaction. Kern and Reves voiced that they were not opposed to taking the property back. Reves was also not opposed to returning the funds paid to purchase the property. Christenson refused the offer to return funds. After a brief discussion the consensus was to have Christenson complete an application to donate the property back to the Land Bank. The item will be on a future agenda.

Little voiced concern that the Land Bank is now up to 13 lots. He asked how many lots have been sold from the Land Bank and been built on. His primary concern is the mowing load that is placed on City Staff and the potential that Staff will not be able to keep up with other City issues. Little was interested in discussing a cap on the number of properties allowed in the Land Bank. He would also like to see a review of the policies. Kern stated that Staff ends up mowing properties anyway through the abatement process. She stated that if the Land Bank owns the properties, they can potentially be used to entice people to town. Little believes that private owners could have sold some of the properties several years ago, but the asking price was just too high. Now owners have had to pay taxes for a while and they have missed the opportunity to sell. McBeath asked if the Land Bank could partner with Tourism to help advertise the properties. Barnes discussed the current number of employees and Council's previous action of combining departments into one Public Works Department, allowing ADDITIONAL employees to be available to help with the mowing. Also, the Kiowa County website, livekiowacountyks.com, is now live and promotes Land Bank properties. Trummel asked what the town would look like if properties were not accepted into the Land Bank. He believes the City would end up mowing more properties through abatement, mowing fees would be assessed on taxes, properties would end up in the Sheriff's tax sale, and the City would end up with the property in the end. Barnes will place a have review of Land Bank policies on a 2021 Council Agenda.

4. Reconvene as City Council: Resolution 2020-10: Employee Cost of Living Increase for 2021
Council reconvened open session at 6:38 p.m. Barnes presented Resolution 2020-10, authorizing a COLA for 2021. This is something Council has been reviewing annually. This year, the CPIW saw a 1.5% increase from September to September. The percentage increase was the same as last year. Barnes recommended Council continue small, incremental increases yearly rather than seeing a substantial increase in wages one year. Reves made a motion to approve Resolution 2020-10 as presented. Kern seconded, and the motion passed 5-0.

H) CITY STAFF REPORTS
Barnes reported to Council on the following topics:
• Kiowa County SPARK Funds Update: Required documentation for SPARK expenditures is being completed. At this time, the City has just over $400 remaining in its allotment as expenses came in less than estimated. City purchases included streaming equipment and installation in the council chambers, plexiglass partitions for the council desk, plastic seat for the police charger, and a laptop for remote work capability. Unless Council is aware of additional COVID-19 related expenses, the City will issue a refund check to the county for the remainder.
• 2020 KHRC MIH Grant: Barnes was notified Friday that the City did not receive the Moderate Income Housing grant for 2020. This is not terribly surprising since we were a grant recipient in 2019. There were 24 project applications totaling $7.8 million, only 7 were awarded, totaling the $2 million that was available. KHRC did note our proposal was worthy, they just did not have enough funds to cover the request.
• Proposed Foster Care Facility Planning Commission Hearing: Last Wednesday, December 2nd, the Greensburg Planning Commission approved in a 4-0 vote the Conditional Use application for the former Carriage House to be used as a youth foster care facility. Through Thursday, Dec. 17th the public can provide signed, written protest to the City. This item will be on the Council agenda for the December 21st meeting.
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- **Community Christmas Events**: Pending changes due to COVID, the following holiday events are planned in the community: Wednesday, Dec. 9th at 7pm First United Methodist Church Community Christmas Concert; Saturday, Dec. 12 Hay Bale Decorating. Sign up on the Visit Greensburg, KS Facebook page; Saturday, Dec. 19th Community Christmas Tree Decorating and Lighting by Santa, 5-6pm, Starlight Park; Miracle on 34th Street Performances at the Twilight Theatre, Saturdays Dec. 12 and 19 at 7:30pm, Sundays Dec. 13 and 20 at 2:30pm; Candy Cane Lane open Dec. 19-25

- **Pool Park Playground RFP Responses**: The November 30th deadline for playground RFP responses has passed. Staff received proposals from 3 companies with 5 designs total. Barnes will be in touch with the park committee, to begin the review process.

- **KPP Virtual Annual Meeting Friday**: Kansas Power Pool will hold their annual meeting virtually on Friday, December 11th. Agenda items include 2021 rates, reports and updates.

- **City Employee Activities**: Over the last couple weeks, employee activities included Christmas light installation, snow removal, participation in the lighted Christmas parade, underground electric installation at fertilizer plant, employee 2021 benefits open enrollment, and the Planning Commission hearing.

Webb reported on the following:

- **November stats**: Statistics for the month of November were provided in the packet and were briefly reviewed. Webb did work an injury accident within the City, on Highway 54. He also assisted the Sheriff’s Office in the execution of a search warrant on a residence within the City that started with an investigation in the county.

- **Police Officer interviews**: Oral interviews for the police officer part-position were conducted by a team consisting of Webb, Barnes, in-coming Sheriff Kendall Lothman, and EMS director Rosa Hettinger. A unanimous decision was made to offer part-time positions to both Jerry Swart and Cory Erickson. Swart is already certified and has begun employment. Erickson has successfully completed the rest of his application process, which included a psych evaluation by the State. He will be sent to the full-time law enforcement academy. He will be a regular part-time employee at 32 hours/week, as budgeted. Because the City will be having him certified, Erickson has signed a contract to work a minimum of 12-months for the department upon graduation. By choosing the full-time academy, the City will only be responsible for paying Erickson’s salary while he is at Academy. Full-time Academy is 14 weeks, vs. the 2-week part-time academy and offers much more in depth training. This was the result of a joint conversation between Webb and Lothman. Having Erickson full-time certified also removes the hour cap on the amount of time he can work legally as an officer.

- **EMT Class**: Webb will be participating in an EMT class offered in January. The class will take place in Larned. All but $200 of the expense will be paid for by a grant through EMS. Upon completion, Webb will be certified to perform the normal duties of a first responder. He will not take EMS call shifts unless they are really short of help. Little questioned the City's liability if Webb is responding as an officer but performs EMS duties. Webb stated that he must have a sponsoring agency, which would be Kiowa County EMS. Any first responder duties performed would be covered by EMS liability.

Trummel voiced questions about the contract signed by Erickson. He asked if Erickson’s requirement to repay the City for his certification if he did not complete 12 months of employment applied if he were to be terminated. Webb did not have the standard contract in front of him, but believed repayment only applied if Erickson left on his own terms. Trummel asked what would happen if Erickson did not complete the training. Webb stated that he believed the City would incur the cost of his wages paid. He stated that 95% of the time an individual will know if they will pass or fail in the first 6 weeks. Webb will receive weekly updates on his progress. Little and Kern also had questions about the content of the contract and who created it. Webb created the contract based off of a standard law enforcement contract. He stated that Erickson is under a conditional offer of employment, so the contract can be
readdressed. Academy is in Hutchinson and will cost approximately $8,600 in employee wages during the 14 weeks of training. Erickson would take a city vehicle to the site. Consensus of the Council was to look at the contract, specifically the language concerning repayment of Academy costs should he resign or be terminated for cause. Webb clarified that, as written, Erickson would be required to pay the City back if he resigned within 12 months of graduation. If he is unable to complete the Academy or is terminated for cause Webb believes he is not required to repay the City. Should Erickson refuse to pay the City back, a case would need to be filed in District Court. Consensus of the Council was to require repayment of expenses if any police candidate does not pass Academy or is terminated.

Christenson asked if there was an update on the KPP rate study. Staff has been providing information to Brooke at KPP but had nothing further to update Council on. KPP is currently working on establishing the value of the City’s electrical system, something that is hopefully easier because of the rebuilding of the system that took place 13 years ago.

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

J) EXECUTIVE SESSION – In accordance with K.S.A. 75-4319(b) for personnel matters of non-elected personnel. 10 minutes
Trummel made a motion to go into Executive Session for non-elected personnel until 7:10. McBeath seconded. Motion passed 5-0. Council returned to open session at 7:10 with no action taken.

K) ADJOURNMENT
Webb offered clarification on Erickson’s contract. It states that if the 12-month employment period is not completed for any reason the employee must repay the City for wages during KLETC training. With nothing further to discuss, Christenson declared the meeting adjourned at 7:12 p.m.