Greensburg City Council
January 4, 2021
City Hall

A) CALL TO ORDER
Mayor Matt Christenson called the January 4, 2021 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: Mark Trummel, Pam Reves, Chance Little, and Haley Kern. Mike McBeath was absent. Administrator Stacy Barnes was present. City Clerk Christy Pyatt was absent.

Christenson advised there was a request to remove the Executive Session from the agenda. Kern made a motion to approve the agenda with the deletion of the Executive Session. Reves seconded. Motion passed 4-0.

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

E) CONSENT AGENDA
Reves made a motion, seconded by Kern, to approve the Consent Agenda as presented. Motion passed 4-0.

F) ITEMS OF BUSINESS
1. Receive Mark Chesney, Kansas Power Pool for KPP Updates
Mark Chesney, KPP, gave a brief update of KPP activities. In December, member cities met virtually to review 2021 rates. The increase in cost is predicted to be so minimal that there will be no visual rate increase ($0.002/kWh) to the City. Chesney thanked Council for allowing Barnes to attend and participate in membership meetings. He announced his retirement later this year. The Council wished him the best and thanked him for all his has done for the community.

2. Receive Kerri Ulrich, Kiowa County Public Health Officer, for COVID-19 Updates
Public Health Officer Kerri Ulrich provided the following statistics for Kiowa County, current as of today: 203 positive cases total; 25 active cases; 7 hospitalizations; 2 COVID related deaths. Those following case numbers from KDHE will see a natural dip in the numbers due to clinics and test sites being closed over the holidays. There will be an increase in those statistics as both have opened back up in the new year. Fever and cough have not typically been symptoms experienced at the onset of the illness. Primarily patients have experienced an atypical headache, back and shoulder pain, and sinus type symptoms that could easily be mistaken for a sinus infection. Ulrich encouraged testing quickly if a citizen experiences such symptoms, to help minimize the risk of exposure to others. The Health Department has received and distributed 30 vaccinations so far. The hospital has also received doses. The entities have been working together to maximize the number of doses used. Once a vial is opened, the vaccine is only viable for a few hours. County Health is still taking names of those who would like to receive the vaccine once additional doses are available. All healthcare workers, first responders, law enforcement, firemen, long-term care residents and staff who have wanted the vaccine have received it. The next phase will be school staff, daycare workers, agriculture, grocery store employees, and other critical infrastructure (i.e.
city, county, pastoral workers). Once both doses of the vaccine have been administered, a person exposed to a positive case is not required to quarantine, though he/she will be encouraged to continue other safety precautions until there is a larger pool of the population immunized and there is a steady decline in cases. At this point there is still a large incline state and nation-wide.

Christenson asked if there has been any word from the state as to when Kiowa County might receive additional vaccine. Additional doses are to be here next week. The state has attempted to spread the available doses between hospitals and health departments. By next week most of the hospitals in the state should have received their first round of vaccine. Ulrich hopes to begin to see more than the small stream of doses she has been receiving so far.

Reves asked if the current vaccine works against the new strain of COVID that has been discovered. Ulrich stated that it does and explained that Colorado has been doing extensive research with the new strain and has found the vaccine to be very effective.

3. **Convene as Greensburg Land Bank: Land Bank Annual Meeting**

Christenson recessed the Council and convened the annual meeting of the Land Bank. Barnes gave a brief overview of recent Land Bank activities and the current number of properties in the bank. There are currently 13 properties available for purchase. Property located at 800 W. Kansas is temporarily being leased by Michels Power as a staging area for construction they are performing in the area. Staff has had several inquiries on various properties within the bank. Provided in the meeting packet was Ordinance 1053 establishing the Land Bank, a copy of the current Land Bank policy, a copy of the current contract of sale, and a map of the current bank properties.

4. **Land Bank Policy Review**

Previously there were conversations about potential changes to the bank policy. City Attorney Clayton Kerbs has confirmed that there have been no changes to state statutes regarding land banks. Barnes had mentioned to him that there has been discussion about potentially adding a cap to the number of properties allowed in the bank at any one time, as well as repercussive terms for property buyers that do not fulfill the purchase requirements. Barnes and Kerbs are both concerned that placing a cap on the number of properties could hinder the city's ability to accept an ideal property. Barnes recommended the Land Bank continue to review each property donation on a case-by-case basis. The Land Bank does have the ability to deny donation applications. Also recommended was the addition of repercussive language from the current contract of sale to the Land Bank Policy, providing consistency between the two documents.

Reves agreed with concerns of hindering the city's ability to obtain ideal properties if there were a cap established. She also discussed that the tax revenue lost by moving a vacant property into the land bank is minimal. Reves concurred that the policy and contract of sale should be consistent. Little voiced concern of continued expenses to take on property when there has been little progress in moving properties out of the bank for development purposes. There was conversation that often times properties that are obtained would have ended up on the city’s abatement list, costing the city as well. Trummel concurred with Little and the rest of the Land Bank. He is also concerned about that amount of time Staff has to dedicate to maintaining properties. Barnes stated that the amount of time used to mow land bank properties versus the time required to mow other city properties is minimal.

The consensus was to not set a cap on the number of properties in the land bank and to make the policy and contract of sale consistent. Barnes will draft policy changes for approval at a future meeting.
5. Convene as Public Building Commission: PBC Annual Meeting
Christenson closed the Land Bank and convened the Annual Meeting of the PBC. An agenda for tonight’s meeting, along with supporting documents were provided in the Council packet.

All PBC members were present except for McBeath. Kern moved to approve the minutes of the January 6, 2020 PBC meeting. Reves seconded, and the motion passed 4-0.

Barnes went over the 2020 rent payments and revenues for the Big Well. With the refinancing of the bond in 2019, the rent payments now vary every few months.

With no unfinished business to address, Christenson moved on to the annual election of officers. Barnes reported that the current President is Christenson, Vice-President is McBeath, and Secretary is Kern. Trummel made a motion to retain the current officers. Reves seconded. The motion passed 4-0.

Christenson adjourned the Annual Meeting of the PBC. Council reconvened open session.

6. Reconvene as City Council: Annual GAAP Waiver – Resolution 2021-01
Annually the Council adopts a resolution to waive requirements of K.S.A. 75-1120a and construct all financial statements and reports using cash basis and budget laws. Reves made a motion, seconded by Trummel, to approve Resolution 2021-01 as presented. Motion passed 4-0.

7. 2020 Projects and Accomplishments
Barnes briefly went over the summary list of various projects and accomplishments in 2020 that was included in the meeting packet.

G) CITY STAFF REPORTS
Barnes reported to Council on the following topics:

- **December Sales Tax Report:** The sales tax report for December 2020 was provided in the packet. These figures reflect sales from October. Barnes also provided calendar year comparisons for 2016-2020.
- **2020 City Hall Solar Production:** In 2020, 14,383 kwh were produced by the solar panels at City Hall. This accounts for 21% of the electric use and offsets billed electric use in the building. These panels were replaced a few years ago after a hail storm did significant damage.
- **2020 Financial Report:** Barnes stated that a full 2020 financial report will be provided at the next Council meeting.
- **Big Well Museum Hours:** In January and February the Big Well Museum operates on a winter hours schedule: Monday-Saturday 9am-5pm and Closed Sundays.
- **Public Works employee retirement:** Kent Zook will be retiring at the end of January after 16 years of service to the community. Staff will be advertising to hire a new Public Works Maintenance Worker to fill that vacancy.
- **PT Police Officer:** Corey Erickson started today as a part-time officer. He will be riding along with Chief Webb and is slated to begin at KLETC on January 25th.
- **Next Council Meeting:** The next City Council meeting will be held on **TUESDAY, JANUARY 19th** due to the Martin Luther King Jr. Day holiday.
Trummel asked to see the 2021 projects list being compiled by Staff at the next Council meeting.

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

I) ADJOURNMENT
With nothing further to discuss, Christenson declared the meeting adjourned at 6:44 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk