

**Greensburg City Council  
June 3, 2013  
CITY HALL**

**Item 1: Opening Session**

**Call to Order; Pledge of Allegiance; Invocation; Roll Call**

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on June 3, 2013. The Pledge of Allegiance was said and the invocation given by Pastor Willard Olinger. Roll call was taken. Council present: Mark Trummel, Erica Goodman, and Haley Kern. Matt Christenson and Sandra Jungemann were absent.

**Additions/Deletions to the Agenda**

City Administrator Ed Truelove advised that a replacement copy of the May 20, 2013 minutes was available to the Council on their desk. Trummel made a motion to approve the replacement copy of the May 20, 2013 minutes. Goodman seconded. Motion passed 3-0.

**Mayor's Report**

Dixon announced that local teen Lakin Titus is organizing a group of volunteers to go to Moore, Oklahoma on June 15<sup>th</sup>. Those interested in participating may contact TJ Lawson, Stacy Barnes, or Ann Dixon for details and to sign up. This will be a 1 day trip to assist with tornado clean-up.

**Council Member's Report**

There was no report from Council.

**City Administrator Comments**

City Administrator Ed Truelove advised that copies of the May police report and Big Well sales report were available on the Council desk, along with information from the S.P.I.R.I.T. of 54 organization.

The cement slab for the Big Well park pavilion was poured and finished today. Construction on the pavilion will begin soon, with the work to be done by our Public Works Staff.

**Item 2: Public Comment**

Dixon thanked those in the audience for attending and introduced Jerry Keene, Interim Editor for the Kiowa County Signal. Dixon opened the floor for public comment.

Judith Kirk stated that she has heard conversations regarding the Arts and Crafts Fair. She gave an overview of the wide variety of fairs that she has attended, their location within their given cities, and layouts used for booths. Kirk felt that a festival or party atmosphere was created more so in the towns that placed booths in such a way that they faced each other and were very close together rather than spread out in a line down a main street. Kirk felt signage directing highway traffic to a fair located in a green space or park near the downtown businesses was more enticing than a barricade blocking off a street that they are passing by.

**Item 3: Consent Agenda**

Goodman made a motion to accept the consent agenda. Kern seconded. Motion passed 3-0.

**Item 4: Items of Business**

**A) Receive Jack Taylor, The S.P.I.R.I.T. of 54 organization, to give an update on Highway 54.**

Jack Taylor, S.P.I.R.I.T of 54, gave an update on the organization and the four lane expansion of Highway 54. The group's first meeting was held in Greensburg in March 1996. Since that time the group has spent significant time in Topeka and Washington D.C. and has seen and helped with many improvements to Highway 54 over the past 17 years. Their goal is to increase the safety and the efficiency of the highway, as well as help towns grow and prosper. Taylor advised that they are looking for a volunteer board member, if anyone was interested.

**B) Consider a request from Sue Greenleaf Taylor, Economic Development Director, for a change in office space in the Business Incubator.**

Truelove advised that Sue Greenleaf Taylor is the newly appointed Economic Development Director. Taylor had planned to be at tonight's meeting but was not available at the time the business item was to be addressed. Truelove gave an overview of her request stating that she would like to see the Economic Development Office moved from its current space near the back of the Business Incubator to one of the unoccupied spaces in the front. The new space would offer a larger office, better access, and better visibility to patrons. Currently the City is in partnership with Economic Development by contributing to their annual budget, providing an office space free of rent, and providing free phone and internet service to that office. Upon review, Truelove found the Incubator fund to not be as healthy as he would like. Last year revenue was \$26,000 with expenses of \$44,000. The City does currently receive a return on their taxes through the Neighborhood Revitalization Program. Truelove is concerned over the potential for additionally lost revenue if a larger retail space is approved. He is also concerned about the cost to reroute the phone and internet to a new space. Taylor has said that if a business decides to rent the space she would be in, she would gladly move back to the original office. This would cause additional cost for moving the phone and internet service back to its original location. Truelove recommended that Council invest in signage, a building directory that would help route visitors to the building to the various offices throughout the building, as well as more plainly mark the location of the staircase and tornado shelter.

Discussion was held on how often the office would be occupied (Taylor is a part-time employee), signage to assist visitors in navigating the building, hallway lighting, requesting Economic Development pay a portion of the normal rent for a larger space, and recent inquiries about renting the space. Goodman noted that she likes the new signage in the windows of the vacant spaces that advertises their availability. It was the consensus of the Council for Truelove to meet with Taylor the following day and notify her that the Council would prefer to keep the larger retail spaces open for potential renters and continue to allow Economic Development to utilize their current office space. Taylor is to be encouraged to come back to Council should she want to discuss the matter further if traffic in her office increases to the point that she needs a larger space.

Max Zimmerman of S.P.I.R.I.T of 54 arrived at the meeting and was introduced to Council as one of the first board members of the group. Zimmerman thanked the City for hosting the first S.P.I.R.I.T. meeting and another 3 years ago.

**C) Consider policy for the rental of the Big Well facility for special events.**

Truelove and Stacy Barnes, Convention & Tourism Director/Big Well Manager, briefed Council on the success of the KARL Conference and rental of the Big Well facility for that event. A copy of a rental policy and a rental agreement were provided in the Council packets. Discussion was held on the occupancy load of the facility, staffing the event to secure the gift shop area and make sales, the amount of the proposed deposit vs. damages that could be incurred during the event, and if applications would be reviewed by Staff or the Council. Kern made a motion to approve the application and policy as presented, with Barnes bringing rental applications to Truelove for approval. Trummel seconded. Motion passed 3-0.

**D) Consider Jill Eller to fill the unexpired term of Sue Greenleaf Taylor on the Economic Development Board (term expires December 31, 2013).**

Truelove presented the name Jill Eller to fill the unexpired term of Sue Greenleaf Taylor on the Economic Development Board. Taylor resigned her board appointment to fill the Director position. Goodman made a motion, seconded by Kern, to appoint Eller to an unexpired term ending December 31, 2013. Motion passed 3-0.

**E) Authorize the City Administrator to sign letters to airport hangar owners regarding disposition of hangars.**

Truelove asked Council to authorize him to sign letters to airport hangar owners, reaffirming the Council's decision to make the owners an offer to purchase the hangars. Goodman made a motion to authorize Truelove to sign the letters. Trummel seconded. Motion passed 3-0.

**F) Discuss modifying Ordinance #1036, an ordinance defining truck routes in the City of Greensburg, to include the southern portion of the City of Greensburg.**

Truelove and Dixson have both been approached by interested parties regarding concerns about there not being a southern truck route in town that would accommodate harvest trucks coming from south of town. Truelove has discussed the situation with Mike Hayes, Public Works Superintendent. Hayes stated that prior to 2007 both Main Street and Olive Street were comprised of 2-3 inches of asphalt. The new Main Street has 2-3" of ground asphalt as a sub-base with 7" of concrete and a brick overlayment. Hayes believes that the street would support truck traffic; however, there is a 10 ton bridge on South Main Street and the street narrows in the 100-300 blocks of South Main Street. South Olive Street consists of 3-4 inches of concrete and 3-4 inches of asphalt; however, it is in a residential neighborhood and has a bridge rated at 10 tons. According to the Kansas Highway Patrol, bridge weight is for total vehicle weight rather than by axle. The legal weight on a truck, for the rear axle alone, is 34,000 lbs. Staff was advised that the City can apply for a temporary bridge permit for harvest vehicles. Hayes believes that the bridge on Main Street could be higher rated because of additional center support. Staff plans to look into the rating of that bridge.

Discussion on the amount of harvest traffic that would come from fields directly south of town, the narrowing of the street in downtown, composition of the streets, the school zone on South Main Street, and who would pay for street repairs if either street were utilized as a truck route (citizens of the city or those who utilize the road for harvest). Trummel believes that if Council is going to continue to add streets to the route or not enforce the route the Ordinance should be repealed. Dixson would like to find a common ground and stated that this business item was to open up discussion over local concerns. No action was taken.

**Item 5: City Attorney's Report**

There was no report from the City Attorney

**Item 6: Executive Session**

City Attorney Gordon Stull requested executive session for attorney client. Trummel made a motion to go into executive session until 7:30 p.m. Goodman seconded. Motion passed 3-0. Dixson declared the meeting back in open session at 7:30 p.m.

**Item 7: Adjournment**

Sue Greenleaf Taylor apologized for missing the Economic Development office space discussion. She will meet with Truelove tomorrow for further discussion.

Dixson declared the meeting adjourned at 7:32 p.m.

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Robert A. Dixson, Mayor

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Christy Pyatt, City Clerk