

**Greensburg City Council
May 19, 2014
City Hall**

Item 1: Opening Session

Call to Order; Pledge of Allegiance; Invocation; Oath of Office; Roll Call

Mayor Robert Dixon called the meeting to order at 6:00 p.m. on May 19, 2014. The Pledge of Allegiance was said, and the invocation given by Tony Factor. Council present: Matt Christenson, Mark Trummel, Sandra Jungemann, Haley Kern, and Rick Schaffer.

Additions/Deletions to the Agenda

City Administrator Ed Truelove requested Council remove item 4C from the agenda. Tourism has decided not to renew their agreement with Luminous Neon for the bulletin sign near the Northern Natural Gas Plant, but would rather pick up the Bucklin sign location. The Big Well will incorporate the Northern Natural sign into its budget. Trummel made a motion, seconded by Kern, to approve the agenda with one deletion. Motion passed 5-0.

Mayor's Report

There was no report from the Mayor.

Council Member's Report

There was no report from Council.

City Administrator Comments

City Administrator Ed Truelove briefed Council on the following topics:

- The second Kiowa County visioning meeting, with the Center For Innovation, will be held May 29th.
- Adam Wagner was introduced as the new Director of the Twilight Theatre. Wagner addressed the Council, expressing his desire to work with the City and the citizens of Kiowa County.

Item 2: Public Comment

Dixon welcomed those in attendance and opened the meeting to public comment. Georgina Rodriguez reported having 83 vendors registered for the Arts and Crafts Fair this weekend. Anyone interested in helping set up the approximately 70 American Flags that will line Bay Street should be available at 6:00 a.m. at Hwy 54 and Bay Street. Truelove has been asked to lay a wreath at the intersection, in recognition of those who have served our country in the Armed Forces.

Item 3: Consent Agenda

Jungemann made a motion, seconded by Christenson, to approve the consent agenda as presented. Motion passed 5-0.

Item 4: Items of Business

A. Consider an agreement between Greensburg Tourism & Convention (City of Greensburg) and Luminous Neon for a bulletin sign display at East Hwy 54 (at Stimpert Storage), in the City of Bucklin. Tourism Director Stacy Barnes was detained at another meeting. Truelove explained that Council was being asked to consider a new billboard sign location through Tourism, replacing the Northern Natural sign that they currently are contracted for. Kern, who is on the Tourism Committee, explained that part of the City's Tourism Plan is to cover more of Hwy 54 west. The request is within the Tourism Budget,

but requires Council approval. Christenson made a motion, seconded by Jungemann, to approve the agreement. Motion passed 5-0.

B. Consider an agreement between Greensburg Tourism & Convention (City of Greensburg) and Luminous Neon for a bulletin sign display at the 54/183 junction. This is a contract renewal and re-facing of the sign.

Jungemann made a motion, seconded by Christenson, to renew the agreement between Greensburg Tourism & Convention (City of Greensburg) and Luminous Neon for a bulletin sign located at the Hwy 54/183 junction, and for it's re-facing. Motion passed 5-0.

C. Consider an agreement between Greensburg Tourism & Convention (City of Greensburg) and Luminous Neon for a bulletin sign display on West Hwy 54, near the Northern Natural Gas Plant. This is a contract renewal and re-facing of the sign.

This item was removed from the agenda.

D. Discuss and consider options for pool finance. This discussion was tabled on May 5, 2014.

This agenda item was tabled from the last Council meeting. Truelove explained that the calendar of events previously submitted for Council's consideration would change slightly from the last meeting, as the calendar was contingent on Council's approval at the previous meeting. Staff recommended finance option D, proposed by Dixon at the last Council Meeting. Referencing the Cash Summary found in the meeting packet, Truelove noted just over \$438,000 in Infrastructure and \$1,489,000 in Insurance. Option D, as proposed, would attempt to pay the City portion of the pool project in house, through the use of these funds. Staff would then work to replenish these funds as soon as possible. At the previous meeting, Kevin Cowan, Gilmore & Bell, had noted that Council might want to consider a back-up plan of issuing bonds, in case the community wants amenities that would cause the project to exceed \$2.3 million. The City could proceed with the preliminary legalities of issuing bonds, but refrain from actually issuing them until it is deemed necessary. If no additional funds are needed, the bonds simply will not be issued, but moving forward with preliminaries would make a bond option available to Council if needed.

Christenson voiced that the goal of the Council should be to request as little as possible in the form of a loan. Acknowledging that there are often soft costs and contingency concerns with any building project, Christenson would prefer to utilize available funds for the \$800,000 City portion of the \$2.3 million project and move forward with a \$400,000 PBC bond for 10 years to cover additional, unforeseen costs. Estimating an annual payment of \$49,000, Christenson stated that the same amount could be raised through a ½ cent sales tax rather than property tax. Council could pay off the loan as soon as possible, preferably early, through the use of cash reserves. Christenson recommended utilizing \$350,000 from Infrastructure and \$450,000 from Insurance, leaving cash in both funds for other City projects that may arise. Kern voiced her agreement with Christenson's recommendation.

Dixon and Trummel each voiced concern that, with the option of issuing bonds on the table, some may perceive the project budget to be \$2.7 million rather than \$2.3 million. Both have concerns that a pool will be designed at \$2.7 million. There was additional conversation on Council making the \$2.3 million budget very clear to the public and to those designing the project.

Staff concurred with Christenson's recommendation. If a PBC bond is desired, Council will need to request the Public Building Commission call a meeting to pass a Resolution to issue bonds. Staff will communicate with Gilmore & Bell to obtain a template Resolution that could be brought to Council and the PBC for approval.

Dixon requested two motions on this agenda item: a motion regarding the amount City will pay in-house and a motion on whether or not to move forward with the paperwork process that would allow the PBC to issue bonds. Trummel made a motion to pay the City portion of the project, \$800,000, in-house. Jungemann seconded, and the motion passed 5-0. Christenson made a motion to request the PBC begin the paperwork process to allow the issuance of up to \$400,000 in bonds, if necessary. Kern seconded. Motion passed 5-0.

E. Direct Staff to proceed with preparing a Land Bank Program for the City of Greensburg.

Truelove reminded Council that, with previous administration, they had received information regarding the establishment of a Land Bank. Truelove provided a list of statutes regarding the topic in the meeting packet. In such a process, the Council can serve as the board of the Land Bank, or they can appoint a separate board. A land bank would allow the City to obtain properties through a Sheriff's Auction or private deed, tax free. Unproductive properties could be taken off the tax roll and save the City abatement process costs. The properties could then be used for economic development or low cost building opportunities. Truelove requested Council direct Staff to prepare a presentation on the details, policy and Ordinance for a Land Bank.

Schaffer asked how many properties in Greensburg are unproductive. Staff could not offer a definite number, but confirmed that there are more than 30 properties. Schaffer also questioned if the City would then be liable for the mowing of these properties. Staff explained that, through abatement processes, the City is already mowing a number of these lots.

Dixon clarified that the City would not create competition with local enterprises to obtain properties; however, the Land Bank would give the City the ability to accept properties from owners.

The consensus of the Council was to have Staff prepare a presentation and documents to proceed with a Land Bank for the next Council meeting.

F. Consider setting a date, time and location for a work session to discuss final changes to the Greensburg City Code.

Truelove requested Council set a date, time and location to hold a work session to discuss final changes to the Greensburg City Code. After a brief discussion, Christianson made a motion to hold a special work session on Monday, June 30th at 6:00 p.m., at City Hall, to review the Greensburg City Code. Kern seconded. Motion passed 5-0.

Item 5: City Attorney's Report

City Attorney Gordon Stull had nothing to report.

Item 6: Executive Session

There was no need for executive session.

Item 7: Adjournment

Dixon adjourned the meeting at 6:35 p.m.