

**Greensburg City Council
July 21, 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 July 21, 2014. The Pledge of Allegiance was said, and the invocation given by Dixon. Council present: Matt Christenson, Sandra Jungemann, Haley Kern, and Rick Schaffer. Mark Trummel was absent.

Additions/Deletions to the Agenda

Kern made a motion, seconded by Christenson, to approve the agenda as presented. Motion passed 4-0.

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:

- On Wednesday, July 16th, Staff conducted a meeting at City Hall, to discuss pool design with our advisory committee, PEC, KC Gunite, Sullivan Palmer Architects, and McCown Gordon Construction Manager. Jim Sullivan (Architect) will complete three pool designs, to be shown at a public meeting scheduled for July 30th, 6:00 pm, at the school. The goal is to gain public input on pool design. The final design will be approved by Council on August 4th.
- Truelove has recently signed a KDOT Use of Right of Way form in support of AT&T's project to bury fiber optic cable along the US 54 right-of-way, from the S/E corner of Pine, running east to 33rd Ave. The project is expected to begin in the next couple of weeks, and will last 30-days or less.

Item 2: Public Comment

Dixon welcomed those in attendance and opened the meeting to public comment. There were no comments from the public.

Item 3: Consent Agenda

Jungemann made a motion, seconded by Kern, to approve the consent agenda as presented. Motion passed 4-0.

Item 4: Items of Business

A. Receive mark Chesney, Kansas Power Pool (KPP), to discuss the 2014 fall retreat.

Mark Chesney, KPP, gave a brief update on recent KPP activity. Council was also given an invitation to the 2014 KPP Fall Planning Retreat September 26th – 27th in Kansas City, MO.

B. Receive David Barber, USDA, to request approval of a Letter of Conditions and Resolution 2014-05 for EII Grant funds to be used to purchase a street sweeper.

David Barber, USDA, presented Council with a request for approval of a Letter of Conditions and Resolution 2014-05 for EII Grant funds to be used to purchase a street sweeper. This year's award,

\$69,050, will be combined with the award approved by Council in 2013, \$50,950. USDA is handling this year's award internally as a grant to cover "cost overrun". The total project cost remains at \$200,000. Total funds will be awarded at a rate of 60/40, \$120,000 coming from USDA-RD and \$80,000 from the City. Staff will provide USDA with additional documents, including evidence of the city's ability to pay their portion of the project. USDA will issue a letter when funds are available. Barber also requested 3 comparative bids for street sweepers before a purchase is made. Christenson made a motion to approve the Letter of Conditions and Resolution 2014-05. Kern seconded. Motion passed 5-0.

C. Approve the purchase of a Global M3 street sweeper from Sellers Equipment for a quoted price of \$177,447 (includes trade in of Johnston 3000 street sweeper for \$4,276).

Christenson made a motion, seconded by Kern, to table this agenda item, giving staff additional time to obtain the additional quotes required by USDA, for a street sweeper. Motion passed 4-0.

D. Receive a representative from Kennedy McKee to present the 2013 Audit Report.

Jim Kennedy, Kennedy McKee & Company LLP, presented the 2013 Audit Report. Points of particular interest included: anticipated unencumbered cash for 2014 was greater than expected; the utility funds are better than expected; the Incubator Fund is of some concern, showing expenditures greater than rent collected; and a transfer was made from the Insurance fund to the USDA fund, to clean up the books on project funds. For the first time in several years, no additional reporting is required on the part of the City. Christenson made a motion, seconded by Jungemann, to accept the 2013 audit report. Motion passed 4-0.

E. Approve the purchase of the 500 Block of South Walnut for construction of the City pool.

Truelove gave a brief overview of the results of the geo-tech survey performed on the 500 Block of South Walnut. Staff had previously received information that a considerable amount of concrete and debris had been buried on the property, which is under consideration as a location for the new swimming pool. After examining the site survey and plans from the old hospital that was on the site, Staff directed PEC to only bore on the south end of the property, the portion of the property with the least potential for buried debris. The survey results from 6 separate bore sites indicate that the south end of the property is suitable for the construction of a pool and that there is plenty of room for various layouts. Truelove described the site conditions and soil composition indicated in the report. A Power Point image of the bore sites was projected for the benefit of Council and those in the audience. Sites B1-B5 indicated the buried concrete being fairly shallow. Sites B2, B3 and B4 showed some wood, brick and concrete. B6, in the southwest corner of the property, showed no indication of debris.

Jungemann asked why there were no bore sites on the north end of the property. According to the old hospital plans, there was a basement and various tunnels under that end of the hospital. It is Staff's understanding that concrete and debris were buried in these areas. The cost of boring the entire block was significant to the overall cost of the project. Truelove made the decision to concentrate efforts on the portion of property that would potentially require the least amount of cost for clean-up. The pool must be a minimum of 15 feet down from the surface. The cost of extensive excavation would decrease the amount of money available for the pool construction itself. Truelove assured Council that Staff has researched several other properties as potential pool sites. The 500 block of South Walnut seems to be the best possible location because of its orientation and accessibility to utilities.

Truelove reported that PEC has suggested that improvements be made to the storm water system at the north end of the property to improve or remediate flooding issues. The cost would be approximately \$15,000. Truelove also clarified that boring is standard procedure for construction, especially of a pool. The composition of the ground could cause pool failure if not properly handled. Allied Laboratories,

who conducted the soil testing, endorses the property and provided additional information on how to move forward with construction based on their findings.

Truelove reminded Council that the remaining cost for purchasing the property from Mennonite Housing is \$31,500. A ten-percent down payment of \$3,500 was made in 2013.

Truelove restated that a public meeting is scheduled for Wednesday, July 30th, 6 pm, at the school. The public will be given the opportunity for input on a pool design. Dixon and Christenson recommended that conceptual drawings for the rest of the block be made available at the public meeting. Kern, Jungemann, and Schaffer voiced that they have received positive comments on utilizing the 500 Block of South Walnut for the pool. Each indicated only one negative comment. Kern made a motion, seconded by Schaffer, to purchase the 500 block of South Walnut from Mennonite Housing. Motion passed 4-0.

Item 5: City Attorney's Report

There was no report from the City Attorney.

Item 6: Executive Session

Truelove requested a 5 minute executive session for non-elected personnel. Christianson made a motion, seconded by Kern to go into executive session until 7:15 pm. Motion passed 4-0.

Item 7: Adjournment

Council returned to open session at 7:15 pm. Dixon declared the meeting adjourned.

Robert A. Dixon, Mayor

Christy Pyatt, City Clerk