

**Greensburg City Council**  
**February 20, 2017**  
**City Hall**

**A) CALL TO ORDER**

Mayor Robert Dixson called the meeting to order at 6:00 p.m. on February 20, 2017.

**B) PLEDGE OF ALLEGIANCE AND INVOCATION**

The Pledge of Allegiance was said and the invocation given by Dixson.

**C) ROLL CALL & APPROVAL OF THE AGENDA**

Council present: Mark Trummel, Rick Schaffer, Haley Kern, and Sandra Jungemann. Matt Christenson was absent. Trummel made a motion, seconded by Jungemann, to approve the agenda as presented. Motion passed 4-0.

**D) CITIZEN COMMENTS**

There were no comments from citizens in the audience.

**E) RECOGNITIONS, PROCLAMATIONS, AWARDS, & NOMINATIONS**

City Administrator Kyler Ludwig requested Council approve the appointments of Randy Rinker and Ann Dixson to the Tree Board, to fill unexpired terms ending May 31, 2017. Jungemann made a motion to appoint Rinker and Dixson. Kern seconded the motion, which passed 4-0.

**F) CONSENT AGENDA**

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

**G) ITEMS OF BUSINESS****1. Marketing Presentation – Apples and Arrows**

Representatives of Apples and Arrows, a marketing company hired by the City's Tourism Board and the Kiowa County Economic Development Board, provided some final marketing information that will be going out into the community. Materials put together by Apples and Arrows will be used for billboards and advertisements. The group utilized results of a city wide survey to give direction through a new community marketing plan. The end goal was to create a compelling story of why visitors should make a day trip experience of visiting Greensburg. The group will be looking for digital advertising opportunities. Dixson confirmed that the City logo will remain the same, it is the tourism logo that will change. Billboards and banners will utilize the new tourism logo. The group also plans to create a tourism based website that highlights destinations and is separate from the City website, which should offer city government information.

**2. Luminous Neon Contract**

In 2008 the Lions Club and Rotary Club donated an LED billboard that was placed on the north side of the Incubator building. Ludwig noted that the cost of the sign was approximately \$40,000. The sign is used to advertise local community events. The City has maintained the sign through a contract with Luminous Neon, the most current of which has expired. The Tourism Board has discussed a newly proposed maintenance contract from Luminous Neon (\$333/month, a 20% increase). The consensus was not to renew the contract. The board felt that the sign was not worth the proposed cost. Tourism has referred the contract to Council. Ludwig asked Council to consider several options: renew the contract, schedule repairs as needed at the hourly rate (\$200/hr), or remove the sign.

Trummel asked how much maintenance has been needed on the sign and if the city could try a year of maintenance without a contract. Ludwig and Barnes explained that the contract includes inspections as well as repairs. Many times staff is unaware that Luminous has checked the sign until they notice lights have been replaced or other repairs have been made. When called, staff has noted a quick response time by Luminous. Luminous has logged estimated repair costs of \$42,025.90 over the course of the contract periods. City Staff does not have the training to repair the sign. There are LEDs out on the sign now. Schaffer asked if there were other companies in the area that could repair signs. Staff is unaware of anyone more local than Luminous in Dodge City. City Attorney Gordon Stull questioned if it would be cheaper to replace the aged sign or to repair it. Ludwig estimates \$30,000 to replace the sign. Neither the Lions nor Rotary Club exist in Greensburg today. He has spoken with past members who have voiced mixed emotions about continued use of the sign.

The consensus of the Council was to take no action.

### **3. Park Committee – Swimming Pool Park**

At the last Council meeting, Staff was directed to put together a committee to review the development of the park adjacent to the new city pool. Ludwig reached out to members of the Davis Park Relocation Advisory Committee to see if they would be willing to meet again to discuss future development. Ludwig also reached out to the Tree Board for recommendations on plantings. Council was provided with a list of those interested in participating. There is a tree planting grant available to the City, valued at approximately \$13,000. The City would pay all expenses for the planting and then be reimbursed through the grant. An underground watering system could be considered through the grant.

### **4. Business park – USDA Grant Discussion**

Ludwig has contacted USDA regarding the possibility of selling portions of the Business Park for development. Historically Staff was told that under the agreement with USDA the sale of any properties would require the City to pay back a portion of the grant funding. After further discussion, Staff was informed that the sale or transfer of property restriction only applied to things purchased through the grant (i.e. infrastructure). The City did not purchase the land under the grant and has the right to sell property without penalty. Ludwig asked if Council was interested in selling properties. If so, Ludwig would like to put together a package to make available to business developers. Council discussed the possibility of selling property; what restrictions should be placed on property sales; how the lots should be priced; and if they were interested in offering a property lease option.

Council showed interest in offering properties for sale. Discussion was had on the possibility of have handling business park properties as the Council does land bank properties (i.e. a development plan, a development time frame, pricing, etc). The pros and cons of establishing a restrictive covenant were also discussed. Stull suggested that property sales could be tied to job creation. The consensus was that offering property for sale would take the pressure off Council to build a building on park property and avoid tax payer burden. Concerns that restrictions outside of those contained within the zoning code would discourage potential developers were voiced. The offer of property with infrastructure, at a rate below market value, plus the neighborhood revitalization program will hopefully create interest. Also discussed were the possibilities of giving the property away to developers, leasing the property, and offering to underwrite IRBs. Stull recommended Staff talk to Great Plains Development about what they may be able to offer for SBA development.

Ludwig will put together a packet and bring it back to Council for review.

**H) CITY ATTORNEY'S REPORT**

Stull reported receiving no response from KPP attorneys since the last Council meeting, though Ludwig has had contact with KPP staff.

**I) CITY ADMINISTRATOR'S REPORT**

Ludwig discussed the following topics:

**Land Bank Advertisement:** Stacy Barnes and Christy Pyatt have been working on a map of land bank properties that will be included in the City's next newsletter. Staff will also work to put it in the local papers. Signs for the properties have been completed, and will be placed on properties over the next few weeks (as the ground softens).

**Tandem Bikes:** The City's free bike program has just added two tandem bikes for adults. At this time staff has determined to keep the adult tandem bikes inside the Big Well Museum where individuals can check-out the bikes.

**Big Well Finance Discussion:** The discussion on the Big Well's finances has been moved to March 6th. Staff will be proposing a few cost saving mechanisms to help reduce operation costs at the museum.

**Fiber Connectivity:** Staff is looking into fiber options for phone/internet at City Hall. Options for service will be presented at the March 6<sup>th</sup> regular council meeting.

**Hwy 183 Construction Meeting:** KDOT invited the City to a meeting discussing repairs to a bridge on Hwy 183 heading south. The meeting is on March 6<sup>th</sup>. The current detour on the KDOT plans takes vehicles through Bucklin and Protection. A report on the project will be included in the administrator's report on March 6<sup>th</sup>.

**Pet Registration:** Pet registration and vaccination must be done before March 1<sup>st</sup>. Pet owners have been notified through a postcard, city newsletter, and other city communications. Registration costs will increase for those who fail to register before the deadline.

**Insurance Quotes:** The City's insurance renewal is scheduled for April 1<sup>st</sup>. Peoples Insurance is collecting quotes from 3 companies for the governing body to review and discuss on March 6th. Staff will seek a final decision from Council on March 20<sup>th</sup>.

**KDHE Water Operator:** KDHE has notified staff that a Class II certification will be required for our water utility. City staff will be working on getting this certification in March at the water conference.


**J) GOVERNING BODY COMMENTS**

Trummel asked if the compost site is permanently closed. Staff has been working to remove tree limbs from the site. Ludwig advised that staff plans to reopen the site. Citizens will need to be retrained on what is allowed at the site and signage needs to be updated.

**K) ADJOURNMENT**

With nothing additional to bring before the Council, Dixon declared the meeting adjourned at 7:08 p.m.

  
Robert A. Dixon, Mayor

  
Christy Pyatt, City Clerk