A) CALL TO ORDER
Mayor Matt Christenson called the June 3, 2019 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Mike McBeath, Sandy Jungemann, Pam Reves, and Haley Kern. Mark Trummel was absent. Staff present: Administrator Stacy Barnes, City Clerk Christy Pyatt, Tourism Director Caitlin Matile.

Christenson asked that Items of Business 1 and 2 be moved to the end of the Agenda, allowing additional travel time for Kevin Cowan, Bond Council. Reves made a motion to approve the agenda with the requested amendment. Jungemann seconded and the motion passed 4-0.

D) CITIZEN COMMENTS
Grant Neuhold commended the Council on the job they are doing. Jeannie Finch asked about the water outage that is ongoing on the west side of town. Barnes stated that crews are currently working on the issue and that she will give an update on the situation later in the meeting.

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

F) ITEMS OF BUSINESS
3. Business Incubator Rental Rates
Barnes reminded Council of their vote on December 3, 2018 to rescind the incubator rental rate policy that was adopted in 2016 and partially implemented. Staff was instructed to prepare an alternative rate structure based on square footage. Because the previous policy was not implemented across the board, there are current variations in cost per square foot for main level tenants. For the same reason, utility fees are also not uniform. Other than the 2016 policy, Council has not increased rent or fees since the building’s opening. Council previously discussed the need to increase rates as the facility becomes older and maintenance costs increase. Recently Council approved a city-wide water rate increase. That increase is not reflected in current utility rates at the facility, nor is the increase in sanitation cost over the years. Barnes noted that Staff does not anticipate that revenues will ever completely cover costs of facility operations. The goal is to slow the depletion of the incubator cash fund. A new rate structure was in the meeting packet for Council’s review and consideration.

Reves noted the proposed increases would be minimal, compared to the increase of cost to the City to operate the facility. Jungemann asked if Staff had asked tenants if a rent and utility increase would be a problem for them. Barnes noted that she has not spoken to tenants directly, and she proposed sending notice of a future increase if Council approves the proposal. New Leases would be offered at the beginning of the year, reflecting any rate increases. Christenson noted an average loss of $16,000/year. The proposed rate increases would only generate approximately $4,000 additional revenue. Christenson asked if a resolution would be required to increase the fees. Staff confirmed that was not the case and asked for approval of the plan in concept, with formal approval to come at the next Council meeting.
Christenson suggested, and Council approved by consensus, approving the rate concept, notifying tenants, and asking for feedback by the next meeting. He noted that there is still a fairly healthy cash balance in the fund.

4. **PowerUp Greensburg Fireworks Funding Request**
Grant Neuhold addressed Council, representing PowerUp Greensburg. Other members of the group were present in the audience. Neuhold updated Council on plans for the annual July 4th event. The group plans additional activities this year. Neuhold requested $1,500 from the Council, as they have approved in the past, to assist with the cost of fireworks.

Jungemann made a motion to approve $1,500 to PowerUp Greensburg for the purchase of fireworks. Kern seconded. Motion passed 4-0.

5. **Leadership League of South Central Kansas**
Barnes informed Council of a new initiative, Leadership League of South Central Kansas. Barnes has attended 2 meetings in Pratt with representatives from Barber; Kingman; Pratt and Stafford Counties about starting the program. Pratt has a longstanding leadership program that has been very successful. Pratt has partnered with the Kansas Leadership Center for 27 years, and has had over 250 graduates. They would like to expand the program to have a more regional approach. Up to 5 people from each county would be able to participate in the program, which would meet monthly from August to April, traveling around the 5 counties, to the Kansas Leadership Center and to Topeka. Participants would also have the opportunity to have on-on-one coaching with Jeanette Siemens, a name familiar to Greensburg due to her efforts following the 2007 disaster. Tuition for the class is $350, which includes all of the trips and lodging. Businesses would be welcome to pay to send employees they feel could benefit from leadership training. Information on the program was included in the meeting packet. Applications for the program are due July 1st. Barnes is open to suggestions of who to enroll.

During a brief discussion on the program, Barnes agreed that some of the benefits the group hopes to see from the expanded program are partnerships amongst the counties and promoting what each has to offer. Reves voiced that she would like to see the Tourism Board get involved. McBath stated that he intends to apply.

G) **CITY STAFF REPORTS**
Barnes reported to Council on the following topics:
- **Water Outages** – City crews have been working to fix 2 major leaks today, one near Elmore Heights and one in the 600 block of South Bay. Service was returned to the Elmore Heights area around 4 p.m. The issue on South Bay was not discovered until after that. Discovering that the crew had not had lunch yet, Barnes supplied pizza and liquids late in the afternoon. Crews continued to work at the South Bay location as of the beginning of the meeting.
- **Pool** – The pool has had a successful opening week with over 225 guest, at least 28 year passes, and 3 parties booked.
- **Hwy 54 Water Leak** – As mentioned previously, there is a water leak near Hwy 54 and Main. Staff has been unable to identify the exact location and believe it to be under the highway. Staff has also been unable to locate the source feeding the leak and are working with KDOT and APAC to locate and repair the issue.
- **Filing Deadline** – The filing deadline for City Council and Mayor was noon today. Those filing are as follows. Council: Chance Little, Tim Morton, Carolyn Irvin, Jeannie Finch, and Mark Trummel Mayor: Matt Christenson No primary will be required. Voting will take place in November.
- **Auditors** – The City's Auditors will be at City Hall next week to review the 2018 books.
H) GOVERNING BODY COMMENTS
Reves advised that she had spoken to Pyatt about the Naumann property at Olive and Grant. City limits go around the property, carving it out of the City. The property is the location of Complete Tow Service. The property is currently filled primarily with wrecked vehicles and dilapidated, unassembled modular structures still on wheels. Pyatt spoke with a seasoned Planning and Zoning Administrator to see if there was anything that the City can do to cause the owner to clean-up the property. The only potential option would be to annex the property; however, the condition and use of the property would be grandfathered. Within the annexation documentation, the City could establish sunset dates on the grandfathering, allowing the landowner time to bring the property into compliance with current zoning regulations.

Christenson briefly discussed potential areas for annexation. These properties adjoin the City and are currently serviced by City utilities.

Christenson advised that he had taken the opportunity to drive out to the drainage ditch at Olive and Grant while waters from recent rains were still high. Christenson believes the ditch, in it’s current condition, is doing its job. Last year Council confirmed that maintenance of the drainage ditch is the City’s responsibility. Christenson voiced concerns over future erosion in the area where the concrete walls of the ditch have collapsed. He recommended that the City’s Engineers be asked to review the situation and provide recommendations. Jungemann voiced concern that the City would have to repair the county road should erosion become an issue.

I) EXECUTIVE SESSION
There was no need for Executive Session.

F) ITEMS OF BUSINESS (CONTINUED)
  1. Convene as the Public Building Commission: Review proposal to refinance PBC bonds, consider adopting PBC Resolution 2019-01 to proceed
The Council recessed and convened as the Public Building Commission at 6:39 p.m.

Kevin Cowan, Gillmore Bell, the City’s bond council, described an opportunity the City has to refinance the PBC bonds for the Big Well facility. Greg Vahrenberg with Raymond James had contacted Cowan and City Staff, advising that Greensburg was a potential refinancing candidate. There are 23 years remaining on the life of the bond payments. Cowan explained that USDA bonds can be called in and redeemed at any time. Interest on the bonds was set at 3.75%.

The meeting packet contained information on options for the Council to consider. Option 1 is to refinance the bonds at a lower interest rate, while keeping the existing schedule, saving approximately $101,669.07 over the lifetime of the bonds. Option 2 is to shorten the term of the bonds to 2033 by increasing the payment amount each year. The current market rate is 2.4%. The total savings of this option would be approximately $240,000. The last 8 years of the bonds, the City would pay less per year, saving $56,000/year. The bonds are being paid through a one-half percent sales tax that went into effect October 1, 2006 and has no sunset. Once the bond is paid, the sales tax could then be used towards annual operations of the Big Well Museum. Staff advised that increasing the monthly payment -
would be a challenge due to operating cash balance losses the last several years. These losses have slowed the last 2 years due to operations cost saving measures.

Cowan believes that if the PBC were to approve the proposed Resolution 2019-01, Vahrenberg would be able to move rather quickly, as he would pursue institutional investors vs. a public offering. Potentially there could be 1 prospective buyer, which would streamline the process. Vahrenberg can begin seeking proposals with the passage of the Resolution and potentially come back before Council in 2 weeks. It is possible the City could close on the bonds in early July.

Two resolutions were drafted for this evening’s meeting, one for the PBC and one for the Council. Cowan discussed options Council would be authorizing with approval of the Resolutions, as well as the possibility of requesting proposals on both options, giving Council more time to review those options.

Kern made a motion, seconded by Jungemann, to approve PBC Resolution 2019-01 and explore both proposed options. The motion passed 4-0. The PBC adjourned at 6:57 p.m.

2. Reconvene as City Council: Consideration of Resolution 2019-04 to refinance PBC bond
Council reconvened at 6:57 p.m. With no additional discussion, Reves made a motion to approve Resolution 2019-04. McBeath seconded. Motion passed 4-0.

J) ADJOURNMENT
With nothing further to discuss, Christenson declared the meeting adjourned at 6:59 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk