Official Greensburg City Council Minutes 01.21.20

Greensburg City Council
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City Hall

A) CALL TO ORDER
Mayor Matt Christenson called the Tuesday, January 21, 2020 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said. Invocation was given by Pastor Jon Harrison.

C) OATH OF OFFICE
City Clerk Christy Pyatt ceremoniously gave the Oath of Office to Mayor Matt Christenson and Council Members Mark Trummel and Chance Little. All three took the official oath on Monday, January 13, 2020, in accordance with Charter Ordinance 17.

D) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Mike McBeath, Mark Trummel, Pam Reves, Chance Little, and Haley Kern. Staff present: Administrator Stacy Barnes, City Clerk Christy Pyatt.

Reves made a motion to approve the agenda as presented. McBeath seconded. Motion passed 5-0.

E) CITIZEN COMMENTS
Judy Kirk, Public Arts Committee (PAC), presented an update to Council on the status of the group. PAC was originally commissioned by Council to bring in public art to the community for the 10th anniversary of the 2007 disaster. The group has continued to add to the project, establishing Starlight Park. There are limited funds remaining for PAC to utilize. The have commissioned Collin Seacat to create an iron bench for additional seating. The group would also like to find additional trees to plant in Starlight Park, to create more shade. Kirk thanked Council for the opportunity to bring art to the community. She hopes they have inspired others to add to the vision and asked Council to keep the group in mind for future public art projects and memorials. Friends of Starlight Park would like to continue maintaining the park this coming year.

F) CONSENT AGENDA
Kern made a motion, seconded by Reves, to approve the Consent Agenda as presented. Motion passed 5-0.

G) RECOGNITION: Jay Koehn, Greensburg Fire Chief 2007-2019
Christenson presented Jay Koehn, recently retired Greensburg Fire Chief, with a plaque commemorating his years of service to the City of Greensburg. Koehn advised that he is still on the department and assisting with filing state reports until someone else is trained.

H) ITEMS OF BUSINESS
   1. Council President Appointment
   Christenson asked for volunteers to serve as Council President. Kern voiced approval of Trummel’s previous service. Trummel conceded to serve in this capacity once again. Kern, made a motion, seconded by Little, to appoint Mark Trummel Council President. Motion passed 5-0.

   2. Benzel Conditional Use 2020-01-CU
   Contained in the meeting packet were minutes from the January 2, 2020 Planning Commission meeting. During that meeting, the Planning Commission held an advertised public hearing on a request from Mike
Benzel to construct a 34' x 30' garage on an existing concrete slab located on his property at 307 W Garfield. The property adjoins 603 S. Walnut, also owned by Benzel. There is no primary structure on either lot. The Sustainable Land Development Code does not allow for the construction of an accessory structure on a lot that does not have a primary structure. There is a basement located at 603 S. Walnut that has been preserved by the Benzel's. Their intention is to eventually build a home there. Their daughter and son-in-law live across the ally. They will utilize the garage until such time as it is needed for the storage of building materials. The Benzel's also plan to install security lighting on the structure. The Planning Commission recommended approval of the application. Staff has held the case for the required 14-day protest period before bringing it before Council for a final decision. Reves discussed the work that the Benzel's have put into the property since purchasing it and made a motion to approve the application. McBeath seconded, and the motion passed 5-0.

3. Receive Farmer's Spraying Service to discuss plans for property lease and building at Greensburg Airport

Tony Sturgeon, Farmer's Spraying Service, was present to discuss plans to lease and develop property at the Greensburg Airport for his business operations. Sturgeon met last week with Christenson and Barnes to discuss relocating the business back to Greensburg from Haviland. Barnes provided a copy of Sturgeon's preliminary plan. They would prefer to purchase property from the City, but would agree to a long-term lease of 3-5 acres at the south end of the air strip. Sturgeon would construct one hangar and relocate one aircraft to Greensburg. His preferred location would be convenient for deliveries and customers. The location is also of a good elevation and would require minimal dirt work. Recognizing that the airport is not a finished product, Sturgeon clarified that he will need access to water, sewer, electric, internet, the runway. Sturgeon would prefer a 50-year lease, in order to protect their investment.

Trummel asked additional questions pertaining to what the business would need to operate. Sturgeon explained that there would be an on-site office that would need utilities, space for the storage of tanks, a fueling system, and a ramp. Trummel asked specifically about the amount of water that would be required. A standard 2" line will not be sufficient. Reves questioned if Sturgeon was requesting the City pay for the installation of these items. He replied that was up for discussion. With the City having state grant applications pending, discussion was had on what the City can do to move forward with business development without hindering continued development of the airport project itself. Barnes hopes to receive word on grant recipients by April. Christenson asked if the promise of business development might motivate the city to request smaller grants, for items such as utilities, that would be easier for KDOT to fund. Barnes has been in contact with airport engineer Matt Jacobs, Lochner. He believes, due to grant funds being utilized, that it is in the City's best interest to do long term lease agreements with developers, rather than sell portions of airport property.

Farmer's Spraying hopes to begin construction this summer, giving the current grass runway another year of growth before there is increased usage. Kern voiced her excitement that Farmer's plans to move back and would like to see Staff and Council review finances to see how the entities can work together. Christenson concurred and added that activity at the airport will look better on future grant applications as well.

4. 2020 Census Information

Barnes advised Council that Census counting begins April 1st. The League of Kansas Municipalities (LKM) has employed someone specifically to assist cities with census education and with harder to reach populations. Barnes provided a booklet about the census in the meeting packet, which provides general information. She also included an LKM infographic sheet specific to Greensburg. It is estimated that for each household in Greensburg that is not counted, the community could miss out on approximately
Official Greensburg City Council Minutes 01.21.20

$46,845 in federal funding over 10 years. In an effort to increase participation, citizens will be able to participate in the census online. March 20th a postcard with the web address will be mailed out to every address. Citizens may also provide a telephone or paper response. For addresses that do not respond, census workers will go door-to-door. The City has received a grant from LKM for social media and newsletter education for our citizens. All information collected is confidential. An accurate count is especially important in our community. Population forecast modeling is misprojected because of the significant population decrease following the 2007 disaster. The 1-year trend in 2007, due to the tornado, causes some forecast models to show a county wide population as low as 146 people by 2064. An accurate count would be extremely beneficial to the city, the county, and the school.

Barnes presented a prepared financial report for fiscal year 2019, including ending cash balances and a visual of the trend of cash balances from month to month. The general fund showed growth while the electric fund went down. Transfers from the electric fund to the general and electric reserve funds have greatly contributed to the decline. Staff will be watching quarterly to see if the budgeted transfer from electric to general is needed. The report also shows the effects of properties coming off of the neighborhood revitalization, resulting in higher tax revenues than budgeted in 2019. The Big Well fund transfer approved for bond refinancing in 2019 is reflected, showing a large dip in the cash reserve. Barnes is open to suggestions from the Council on how they would like to see finances reported in the future (i.e. spreadsheets, graphs, etc.)

I) CITY STAFF REPORTS
Barnes reported to Council on the following topics:

- **Highway 54 and Sycamore Water Leak**: APAC was here today to begin work on the Highway 54 and Sycamore water line leak. The leak has been located; however, as of last check they were still working to make the repair. The proposal to fix the leak is $7,200.
- **Ohio Street Water Leak**: City employees discovered and repaired a water line leak on Ohio Street near Pine Street today.
- **Pet Vaccination and Registration Clinic**: The city, in cooperation with Dodge City Vet Clinic in Greensburg, will hold its annual pet vaccination and registration clinic on Thursday, February 20, 11am-2pm at the Vet Clinic office, 204 W. Florida St. Billing Clerk Suleenia Trent will be at the clinic to handle the registration process.

Trummel asked why City Staff could not repair the Highway 54 water leak themselves. Barnes advised that the required work was more than City equipment could handle due to the thickness of the concrete required to handle the heavy truck traffic. Also, there is a concern about highway safety, which APAC is more equipped to handle with the size of their equipment. Trummel asked how thick the concrete had to be. Barnes will inquire of that tomorrow. In order to find the leak, a much larger section of the highway had to be excavated than just where the water and the visual damage was.

J) GOVERNING BODY COMMENTS
McBeath commented that the alley behind Kiowa County United receives a lot of traffic due to the Post Office drop box located there. The alley is currently in need of improvement. Reves then asked if there was an alley where citizens are driving east to Oak Street through the block after leaving the mail box. There is not, that is private property. Little mentioned that the utility pole located at the north end of that alley has been hit again and is leaning heavily. Concurring that it would take significant engineering and expense to move the pole, Little asked about potentially replacing the pole and altering the alley entrance while Staff is repairing alley. The possibility of placing a concrete barricade next to the pole
was mentioned. Council advised that there had been previous conversations with KDOT regarding altering the alley entrance.

K) EXECUTIVE SESSION – Executive session in accordance with K.S.A 7-4319(a) for personnel matters of non-elected personnel. 20 minutes
Kern made a motion to go into Executive Session for non-elected personnel until 6:55. Trummel seconded. The motion passed 5-0. The City Administrator was included in the Executive Session.

L) EXECUTIVE SESSION – Executive session in accordance with K.S.A. 75-4319(b) for personnel matters on non-elected personnel regarding City Administrator performance. 20 minutes
Trummel made a motion to go into Executive Session for matters of non-elected personnel until 7:15 p.m. McBeath seconded. Motion passed 5-0. The City Administrator was included in the Session.

M) ADJOURNMENT
Council returned to open session at 7:15 p.m. With nothing further to discuss, Christenson declared the meeting adjourned at 7:15 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk