CITY OF GREENSBURG
REGULAR CITY COUNCIL MEETING
300 SOUTH MAIN GREENSBURG, KANSAS
MONDAY, JANUARY 4, 2021
6:00 PM

The meeting is available online via the City of Greensburg Facebook page.

A) CALL TO ORDER

B) PLEDGE OF ALLEGIANCE AND INVOCATION

C) ROLL CALL & APPROVAL OF THE AGENDA

D) CITIZEN COMMENTS
All comments are limited to a maximum of three minutes for each speaker. In accordance with the Open Meetings Act, City Council members may not discuss or take action on any item that is not on the Agenda.

E) CONSENT AGENDA
These items are routine and enacted by one motion. There will be no separate discussion of these items unless a Council member so requests. Any consent agenda item can be removed and placed on the agenda as an item of business.
1. Approval of Minutes
   a. Regular Meeting – December 21, 2020
2. Appropriation Ordinance
   a. Ordinance #1187

F) ITEMS OF BUSINESS
1. Receive Mark Chesney, Kansas Power Pool for KPP Updates
2. Receive Kerri Ulrich, Kiowa County Public Health Officer, for COVID-19 Updates
3. Convene as Greensburg Land Bank: Land Bank Annual Meeting
4. Land Bank Policy Review
5. Convene as Public Building Commission: PBC Annual Meeting
6. Reconvene as City Council: Annual GAAP Waiver – Resolution 2021-01
7. 2020 Projects and Accomplishments

G) CITY STAFF REPORTS

H) GOVERNING BODY COMMENTS

I) EXECUTIVE SESSION
Executive session in accordance with K.S.A 75-4319(b) for personnel matters of non-elected personnel. 15 minutes

J) ADJOURNMENT

NOTICE: SUBJECT TO REVISIONS

It is possible that sometime between 5:30 and 6:00 pm immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the council chambers or lobby of City Hall. No one is excluded from these areas during those times.

To be placed on future agendas please contact City Administrator Stacy Barnes at administrator@greensburgks.org or call City Offices at 620-723-2751.
Greensburg City Council
December 21, 2020
City Hall

A. CALL TO ORDER

Mayor Matt Christenson called the December 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. ROLL CALL & APPROVAL OF THE AGENDA

Council Present: Mike McBeath, Mark Trummel, Pam Reves, and Chance Little. Haley Kern was absent. Staff present: Administrator Stacy Barnes, Police Chief Aaron Webb, and City Clerk Christy Pyatt.

Reves made a motion to approve the agenda as presented. McBeath seconded. Motion passed 4-0.

D. CITIZEN COMMENTS

Carolyn Irvin read a prepared statement, recommending Council bid out mowing of City properties to area mowing services. She also voiced concern over potholes, especially those around Quick Pick. She asked who she should contact regarding the signs on the highway for the hospital and lake. She believes that they are not located correctly. She was advised that the signs are placed by KDOT.

Doug Ulrich mentioned the protest letter he previously submitted on the Conditional Use Permit Application for a Foster Care Facility at the former Carriage House facility. Ulrich requested the topic be tabled, saying he believes a lot of the public is unaware of the proposal.

E. CONSENT AGENDA

Trummel made a motion, seconded by McBeath, to approve the Consent Agenda as presented. In addition to the minutes of the December 7, 2020 Council meeting and Appropriation Ordinance #1186 were four applications for Cereal Malt Beverage licenses. Motion passed 4-0.

F. ITEMS OF BUSINESS

1. Receive Kerri Ulrich, Kiowa County Public Health Officer, for COVID-19 Updates

Kerri Ulrich, Kiowa County Public Health Officer, was unable to attend tonight’s meeting; however, she did provide information to Barnes ahead of time. COVID-19 vaccinations will soon be available. Residents are asked to call County Health and have their name placed on a waiting list. KDHE has said that those who have been vaccinated will not be required to quarantine if they become exposed.

2. Conditional Use Permit Application 2020-02-CU: Proposed Foster Care Facility at Former Carriage House Building

Council took a 5-minute recess, until 6:15 p.m., to address audio issues with the meeting’s live feed. At 6:15 p.m. the consensus was to continue recess while issues were being addressed. Council resumed open session at 6:19 p.m.
Official Greensburg City Council Minutes 12.21.2020

Pyatt gave an overview of the conditional use application prepared by Brad Lingafelter, on behalf of an 11-member board of Kiowa County residents, proposing a residential care facility for high school age foster care boys at 723 S. Elm. This location was most recently the Carriage House, a senior assisted living facility. The property is located in the R-1A zoning district, which does allow for institutions such as adult residential care facilities, churches, licensed daycares, family foster care homes, group homes for the developmentally disabled, schools, and the like. Most of these facilities are allowed by right, with only a plan review by the Planning Commission. Adult residential care facilities do require a Conditional Use Permit. Because the use requested would be similar to the previous use and would house more than 4 children at a time, Staff believes that requiring a Conditional Use Permit is the most appropriate form of action. Those being housed in the proposed facility would be strictly from the foster care system. They are considered “children in need of care,” and they are not from the juvenile justice system. The State does not require such a facility to be a secure facility, though the board intends on installing a security system at the facility. Correctional facilities, juvenile detention centers, secure care facilities and criminal half-way houses are currently not allowed in residential zones within the City. The board is in negotiations for purchasing the property; however, Staff has advised them not to move forward with a purchase until they receive approval for the use.

A public hearing on this application was heard before the Planning Commission on December 2, 2020. The hearing was advertised a minimum of 20 days in advance in the official City newspaper and neighboring property owners within 200 ft. of the property were notified by mail. The Planning Commission recommended 4-0 that the requested use is appropriate for the area. As required, a 14-day protest period has been held, following the Planning Commission’s ruling. Staff received 2 written protests during this time. Those were provided in tonight’s meeting packet. Staff has not had any additional phone calls or contacts voicing protest. Because of the types of uses allowed by code in this zoning district, the fact that those being housed are not part of the juvenile justice system, and the significant need in the State of Kansas for housing for these children, Pyatt again recommended approval of the application.

Brad Lingafelter gave a presentation on the proposal for what will be called True North. Lingafelter clarified for Council the difference between 24-hour residential foster care and juvenile justice kids. He and the board would like to specifically address the needs of high school age boys within foster care, in hopes of helping to stop the cycle of poverty and instability that often leads to kids being in the foster care system and uncertain futures. Lingafelter currently works with J.A.G. Kansas, where he is able to help address some of these needs from within high schools in Kansas. The board is working on a partnership with the school as far as online and in-person schooling for kids residing at the facility. Lingafelter has worked in care facilities in the past and believes that it can be done better than what he has observed. The board would have several positions available for quality, trauma informed staff and strongly believes in relationship building, as well as trade learning. Board Members for True North were announced, along with their qualifications for assisting with this project. Lingafelter would be the Executive Director. The group is applying for 501-(c)(3) status. They have had the facility inspected by contractors, to determine the costs of renovations and repairs.

Lingafelter believes Greensburg has what is needed for a successful facility: the property, the people of the community, a vision for rebuilding lives, and forward moving thinking. The goal is to see kids come in to the facility as Freshmen and graduate with skills that will make them successful in their adult lives. Lingafelter discussed intentions for a mentoring program and opportunities for community members to get involved. The Board had prepared an Economic Impact Study. Overall, the total economic impact within the County is estimated at: $912,223 - $1,062,000 per year.
Trummel stated that 75% of time kids in the facility will be in school, but asked Lingafelter what they would do with the rest of their time? Because the facility would not be a lock-down facility, residents would be allowed to participate with their peers in school activities, mentoring activities, skill learning opportunities, and activities within the community. Lingafelter stated that a lot of their time will be in the facility. He has been working on ideas for creating spaces within the facility and on the remainder of the property that would help occupy time and allow them to be kids. Trummel asked if someone such as himself needed an extra hand at work if one of these kids might have the opportunity to participate. Lingafelter stated that this is exactly the kind of activity he would like to see these kids and community members getting involved in. Lingafelter was asked, other than the public hearing, this Council meeting, and the School Board meeting, how much exposure the community has had to his proposal. Lingafelter stated that most of his conversations have been one-on-one conversations with Greensburg and Haviland residents. Lingafelter has had a conversation with the Haviland schools about the potential use of their facility. The Board has also been talking to some of the property neighbors, one-on-one, about their reservations and providing information about the proposal.

Christenson clarified how Council could proceed tonight: approve the conditional use as presented, approve the proposal with modifications, deny the application, or table the conversation. Reves voiced that she felt this was a good project. Trummel concurred, saying that he was glad to hear the board plans to start small, use the now vacant facility, and do what we can to assist under-privileged children. McBeath stated he has had nothing but good comments from the public he has spoken to.

Reves made a motion to approve the Conditional Use as presented. Trummel seconded. The motion was approved 4-0.

3. Convene as Land Bank Board: Consider Donation of 224 S. Spruce into Greensburg Land Bank

Council recessed open session at 6:55 p.m. and convened as the Land Bank. Christenson recused himself.

Trummel opened the meeting of the Land Bank, reminding Council of its previous discussion regarding property at 224 S. Spruce. The property was purchased from the Land Bank by Christenson, who intended to build a residence at the location. Due to COVID delays in construction and a home similar to what they would have built coming on the market, the Christenson’s decided to buy rather than build. Council showed interest at the last meeting in accepting the property back into the Land Bank. Taxes on the property are current. Trummel opened the meeting for discussion.

McBeath made a motion to accept the donation of 224 S. Spruce into the Land Bank. Reves seconded, and the motion passed 3-1 (Little).

Council reconvened as the City Council at 6:57 p.m.

G. CITY STAFF REPORTS

Barnes reported to Council on the following topics:

- **2021 Water, Trash and Incubator Rates:** On January 1, previously approved rates for water, trash and incubator will go into effect. On October 1, 2018 incremental water rate increases over 5 years were approved. The increase this year is $.25 on the minimum rate and $.25 each 1,000 gallons. A new 10-year contract with Nisly Brothers was approved earlier this year. The residential trash rate will increase by $1. In June 2019, Council approved rental rate increases at the Business Incubator for 2020 and 2021. The increase is $.02 per square foot and $5 for utilities.

- **KPP 2021 Rates:** KPP held their virtual annual meeting on Friday, December 11th. Rates for 2021
were approved at $66.68 per MWH, a $.02 increase from 2019. A rate history for the last few years was provided.

- **117th District House Representative Appointed:** Tatum Lee-Hahn of Ness City has been voted by the precinct committeemen and women of the district to fill Leonard Mastroni’s seat, following his passing earlier this fall.

- **Kiowa County Economic Development:** The Kiowa County Economic Development Board has approved the hiring of a director. They are advertising the position now and accepting resumes. The job posting can be found at [www.livekiowacountyks.com](http://www.livekiowacountyks.com). Barnes looks forward to collaborating with this person on eco devo efforts. The LiveKiowaCountyKS.com website is now live and a Facebook page has also been created to market living and working in Kiowa County. If anyone has real estate or jobs available, they can submit them for listing on the site.

- **Public Works planning:** The Public Works Department is working on project planning for 2021, including mowing and street maintenance plans. Bids are being taken on some items. A plan will be presented to the governing body in the near future.

- **City employee activities:** Over the last couple weeks, employees have been working on end-of-the-year activities such as ending financials and the annual Tree City USA application. Also, a deed bringing 502 S. Elm into the Land Bank was filed, recently fallen snow was cleared and sand/salt applied, streets were later swept, and Staff is preparing and sending utility bills. City Hall will be closed Dec. 24 and 25 and January 1. Trash pick-up will be on its regular schedule.

Reves asked if pothole repairs must be done when temperatures are warmer. Barnes confirmed this, noting that snowfall is also not conducive to street repairs. She asked about the pot holes around Bay Street that were previously mentioned. Staff is getting a bid to repair streets in that area.

Trummel stated that if the City is going to bring more property in to the Land Bank, we’re going to need to do something as far as the number of employees the City has. Barnes advised that the Land Bank Policies are now available in Drop Box for Council’s review and will be on a future agenda. As previously mentioned, Council may want to discuss number of properties allowed in the bank at any one time, as well as any other questions or concerns. Trummel stated that the City may need to look at mowing being contracted. Barnes will discuss items such as this at the Public Works planning meetings.

### H. GOVERNING BODY COMMENTS
There were no additional comments from the Council.

### I. ADJOURNMENT
With nothing further to discuss, Christenson declared the meeting adjourned at 7:07 p.m.
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**APPROPRIATION ORD. 1187**

01.04.2021
To: Mayor and City Council  
From: Stacy Barnes, City Administrator  
Subject: Agenda items F. 1-7

Agenda Item F.1  Receive Mark Chesney, Kansas Power Pool, for KPP Updates

Agenda Item F.2  Receive Kerri Ulrich, Kiowa County Public Health Officer, for COVID-19 Updates

Kerri will give public health updates regarding the COVID-19 pandemic.

Agenda Item F.3  Convene as Greensburg Land Bank: Land Bank Annual Meeting

Recess the City Council and convene as the Land Bank for the Annual Meeting. In 2020, 1 property was accepted into the bank: 502 S. Bay Street. One property was sold in April 2020 then accepted back into the Land Bank in December: 224 S. Spruce. There are currently 18 properties in the Land Bank with 13 available for purchase. In 2019, the 212 E. Garfield property was donated for Moderate Income Housing development of 4 duplex units. All of those units have been rented. Property at 800 W. Kansas has been temporarily leased by Michels Power. We have had several inquiries on various properties in the bank. Included in the packet is Ordinance #1053 establishing the Land Bank, Land Bank Policy, and map of current bank properties.

Agenda Item F.4  Land Bank Policy Review

Included in the packet for review is the current Land Bank Policy that was approved in 2015. City Attorney Kerbs and I have reviewed the policy and have some suggestions from previous council discussions.

A possible policy amendment regarding a cap on properties was brought up for discussion at previous meetings. Clayton and I both feel that placing a cap on the number of properties that the Land Bank can accept may hinder the city’s ability to accept an ideal property because the cap had been reached. My recommendation would be to continue to review property donations on a case-by-case basis with the council having the ability to deny donation applications as they come before them.

There was also some previous discussion regarding adding in claw back language for property buyers that do not fulfill the purchase requirements. Our current policy does not outline any repercussive terms, however the current contact of sale used does. In the packet is a draft of the contract of sale. Sections 7 and 9 outline measures if the buyer does not fulfill development plans. It is recommended to add this language from the contract of sale to the Land Bank Policy so they are consistent with each other.
Agenda Item F.5 Convene as Public Building Commission: PBC Annual Meeting
Recess the City Council meeting and call to order the Public Building Commission Annual Meeting.

Attached in the packet is the agenda and supporting documents for the PBC annual meeting.

Agenda Item F.6 Reconvene as City Council: Annual GAAP Waiver – Resolution 2021-01
This is an annual resolution requesting the Director of Accounts and Reports to waive requirements of KSA 75-1120a. The council adopted a similar resolution January 6, 2020. This directs staff to construct all financial statements and reports using cash basis and budget laws. It is recommended to adopt the proposed resolution to waive GAAP requirements for the City of Greensburg, and allow for cash basis accounting.

Agenda Item F.7 2020 Projects and Accomplishments
 Included in the packet for council review is a summary list of 2020 various projects and accomplishments by departments of the city.
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<td>219 S. BAY</td>
<td>All of Lots Eight (8), Nine (9), and Ten (10) in Block Twenty-four (24) of West Side Addition to the City of Greensburg, Kiowa County, Kansas; also known as 219 South Bay Street, Greensburg, Kansas.</td>
<td>21,000</td>
<td>James &amp; Reba Bradley</td>
<td>05.06.19</td>
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<td>223 S. BAY</td>
<td>Lot Seven (7) in Block Twenty-four (24) of West Side Addition to the City of Greensburg, Kiowa County, Kansas.</td>
<td>7,000</td>
<td>Gary &amp; Rose Marie Miller</td>
<td>9.16.16</td>
<td>10.13.16</td>
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<td>504 S. CHERRY</td>
<td>A part of Block Ten (10) of Cooper's Addition to the City of Greensburg, Kiowa County, Kansas, described as follows: Beginning at the Northwest corner of said Block 10, running South a distance of 207.5 feet; running thence East on a line parallel with the South line of said Block 10 a distance of 150 feet to a point on the Exit line of Lot 18 in said Block 10; running thence North a distance of 207.5 feet to a point on the North line of said Block 10, which point is the Northeast corner of Lot 7 in said Block 10; running thence West along the North line of said Block 10 a distance of 150 feet to the place of beginning, subject to the deed of record to the City of Greensburg, Kansas for alley.</td>
<td>29,050</td>
<td>David &amp; Kaye Hardinger</td>
<td>6.15</td>
<td>8.18.15</td>
<td>Mark &amp; Jean Finch</td>
<td>8.21.17</td>
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<td>502 S. ELM</td>
<td>The north fifteen (15) feet of Lot Eighteen (18) and all of Lots Nineteen (19) and Twenty (20) in Block One (1) of Cooper's Addition to the City of Greensburg, Kiowa County, Kansas.</td>
<td>10,500</td>
<td>Sharon Pooler</td>
<td>12.7.2020</td>
<td>12.22.2020</td>
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<td>212 E. GARFIELD</td>
<td>Lots Sixteen (16) and Seventeen (17) and the East half (E/2) of Lot Eighteen (18) all in Block Seven (7) of Hopkins Addition to the city of Greensburg, Kiowa County, Kansas.</td>
<td>10,500</td>
<td>Stephen &amp; Kimberly Hewitt</td>
<td>2.5.18</td>
<td>3.12.18</td>
<td>Donated to MH Project - KC Gunsomoke Invest.</td>
<td>9.16.19</td>
<td>12.19.19</td>
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<td>313 W. GARFIELD</td>
<td>The East half (E 1/2) of Lot Three (3) and all of Lots Four (4) and Five (5), all in Block Sixteen (16) of Hopkins Addition to the City of Greensburg, Kansas.</td>
<td>10,500</td>
<td>Clorene Smith</td>
<td>4.6.15</td>
<td>5.21.15</td>
<td>Kent &amp; Kathy McMorber</td>
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<td>Lots Five (5) and Six (6), block forty-one (41), Original Town, City of Greensburg, Kiowa County, Kansas</td>
<td>14,000</td>
<td>Iroquis Center</td>
<td>4.16</td>
<td>5.16.16</td>
<td>Chetan &amp; Rajal Kumar</td>
<td>6.19.17</td>
<td>6.27.17</td>
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<td>800 W. KANSAS</td>
<td>Lots (1), (2), (3), (4), (5), (6) seven feet of Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), fourteen (14), Fifteen (15) and Sixteen (16) (in Block thirteen (13) of Westside Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>108,450</td>
<td>Silpin M. Patel</td>
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<td>11.17.14</td>
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<td>Lots 4 and 5 in Block 36 of the Original Town of the City of Greensburg, Kiowa County, Kansas</td>
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<td>Arnett Williams &amp; William Frost</td>
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<td>10.15.19</td>
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<td>239 S. MAIN</td>
<td>Lots Eleven (11) and Twelve (12) and the south and twelve and one half (12 1/2) feet of Lot Thirteen (13) in Block Fice (10) of South Addition to the City of Greensburg, Kiowa County, Kansas.</td>
<td>7,000</td>
<td>Arnett Williams &amp; William Frost</td>
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<td>Lots Nine (9) and Eleven (11) and the West half (W/2) of the vacated alley, Block Two (2), Canfield and Lee's Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>11,250</td>
<td>Iroquis Center</td>
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<tr>
<td>224 S. SPRUCE</td>
<td>All of Lots Three (3), Four (4), Five (5), and Six (6) in Block Twenty-four (24) of West Side Addition to the City of Greensburg, Kiowa County, Kansas; also known as 224 South Spruce Street, Greensburg, Kansas;</td>
<td>28,000</td>
<td>Margaret Bradley</td>
<td>5.16.19</td>
<td>7.24.19</td>
<td>Matt &amp; Sarah Christenson</td>
<td>4.06.20</td>
<td>04.08.20</td>
</tr>
<tr>
<td>200 S. SYCAMORE</td>
<td>LOTS 4 AND 5 IN BLOCK 5 OF THE SOUTH ADDITION TO THE CITY OF GREENSBURG, KIOWA COUNTY, KANSAS</td>
<td>19,600</td>
<td>1st Baptist Church</td>
<td>12.16.19</td>
<td>12.19.19</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>412 S. SYCAMORE</td>
<td>Lots Twenty-five (25) and Twenty-six (26) of Block Thirteen (13) of Fillington's Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>7,000</td>
<td>City of Greensburg</td>
<td>11.13.14</td>
<td>11.17.14</td>
<td>Theresa Paul</td>
<td>8.06.18</td>
<td></td>
</tr>
<tr>
<td>503 S. SYCAMORE</td>
<td>Lots Nine (9) and Ten (10) in Block Four (4) of Hopkins Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>8,500</td>
<td>Desiree Adel</td>
<td>2.19.18</td>
<td>3.6.18</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>603 S. SYCAMORE</td>
<td>Lots Eight (8), Nine (9) and Ten (10) in Block Fifteen (15) of Hopkins Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>15,680</td>
<td>City of Greensburg</td>
<td>11.13.14</td>
<td>11.17.14</td>
<td>Stephen &amp; Patricia Chinise</td>
<td>9.18.17</td>
<td>10.31.17</td>
</tr>
<tr>
<td>500 S. WALNUT</td>
<td>Lots One (1) and Two (2) in Block Four (4) of Hopkins Addition to the City of Greensburg, Kiowa County, Kansas.</td>
<td>8,562</td>
<td>City of Greensburg</td>
<td>11.13.14</td>
<td>11.17.14</td>
<td>Adam Enz</td>
<td>12.1.14</td>
<td>3.15.15</td>
</tr>
<tr>
<td>103 W. WISCONSIN</td>
<td>Lots Twenty-one (21) and Twenty-two (22), Block Twelve (12), South Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>8,562</td>
<td>City of Greensburg</td>
<td>11.13.14</td>
<td>11.17.14</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>302 W. WISCONSIN</td>
<td>Lots Thirteen (13), Fourteen (14) and Fifteen (15) in Block Seven (7), South Addition, to the City of Greensburg, Kiowa County, Kansas</td>
<td>10,500</td>
<td>Abe E. Peters Trust</td>
<td>4.20.15</td>
<td>10.26.15</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>322 E. WISCONSIN</td>
<td>Lots Thirteen (13), Fourteen (14) and Fifteen (15), and Sixteen (16) (in Block Two (2), of South Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>14,000</td>
<td>Robert McLaughlin</td>
<td>4.16.5</td>
<td>8.18.15</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>504 E. WISCONSIN</td>
<td>Lots Twenty-one (21) and Twenty-two (22) in Block One (1) of Fillington’s Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>7,000</td>
<td>City of Greensburg</td>
<td>11.13.14</td>
<td>11.17.14</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>516 E. WISCONSIN</td>
<td>Lots Twenty-seven (27), Twenty-eight (28) and Twenty-nine (29) in Block One (1) of Fillington’s Addition to the City of Greensburg, Kiowa County, Kansas</td>
<td>10,500</td>
<td>City of Greensburg</td>
<td>11.13.14</td>
<td>11.17.14</td>
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<td></td>
</tr>
</tbody>
</table>
City of Greensburg
Available Land Bank Properties

1. 800 W. Kansas Ave, 2.48 acres
2. 224 S. Spruce, 28,000 sq. feet
3. 219 S. Bay, 21,000 sq. feet
4. 223 S. Bay, 7,000 sq. feet
5. 302 W. Wisconsin, 10,500 sq. feet
6. 200 S Sycamore, 19,600 sq. feet
7. 503 S. Sycamore, 8,500 sq. feet
8. 322 E. Wisconsin, 14,000 sq. feet
9. 504 E. Wisconsin, 7,000 sq. feet
10. 516 E. Wisconsin, 10,500 sq. feet
11. 320 S. Olive, 11,250 sq. feet
12. 128 N. Main, 7,000 sq. feet
13. 502 S. Elm, 10,500 sq. feet
ORDINANCE NO. 1053

AN ORDINANCE ESTABLISHING A CITY LAND BANK PURSUANT TO K.S.A. 12-5901, et seq.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GREENSBURG, KANSAS:

Section 1. The City of Greensburg, Kansas (herein after “City”), by the power vested in it by K.S.A. 12-5901, et seq., hereby establishes a city land bank. The land bank will be the centralized point of contact for individuals and developers interested in acquiring developable vacant and abandoned land within the City of Greensburg, Kansas. The land bank will be guided in its affairs by a board of trustees.

Section 2. The land bank board of trustees shall consist of a six (6) member board comprised of the Mayor and the City Council of the City of Greensburg, Kansas.

Section 3. The land bank staff shall consist of the administrative staff of the City of Greensburg, Kansas.

Section 4. CASH BASIS. The bank shall be subject to the provisions of the cash-basis law, K.S.A. 10-1101 et seq., and amendments thereto, as provided in K.S.A. 12-5903 (a).

Section 5. BUDGET. The budget of the bank shall be prepared, adopted and published as provided by law for other political subdivisions of the state. No budget shall be adopted by the board until it has been submitted to, reviewed and approved by the Governing Body of the City of Greensburg.

Section 6. For any property acquired by the land bank, the trustees shall: (1) manage, maintain and protect the same; (2) compile and maintain a written inventory of such property; (3) study, analyze and evaluate potential, present and future uses for such property which would provide for its effective re-utilization; (4) plan for and use the board’s best efforts to consummate the sale or other disposition of such property upon such terms and conditions deemed appropriate; (5) establish and maintain records and accounts reflecting all transactions, expenditures and revenues relating to the banks activities; and (6) develop such policies and procedures as the board determines reasonable and necessary to effectuate the purposes of the land bank.

Section 7. Property available for inclusion in the land bank shall include, but not be limited to: (1) parcels of tax delinquent property foreclosed on by the county of Kiowa pursuant to K.S.A. 79-2401, et seq. and requested by the land bank board of trustees pursuant to its authority under K.S.A. 12-5901, et seq. (Only property that has the potential for development within a reasonable period of time and has been accepted by the land bank board of trustees will be identified for inclusion in the land bank); (2) property currently held in the name of the City of Greensburg, Kansas; (3) parcels of property donated by other governmental entities; (4) property purchased by the land bank board of trustees to compliment properties previously identified to the land bank through other means; and (5) property offered to and accepted by the land bank.
Section 8. The land bank board of trustees may offer such incentives as it deems appropriate to encourage the development of land bank property.

Section 9(a). The land bank staff shall consult with any individuals, organizations and developers which may be affected by a land bank development project and pass on to the land bank board of trustees the recommendations and concerns of individuals, organizations and developers.

Section 9(b). Proposals will be reviewed by the land bank staff and forwarded to the land bank board of trustees along with recommendations and or concerns of affected individuals, organizations and developers.

Section 10. The governing body of the City of Greensburg, Kansas may advance operating funds to the land bank to pay expenses of the board of trustees and the land bank.

Section 11. The land bank is required to make an annual report to the governing body of the City of Greensburg, Kansas, on or before January 31 of each year, showing receipts and disbursements from all funds under its control.

Section 12. Any money derived from the sale of property by the land bank shall be retained by the land bank. Any funds not immediately required for the purposes of the land bank shall be invested in the manner provided by K.S.A. 12-1675, and amendments thereto.

Section 13. Members of the board of trustees shall receive no compensation, but shall be paid their actual expenses in attending meetings and carrying out their duties as members of the board of trustees.

Section 14. STATUTORY AUTHORITY. The provisions of this ordinance shall at all times be consistent with K.S.A. 12-5901 et seq and amendments thereto.

Section 15. This ordinance shall take effect and be in force from and after its publication once in the official newspaper of the City of Greensburg, Kansas.

Passed and approved by the Governing Body of the City of Greensburg, Kansas this 16th day of June 2014.

Approved and signed by the Mayor this 16th day of June 2014.

_____________________________
Robert Dixson
Mayor

ATTEST:

____________________
Christy Pyatt
City Clerk
Land Bank Policy

Mission Statement:

The Goal of the Greensburg Land Bank is to return tax delinquent property to productive use that benefits the community. When considering proposals to the Land Bank, preference will be given to projects that support home ownership, improve neighborhoods and otherwise advance the economic and social interests of the City of Greensburg, Kansas, and its residents.

Conditions set on Land Bank Properties

The Governing Body of the City of Greensburg serves in the capacity of the Land Bank Board of Trustees and makes all final decisions on Land Bank property conveyances.

The Land Bank Board of Trustees will annually, and as needed, identify development areas which are actively being developed. Any Land Bank properties in these particular geographical areas will be held for the developer(s) for that area. Any Land Bank parcels in actively developed areas will be marked as “not available for purchase” in the Land Bank published inventory list.

Land is conveyed with no guarantee as to quality or content, subject to covenants stated in the Land Bank Deed. Any parcel failing to meet requirements listed in the Deed may be subject to reversion to the Land Bank. Applicants will forfeit any funds spent on the property.

The Land Bank Board of Trustees may set a different minimum price on any Land Bank Property and may set a minimum price on commercial/industrial zoned properties and those containing structures.

Except as herein provided, donations of real property to the Land Bank will only be accepted if the donors own 100% of the property and have marketable title. Assurance of ownership and title shall be done through title insurance, attorney title opinion or such other means approved by the Land Bank upon recommendation of the City Administrator after consultation with the City Attorney. The donor shall pay all costs of the proof of title and any title clearance cost unless waived by the Land Bank on recommendation of City Staff. Less than 100% ownership or defection
marketable title may be accepted by the Land Bank if the Land Bank, in its sole discretion, determines doing so is in the best interest of the Land Bank and the City.

Persons gifting property to the Land Bank may request confirmation or receipt from the Land Bank as to the property value for tax deductible contribution purposes. Such value statement shall use the County Fair Market Value Appraisal. If desired, a third party, independent appraisal can be obtained at the applicant’s expense subject to Land Bank approval.

All Land Bank fees may be waived for Community Development Corporations (CDC) or Community Housing Development Organizations (CHDO).

The Land Bank Board of Trustees reserves the right to accept or reject any or all proposals without cause.

The Land Bank may aggregate and sell land for use as community parking. If an applicant wishes to purchase property for mixed uses business parking, it must state that intent on the application. Only parking that is for the benefit of community improvement will be considered by the Land Bank. Once the Land Bank parcel is conveyed for community parking, the owner will be responsible for the upkeep of the improved paved surface.

When completed proposals are accepted by the Land Bank, a review and recommendations of the proposal is completed by City staff.

Applicant’s proposals are forwarded with recommendations to the Land Bank Board of Trustees.

The City staff, 30 days prior to the sale or transfer of any property owned by the Land Bank, will publish in the official City newspaper a notice announcing such sale. At the time of publishing such notice, the Land Bank staff will notify adjacent property owners of the pending property available for sale.

**CDC/CHDO Emergency Economic Recovery Program**

1. Land Bank accepts the return of properties from CDC/CHDO per their written request.
2. At CDC/CHDO discretion, Land Bank and CDC/CHDO execute a written contract whereby CDC/CHDO has the exclusive option to repurchase the property for expenses incurred by Land Bank.
   a) Option is for a one year period, subject to two additional, mutually agreed, one year renewals.
   b) Whether the Land Bank will renew the option will be considered as part of the annual review of areas of actively developed properties.
   c) Consideration for the option is that the CDC/CHDO maintain the property, at its expense, in compliance with all codes and ordinances.
d) CDC/CHDO has 10 days after written notice from Land Bank to cure any code or ordinance violations. Failure to timely do so terminates the option.

3. CDC/CHDO may exercise the option to repurchase at any time during an option period.

4. All other Land Bank Policies apply to these properties.

**Conditions for Applicants Prior to Purchase of Land Bank Property:**

Applicant must not be delinquent on any licenses or taxes in Kiowa County. (For these purposes, participation with the City of Greensburg or Kiowa County Payment Plan(s) constitutes delinquency).

Applicant must not have a history of code enforcement violations at properties they own or not have any outstanding violations. A history of 3 notices to appear in court for code violations in the previous calendar year or 5 notices to appear in court for code violations in the past 3 calendar years will make an individual ineligible to apply.

**Conditions for Applicants After Purchase of Land Bank Property:**

All applicants' property must be properly maintained with no notices to appear in court for code violations.

Applicant must not be delinquent on any licenses or taxes in Kiowa County.

Failure to comply with the above requirements will render the land owner ineligible for future Land Bank opportunities or Economic Incentives from the City of Greensburg.

**Land Bank Procedures**

- Non-buildable lots will generally be sold for $100.
- Buildable lots/parcels will be generally sold for $300. Buildable residential properties are generally those with over 70 foot frontage.
- Buildable lots for non-buildable purposes (yard expansion, parking, play ground area etc...) are sold for $10.00 per front footage. For example, 70 foot frontage lots will cost $700.
- The City staff will notify the Land Bank Trustees of Non-buildable and Buildable lots that contain razing assessments. Non-buildable and Buildable lots razing assessments will be abated. Commercial/Industrial lots are subject to special assessments.
- The Land Bank may set a minimum price on commercial/industrial zoned properties and those containing structures.
- A confirmation letter will be mailed to applicants that submit applications to the City staff within 30 days of receipt. Please contact the City staff if you do not receive a confirmation letter for your application.
Process for Purchasing Non-Buildable Land Bank Properties.

- Applicant must agree with Conditions set forth above in Land Bank Policy.
- Non-buildable are lots with a frontage that is generally less than 25 foot frontage.
- The adjacent land owner will have priority for right of first refusal. Adjacent is defined as immediately touching the applicant's property on the right or left.
- Applicant must completely fill out the Land Bank Application. Application assistance from the City staff is available prior to formal submittal of the application. However, incomplete applications will not be accepted for consideration but will be returned to the applicant with an explanation of what needs to be completed for a possible future submittal.
- If multiple proposals are received for a specific property, all applicants will be asked to make a best and final offer on the property. No new applications will be allowed after the best and final offer letter is sent out. In addition to the bid price proposals will also be evaluated on their ability to finance the project.
- If the adjacent land owner wants to purchase the Land Bank Lot for parking or for building a garage, they understand that the City of Greensburg has certain requirements and minimum standards for both the parking area and for the garage. If your proposal identifies the use as for parking or a garage, the City staff will send contact information to the applicant. Transferal of lot does not guarantee a building permit or use for parking.
- The City Administrator will have the authority to transfer non-buildable lots to qualified adjacent land owners only (if not located in an identified development area). The items that the City Administrator has the authority to transfer will be reported to the Land Bank Trustees. All other proposals will require further review.
- If no qualified adjacent owner shows interest in the vacant property, consideration may be given for community development efforts such as community gardens, neighborhood play areas, and community green areas.

Process for Purchasing Buildable Residential Land Bank Properties.

- Applicant must agree with Conditions set forth above in Land Bank Policy.
- Buildable residential properties are generally those with over 70 foot frontage.
- The priority is for homeownership.
- If only one property is under consideration and is not in a targeted development area, the applicant must completely fill out the Land Bank Application. Application assistance from the City staff is available prior to formal submittal of the application. However, incomplete applications will not be accepted for consideration but will
be returned to the applicant with an explanation of what needs to be completed for a possible future submittal.

- If the zoning is not appropriate, the applicant will need to get approval of zoning changes prior to any building.
- If the property under consideration is not in a targeted development area, the applicant must exhibit the financial ability of completing the project by submitting a letter of credit or a pre-approval letter from his/her bank.
- If the property under consideration is not in a targeted development area, the applicant must attach drawings of the proposed structure for City staff to review. At a minimum, the drawings should consist of the following: (1) The location of the building or structure; (2) The building work proposed; (3) The outside dimensions of the building by floors and dimensions of the basement (if any); (4) Building Plans for New Construction of Buildings; (5) Such other information as may be pertinent to the issuance of the application. The structure should be compatible with the existing neighborhood.
- If multiple proposals are received for a specific property, all applicants will be asked to make a best and final offer on the property. No new applications will be allowed after the best and final offer letter is sent out. In addition to the bid price, proposals will be evaluated on their ability to finance the project, the quality of the building, the compatibility of the building with existing neighborhoods, individual experiences with building, and if the proposal is for homeownership.
- Proposals that are accepted will need to submit all their plans to the City staff prior to the building commencement. City Staff can send this information to successful applicants.
- The successful applicant should begin construction and shall substantially complete the same, within 12 months after the purchase of the Land Bank property. In the event that construction is not completed within 12 months, the successful applicant must notify the City Administrator in writing to request an extension.
- Community Development Corporations/Community Housing Development Organizations applicants should begin construction and shall substantially complete the same, within 24 months after the purchase of the Land Bank property. In the event that construction is not completed within 24 months, the successful CDC/CHDO must notify the City Administrator in writing to request an extension.

**Process for Purchasing Buildable Commercial/Industrial Land Bank Properties.**

- Applicant must agree with Conditions set forth above in Land Bank Policy.
- A minimum price will be established for each commercial/industrial parcel. The Land Bank Board of Trustees reserves the right to set an alternative price.
- If only one property is under consideration and is not in a targeted development area, the applicant must completely fill out the Land Bank Application. Application assistance from the City staff is available prior to formal submittal of the application.
incomplete applications will not be accepted for consideration but will be returned to the applicant with an explanation of what needs to be completed for a possible future submittal.

- If the zoning is not appropriate, the applicant will need to get approval of zoning changes prior to any building.
- If the property under consideration is not in a targeted development area, the applicant must exhibit the financial ability of completing the project by submitting a letter of credit or a pre-approval letter from his/her bank.
- If the property under consideration is not in a targeted development area, the applicant must attach drawings of the proposed structure for City staff to review. At a minimum, the drawings should consist of the following: (1) The location of the building or structure; (2) The building work proposed; (3) The outside dimensions of the building by floors and dimensions of the basement (if any); (4) Building Plans for New Construction of Buildings; (5) Such other information as may be pertinent to the issuance of the application. The structure should be compatible with the existing neighborhood.
- If multiple proposals are received for a specific property, all applicants will be asked to make a best and final offer on the property. No new applications will be allowed after the best and final offer letter is sent out. In addition to the bid price, proposals will be evaluated on their ability to finance the project, the quality of the building, the compatibility of the building with existing neighborhoods, and individual experiences with building.
- Proposals that are accepted will need to submit all their plans to the City staff prior to construction. City staff can send this information to successful applicants.
- The successful applicant should begin construction and shall substantially complete the same, within 12 months after the purchase of the Land Bank property. In the event that construction is not completed within 12 months, the successful applicant must notify the City Administrator in writing to request an extension.
- Community Development Corporations/Community Housing Development Organizations applicants should begin construction and shall substantially complete the same, within 24 months after the purchase of the Land Bank property. In the event that construction is not completed within 24 months, the successful CDC/CHDO must notify the Land Bank staff in writing to request an extension.

**Process for Purchasing Land Bank Properties with Structures.**

- Applicant must agree with Conditions set forth above in Land Bank Policy.
- Existing structures must be brought up to minimum prevailing building codes.
- A minimum bid will be placed on each land bank property with a structure on it. The Land Bank Board of Trustees reserves the right to set an alternative price.
- If only one property is under consideration and is not in a targeted
development area, the applicant must completely fill out the Land Bank Application. Application assistance from the City staff is available prior to formal submittal of the application. However, incomplete applications will not be accepted for consideration but will be returned to the applicant with an explanation of what needs to be completed for a possible future submittal.

- If the zoning is not appropriate, the applicant will need to get approval of zoning changes prior to any building.
- If the property under consideration is not in a targeted development area, the applicant must exhibit the financial ability of completing the project by submitting a letter of credit or a pre-approval letter from their bank.
- If the property under consideration is not in a targeted development area, the applicant must attach a comprehensive scope of work proposed for the rehabilitation of the proposed structure for the City staff review. The structure should be compatible with the existing neighborhood.
- If multiple proposals are received for a specific property, all applicants will be asked to make a best and final offer on the property. No new applications will be allowed after the best and final offer letter is sent out. In addition to the bid price, proposals will be evaluated on their ability to finance the project, the quality of the building, the compatibility of the building with existing neighborhoods, individual experiences with building, and homeownership if residential.
- Proposals that are accepted will need to submit all their plans to the City staff to the commencement of construction or demolition. The City staff can send this information to successful applicants.
- The successful applicant should begin construction and shall substantially complete the same, within 12 months after the purchase of the Land Bank property. In the event that construction is not completed within 24 months, the successful CDC/CHDO must notify the Land Bank staff in writing to request an extension.
- Community Development Corporations/Community Housing Development Organizations applicants should begin construction and shall substantially complete the same, within 24 months after the purchase of the Land Bank property. In the event that construction is not completed within 24 months, the successful CDC/CHDO must notify the Land Bank staff in writing to request an extension.
CONTRACT FOR SALE

THIS AGREEMENT is made and entered into on this ___ day of _____, ____ by and between City of Greensburg Land Bank, hereinafter called “Seller”, and _______________________________, hereinafter called “Buyer”.

RECITALS

WHEREAS, Seller is the owner of and desires to sell to Buyer the real property situated in the County of Kiowa, State of Kansas, and described as follows:

Insert Legal Description of Property Here;

Except and subject to easements, rights-of-way, covenants and restrictions of record.

including the following personal property: none

Hereinafter the foregoing real property is referred to as the "Property".

WHEREAS, Seller desire to sell and Buyer desire to buy the Property, for the purchase price and on the terms and conditions herein set forth.

NOW, THEREFORE, in consideration of the mutual terms, covenants, conditions and promises herein contained, the parties hereto do hereby agree as follows:

SECTION ONE

PURCHASE PRICE AND TERMS OF PAYMENT

The purchase price for the Property is Three Hundred Dollars ($300.00), which shall be paid by Buyer as follows:

A. The sum of -0- Dollars ($-0-) upon the execution of this agreement by both parties.

B. The remaining balance of Three Hundred Dollars ($300.00) shall be paid by Buyer at closing.

SECTION TWO

TITLE

Title to the Property is to be conveyed by Seller without warranty of title express or implied.

Buyer may acquire as promptly as possible prior to closing a commitment for a policy of title insurance showing good and marketable title in Seller to the Property subject to easements and
restrictions, roadways, reservations and restrictive covenants of record. If Buyer is unable to obtain such commitment, Buyer may, at Buyer’s option, terminate and rescind this Contract and be entitled to the return of all deposits made by Buyer, or Buyer may accept title in property with the defects and exceptions remaining.

Buyer, prior to closing, may have the property surveyed at Buyer’s expense by licensed Kansas Surveyor. If the survey shows any encroachment by a third party or that improvements being sold encroach on rights of others, such fact shall be treated as a title defect.

SECTION THREE
COSTS

The following costs shall be paid by Seller: Contract; Deed; and prior years taxes. The following costs shall be paid by Buyer: Title Insurance; Title examination; title insurance, if any; survey, if any; Property inspection and taxes after purchase date.

Payment of the foregoing costs shall be made on or before closing.

SECTION FOUR
TRANSFER OF PROPERTY

Possession of Property shall be transferred to Buyer on closing free of all tenancies.

SECTION FIVE
TIME OF ESSENCE; CLOSING

Time is expressly declared to be of the essence of this Contract. The Contract shall be executed and completed, and closing held, on or before ___ of ____________, ____ or such other date as the parties may in writing agree to hereafter. Each party shall fully perform all of its obligations hereunder at such times as to insure closing within the period herein specified, or any extension thereof.

SECTION SIX
INSURANCE AND RISK OF LOSS

Pending close of this transaction, the risk of loss or damage to Property by fire or other casualty or its taking or damage by condemnation shall be on Seller. If any loss or damage occurs during such period by fire or other casualty, to any improvement, personalty or fixture to be included in the sale, the obligation of Buyer under this Contract shall not be affected if Seller replaces or repairs the destroyed or damaged property within thirty (30) days after destruction or loss occurs. In the absence of such replacement or repair, Buyer or Seller may rescind this Contract and Buyer shall be entitled to the return of all deposits or down payments.
SECTION SEVEN
REMEDIES OF PARTIES

(1) If Buyer fails or refuses to comply with the conditions assumed by Buyer, or to perform all Buyer’s obligations hereunder, Seller may at its option: (a) rescind and terminate the Contract, whereupon all rights and obligations hereunder shall cease and determine; or (b) enforce this Contract by appropriate action, including an action for specific performance, or for damages for breach, and retain all monies paid or deposited by Buyer pending the determination of such action. Seller shall give Buyer written notice of election with respect to their exercise of either of these options.

(2) If Seller fails or refuses to perform its obligations hereunder, Buyer may either: (a) rescind the Contract and recover all deposits and other amounts paid by Buyer hereunder, and all expenses paid or incurred by Buyer or (b) pursue any remedy available to Buyer, in law or equity, including an action to compel specific performance of this Contract, or one for damages for breach, separately or alternatively. Buyer’s exclusive remedy for failure of title shall be rescission as set forth in Section Two.

SECTION EIGHT
ASSIGNMENT; MODIFICATION; ENTIRE AGREEMENT OF PARTIES EXPRESSED

This Contract of Sale is binding on the parties hereto and may not be assigned or otherwise transferred by Buyer.

No modification of this Contract shall be valid or binding unless such modification is in writing, duly dated and signed by both parties.

This instrument constitutes the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representations, oral or written, not herein contained. Each party hereby acknowledges that in executing this Contract he has not been induced, persuaded, or motivated by any promise or representation made by the other party, unless expressly set forth herein. All previous negotiations, statements, and preliminary instruments by the parties or their representatives are merged in this instrument.

It is acknowledged by and between the parties that Seller has been represented by Clayton I. Kerbs, Kerbs Law Office, Dodge City, Kansas, and Buyer has been represented by counsel, having been represented by ________________________________.

SECTION NINE
MISCELLANEOUS

Except as herein provided, Buyer is purchasing the Property in "as is" condition without warranty, express or implied, as to condition. Buyer acknowledges prior to execution of this Contract that they had adequate time to inspect the Property and agree it was in satisfactory condition or Buyer agrees to accept it with existing defects.
Buyer takes the Property subject to the terms, conditions and limitations set forth in the Land Bank Policy of the City of Greensburg, Kansas.

SECTION TEN
SIGNATURE AND EFFECTIVE DATE

This instrument shall not be effective as a Contract until duly signed by all parties. The effective date of the Contract is the date first hereinbefore set forth irrespective of the actual date this Contract for Sale is signed.

This Contract of Sale may be executed in counterparts and when signed by all parties, separate copies shall be considered a final and binding agreement among the parties.

IN WITNESS WHEREOF, the parties have executed this instrument effective the date and year first above written.

“SELLER”

________________________________________________________
City of Greensburg

“BUYER”

________________________________________________________
Public Building Commission – January 4, 2021

1. Roll Call
2. Approval of Minutes of Previous Meeting
   a. January 6, 2020
3. Communications
4. Reports
   a. Report on Big Well Payments- City Staff
5. Unfinished Business
6. New Business
   a. Election of President
   b. Election of Vice President
   c. Election of Secretary
7. Adjournment
RESOLUTION NO. PBC2009-00

A RESOLUTION OF THE CITY OF GREENSBURG, KANSAS PUBLIC BUILDING COMMISSION APPROVING AND ADOPTING BYLAWS.

WHEREAS, under the authority of K.S.A. 12-1757 et seq., as amended by Charter Ordinance No. 11 of City of Greensburg, Kansas (the "Act"), the City of Greensburg, Kansas Public Building Commission (the "PBC"), a municipal corporation of the State of Kansas, has heretofore been created by Ordinance No. 988 of the governing body of the City of Greensburg, Kansas (the "City"); and

WHEREAS, the PBC is authorized, and hereby finds it necessary and advisable, to approve and adopt bylaws to govern the internal affairs of the PBC.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GREENSBURG, KANSAS PUBLIC BUILDING COMMISSION:

SECTION 1. Approval and Adoption of Bylaws. The Bylaws presented with and attached to this Resolution as Exhibit A are approved and adopted by the PBC and shall govern the internal affairs of the PBC. The Bylaws may be amended as provided therein.

SECTION 2. Effective Date. This Resolution shall be effective from and after its adoption by the PBC.

ADOPTED by the City of Greensburg, Kansas Public Building Commission on October 6, 2009.

[Signature]
President

ATTEST:

[Signature]
Secretary
Greensburg Public Building Commission
October 6, 2009
Incubator

On October 6, 2009 at 6pm, the Greensburg Public Building Commission held its organizational meeting. Members present: Greg Waters, Erica Goodman, Judy Kirk and Debbie Goering. Marvin George was absent. Staff present: Gordon Stull, City Attorney, Steve Hewitt, City Administrator and Kim Alderfer, Assistant City Administrator. Gordon explained the purpose of a Public Building Commission. It is a financial vehicle for funding of government projects where debt is limited. The Commission is to adopt bylaws and elect officers. They are subject to open meetings and open records. The meeting quorum is four and majority is three.

**Adoption of Bylaws**
Greg made a motion to adopt the bylaws. Erica seconded. Motion passed 4-0.

**Election of Officers**
Judy made a motion to nominate Greg Waters as President. Erica seconded. There were no other nominations. Motion passed 3-1.

Judy made a motion to nominate Erica for Vice President. Greg seconded. There were no other nominations. Motion passed 4-0.

Erica made a motion to nominate Marvin for Secretary. Judy seconded. There were no other nominations. Motion passed 4-0.

**Big Well Museum**
Discussion was held about the Big Well project. There is already a half cent sales tax in place that will be used to pay a 15-20 year bond. We have approximately $700,000 FEMA and insurance. Next steps will be to get with the Kevin Cowan and have the City Councils proceed with plans for the Big Well. Administrator Hewitt will let the PBC know when the next meeting will be set.
BYLAWS
of the
City Of Greensburg, Kansas Public Building Commission

ARTICLE I
AUTHORITY

The City of Greensburg, Kansas Public Building Commission ("PBC") has been created pursuant to Ordinance No. 982 (the "Creating Ordinance") of the City of Greensburg, Kansas (the "City"), and it is authorized to adopt these bylaws pursuant to law and to the aforementioned Creating Ordinance.

ARTICLE II
ORGANIZATION AND OFFICERS

A. The officers of the PBC shall be a President, a Vice-President and a Secretary, and they shall have the following authority:

1. The President shall preside at all meetings of the PBC and shall sign, execute, act and deliver for the PBC all contracts, warrants, deeds, conveyances, leases, bonds and documents of any kind required or authorized to be signed or delivered by the PBC.

2. The Vice President shall in the absence or disqualification or disability of the President perform the duties of the President and shall act in his/her place with the full power and authority which he/she would have were he/she present. In case of the resignation or death of the President, the Vice President shall perform such duties as are imposed on the President until such time as the PBC shall elect a new President.

3. The Secretary shall keep the records of the PBC and act as secretary at the meetings thereof. The Secretary shall record all votes and shall keep all records of the proceedings of the PBC in a written journal. The Secretary shall keep and protect the seal of the PBC and shall have the power to affix such seal and attest to all contracts and documents authorized to be executed by the PBC.

B. The PBC shall appoint such other officers as may be required by law or Ordinance or Resolution or as the business of the PBC demands.

C. The officers of the PBC shall perform such other duties and functions as may from time to time be required by the PBC or the Bylaws and regulations of the PBC.

D. The President, Vice President and Secretary shall be elected at the annual meeting of the PBC from among and by its number; and they shall hold office for one year or until their successors are elected and qualified.
E. Should an elective office become vacant, the commissioners shall elect a successor from their membership at the next meeting or as soon as is reasonably possible; and such successor shall serve for the unexpired term of office.

F. The PBC may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by law, provided funds are available or made available by the City.

G. Regular members and officers of the PBC shall serve without compensation.

ARTICLE III

MEETINGS OF THE PBC

A. The annual regular meeting of the PBC shall be held in January of each year. The time and place of such meetings shall be determined by the President.

B. The Secretary, or other authorized officer, shall prepare a notice of the meeting and an agenda of all matters to come before the PBC and mail same to the PBC members no later than one week preceding the next regular meeting. A copy of the agenda shall also be furnished to the City Clerk and City Attorney for the City. Any member of the PBC may cause matters to be placed on the agenda by advising the Secretary no later than 12:00 noon on the tenth day preceding the next scheduled meeting.

C. Special meetings of the PBC may be called by the President at any time by giving 24 hours’ notice of the time and place of such meeting to all of the members thereof, and such meetings may also be called upon the request of a majority of the qualified members.

D. Four qualified members shall constitute a quorum.

E. All meetings of the PBC shall be conducted in accordance with Robert’s Rules of Order, except as otherwise provided by these Bylaws or by procedures adopted by the PBC.

F. At the regular meeting of the PBC, the following shall be the order of business

1. Roll Call
2. Approval of Minutes of Previous Meeting
3. Communications
4. Reports
5. Unfinished Business
6. New Business
7. Adjournment

G. All matters of business shall be voted upon by voice vote. The yeas and nays shall be entered on the minutes of such meeting when the vote is other than unanimous. On motion and passage of a majority of the members present, a roll call vote may be taken.

H. The PBC shall act by Resolution in all formal matters.
ARTICLE IV
POWERS AND DUTIES OF THE PBC

The PBC shall have authority prescribed in the Creating Ordinance of the City, including the power to:

A. Acquire real estate for purposes of constructing, reconstructing, equipping and furnishing, or purchase or otherwise acquire, a building or buildings or other facilities ("Land and Facilities") of a revenue producing character. Such building or buildings or facilities shall be maintained and operated for (i) City offices or such other purposes as are commonly carried on in connection with such facilities and general City buildings, (ii) public, municipal, community or recreational purposes of the City, (iii) educational, recreational or administrative purposes for school districts, (iv) health care and long-term care facilities of the City, another governmental entity or a non-profit organization operating for such purposes in the City, (v) housing and accommodation of county offices or county businesses or such other purposes as are commonly carried on in connection with such facilities and general county buildings and (vi) for housing, accommodations and parking facilities for offices of state and federal agencies, or (vii) any other buildings or facilities lawfully authorized by state statute or City Charter Ordinance; and,

B. Enter into leases to lease all or any part of such Land and Facilities to any nonprofit corporation organized under the laws of the State of Kansas, or any federal, state, county or county governmental agency, or any municipal corporation, quasi-municipal corporation, political subdivision or body politic, or agency thereof, doing business, maintaining an office or rendering a public service in the county seat or county in which the commission was organized and to rent any space as may not be needed by such governmental agencies for such service facilities as such public building commission may determine will primarily serve the comfort and convenience of the occupants of its buildings or other facilities; and,

C. Acquire fee simple title to real estate, including easements and reversionary interests in roads, highways, streets, alleys and other public places, and personal property required for PBC purposes by purchase, gift, or devise and to take title in the corporation name of the PBC; and,

D. Borrow money and issue revenue bonds ("Bonds") in the manner provided by law for the purpose of paying the cost or a portion of the cost of acquiring, constructing, equipping and furnishing Land and Facilities; to pledge the revenues received from such Land and Facilities to secure such Bonds; and to make covenants with respect to the maintenance, operation, repair and insuring of improvements thereon; and,

E. Adopt a seal; and,

F. Convey title to governmental entities for which the PBC has held title, after Bonds issued for the purpose of acquiring Land and Facilities for the benefit of any such governmental entity have been retired. Conveyance may be made of portions of the Land and Facilities as portions of the Bonds are paid or retired, if provision for such conveyance is provided for in bond documents and in the lease between the PBC and the lessee; and,

G. Pledge the interest in Land and Facilities acquired by the PBC to the payment of Bonds; and,
H. Do all other things and acts authorized and necessary or convenient to carry out the powers granted to the PBC under the Creating Ordinance of the City, K.S.A. 12-1757 et seq., as amended, Charter Ordinance No. 11 of the City, and any other applicable Charter Ordinances of the City; provided, however, that under no circumstance shall any income of the PBC inure to the benefit of any private person.

ARTICLE V
SUPPORT SERVICES

The City shall provide support services to the PBC. The City Attorney may provide legal representation to the PBC.

ARTICLE VI
REQUIRED NOTICES BY PUBLICATION

All notices required by law to be published shall be given by publication in the official newspaper of the City.

ARTICLE VII
SEAL

The seal of the PBC shall have the words "CITY OF GREENSBURG, KANSAS Public Building Commission" in the outer circle.

ARTICLE IX
AMENDMENTS TO BYLAWS

The PBC may, by a two-thirds majority vote thereof, amend these Bylaws or any provisions or sections thereof at any time when the same is not in conflict with or in contravention of any of the laws of the State of Kansas or Ordinances or Resolutions of the City applicable thereto; provided, however, that notice of the proposed amendments be furnished by the Secretary to the PBC members not less than ten days prior to the meeting at which said amendments are to be considered.

ARTICLE X
VESTING OF PROPERTY UPON DISSOLUTION

Upon dissolution of the PBC, title to all property owned by the PBC shall vest in and become the property of the City.
ADOPTED THIS 6TH DAY OF OCTOBER, 2009.

Marvin George, Member

Debbie Goering, Member

Erica Goodman, Member

Judy Kirk, Member

Greg Waters, Member
ORDINANCE NO. 1065

AN ORDINANCE AMENDING ORDINANCE NO. 988 OF THE CITY OF GREENSBURG, KANSAS, WHICH CREATED THE CITY OF GREENSBURG, KANSAS PUBLIC BUILDING COMMISSION.

WHEREAS, the City of Greensburg, Kansas (the “City”) has heretofore passed Ordinance No. 988, which created the City of Greensburg, Kansas Public Building Commission (the “PBC”) and established the purpose, composition, powers, functions and duties thereof; and

WHEREAS, it is necessary and advisable to amend Section 2 of Ordinance No. 988 to provide for different provisions regarding the composition of the PBC, the appointment of members thereof, and the terms of such members.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GREENSBURG, KANSAS, AS FOLLOWS:

Section 1. Amendment of Section 2 of Ordinance No. 988. Section 2 of Ordinance No. 988 is amended to read as follows:

SECTION 2. Composition of the Public Building Commission. The PBC shall consist of six (6) Members who shall be the same persons as serve as the duly qualified and acting Mayor and Council Members of the Governing Body of the City. The Members shall serve terms simultaneous with their terms as Members of the City’s Governing Body. The Members shall serve without compensation. In the event that the PBC provides buildings or structures that are leased to governmental entities other than the City, (a) the composition of the PBC shall be modified by subsequent ordinance of the Council to conform to the requirements of the Act and (b) the Governing Body shall approve such buildings or structures.

Section 2. Ratification of Ordinance No. 988. Ordinance No. 988, as amended by this Ordinance, is ratified and confirmed in all respects.

Section 3. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the City, approval by the Mayor and publication in the official City newspaper.
PASSED by the governing body of the City on June 1, 2015 and APPROVED AND SIGNED by the Mayor.

[Seal]

Robert A. Wilson
Mayor

[Signature]

Clerk

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A) CALL TO ORDER
Mayor Matt Christenson called the January 6, 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) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Mark Trummel, Pam Reves, Sandy Jungemann, and Haley Kern. Mike McBeath was absent. Staff present: Administrator Stacy Barnes, City Clerk Christy Pyatt. City Attorney representative Edgar Pando was also present.

Barnes noted that the Appropriation Ordinance number for tonight’s agenda should be 1163. Also, an amended copy of the ordinance was available on the Council desk. The check to WSU for Barnes’ 2019 WSU course work was voided, and a check to Stacy Barnes for reimbursement of that same amount, was issued.

Trummel made a motion to approve the agenda with the changes mentioned. Jungemann seconded. Motion passed 4-0.

D) CITIZEN COMMENTS
There were no comments from those in the audience.

E) CONSENT AGENDA
Jungemann made a motion, seconded by Kern to approve the Consent Agenda as amended. Motion passed 4-0.

F) RECOGNITION: Sandy Jungemann, City Council Member May 2012-January 2020
Christenson presented outgoing Council Member Jungemann with a plaque, recognizing her years of service on the City Council. Jungemann voiced her appreciation to Council.

G) APPOINTMENTS:
   a. Greensburg Tree Board: Tom Corns and Dea Corns, for terms expiring May 31, 2022
   Barnes advised that the previous terms for Tree Board Members Tom and Dea Corns had actually expired May 31, 2019. Staff missed having their request for reappointment come before the Council. Reves made a motion to approve both Tom and Dean Corns to terms expiring May 31, 2020. Jungemann second, and the motion passed 4-0.
   b. Confirm appointment of Theron McKinney as Greensburg Fire Chief
   Longtime City and County Fire Chief Jay Koehn has stepped down, effective January 1st. Barnes asked Council to confirm her appointments of current Assistant Fire Chief Theron McKinney to the Chief position and Fireman Jeremy Butler to Assistant Fire Chief. Trummel made a motion to confirm the appointments of Theron McKinney to Greensburg Fire Chief and Jeremy Butler to Assistant Fire Chief. Kern seconded, and the motion passed 4-0.
H) ITEMS OF BUSINESS

1. Annual GAAP Waiver – Resolution 2020-01
Barnes asked Council to approve Resolution 2020-01, the annual resolution required for the City to continue with cash basis accounting and budget laws by waiving requirements of K.S.A. 75-1120a. Reves made a motion to approve Resolution 2020-01 for fiscal year 2019, Jungemann seconded the motion, which passed 4-0.

2. Convene as Greensburg Land Bank: Land Bank Annual Meeting
Christenson recessed the Council’s open session and convened them as the Greensburg Land Bank for the required annual meeting. Trummel suggested that Council possibly look at hiring a lawn service or summer help to mow Land Bank properties, to free up City Staff. Barnes stated that this will be looked at as a business item on a later agenda. Barnes reported that new, metal signs have been placed as identifiers of Land Bank properties. The Land Bank brought in 4 new properties in 2019 and “sold” 1 property. Kern made a motion to approve the minutes of last year’s annual meeting. Reves seconded. Motion passed 4-0.

3. Consider Sale of Land Bank Property: 224 S. Spruce
Christenson recused himself and stepped down from the bench. Trummel opened conversation on the application of Matt and Sarah Christenson to purchase Land Bank property located at 224 S. Spruce. The Christensons intend to construct a home on the property. Jungemann made a motion to allow Staff to move forward with the required advertisement of the property “for sale.” Kern second. Motion passed 4-0. Christenson returned to the bench and adjourned the Land Bank.

Council convened as the Public Building Commission. Reves made a motion to approve the minutes of January 7, 2019. Kern seconded the motion, which passed 4-0.

Barnes reminded those in attendance of the PBCs recent refinancing of the PBC Big Well bond, approved September 16, 2019. A new interest rate of 2.76% was achieved, saving the PBC a full percent. The life of the bonds was shortened by 5 years, from 2041 to 2036. The total financial savings is $329,038. As part of the refinancing, the PBC moved to pay $100,000, out of the Big Well cash balance, towards the bond principal. Monthly payments remain similar to those of the previous bond. Barnes provided documentation that payments from the Big Well toward the bond were made as scheduled. To accommodate the $100,000 cash payment toward bond principle, the City Council approved a budget amendment to the Big Well fund in December 2019.

As required by PBC bylaws, nominations for President, Vice President, and Secretary were accepted. Kern volunteered to continue as secretary and nominated McBeath as Vice-President. Christenson volunteered to continue as President. Trummel seconded the nomination. Motion passed 4-0.

5. Receive Merrill Yoder, Nisly Brothers, to discuss trash and recycling services, new service contract
Christenson reconvened Council to open session, and received Merrill Yoder, Nisly Brothers, to discuss trash and recycling services. Yoder advised that Kiowa County has declined to continue paying for recycling services. Recycle bins previously located at County Road and Bridge have been removed. The City’s current contract with Nisly Brothers is in effect for another year. Yoder offered a new contract for continued services. Included in the new contract is the offering 4 dumpsters for cardboard recycling and 1 for general recycling to be placed on City Property, free of additional cost. Christenson asked if there had been conversation with Staff about a potential location for the proposed bins. Barnes spoke briefly with Utility Superintendent Mick Kendall regarding a potential location near the Public Works Facility. Yoder advised that City of Haviland recently contracted with Nisley Brothers for another 10 years. Noting that the proposed contract is long term, Christenson suggested Council table a decision, review the document, and place it on a future agenda. Reves
asked if a price increase for current services had been part of the current contract. Yoder confirmed that 2020 rates were built into the current contract. Yoder acknowledged that the cost of recycling has gone through the roof, especially considering the distance of hauling recyclables between Greensburg and Hutchinson. Yoder asked if the recent addition of wind latches to recycle and trash carts has been helpful. Council believes that they have.

George Ryan, Twilight Theatre Director, asked Yoder what constituted contamination of a recycling load. Garbage and something that can’t be recycled being tossed into a recycle bin is considered contamination. Ryan followed up by asking what happens when a recycle container is contaminated. Yoder explained that it depends on what the contamination is. Nisly Brothers sorts the recycling they collect and then it is sorted again at the recycle processing center they transport to. If the load is determined to be contaminated, the entire load has to go to regular trash. Yoder verified that with single-stream recycling, items such as food containers do not have to be rinsed out before being placed in a recycle container, though this is preferred. Council suggested new stickers of what is acceptable for recycling be placed on residential carts, as some are becoming difficult to read.

Trummel asked Yoder where he would suggest placing the proposed large recycle bins; specifically, should they be placed behind a fence for better monitoring. Alesa Miller, Kiowa County Signal, questioned if placing the containers behind a fence that is only open during city hours was user friendly. She suggested that Council make the containers accessible, and if there becomes an issue with them being abused begin to monitor them.

Trummel advised Yoder that the Council appreciates the service and employees of Nisly Brothers. Consensus of the Council was to table the proposed Nisly Brothers contract to a future agenda.

6. Receive Kiowa County Sheriff Chris Tedder, installation of flashing speed limit signs
Sheriff Chris Tedder had intended to present his plan to install flashing speed limit signs within city limits. Tedder was not present for this agenda item so Barnes provided the information she had previously discussed with him. Tedder had advised Barnes that he intends to use some of his remaining 2019 budgetary funds to purchase 2 flashing speed limit signs for inside city limits. Tedder has spoken with KDOT and had intended to discuss specific locations of where the signs would be placed. Tedder would like to test the effectiveness of the signs in Greensburg before moving forward with similar signs in the Mullinville and Haviland communities. The signs would be powered by a solar panel and would come at no cost to the City. Consensus of the Council was that this was a great idea, voicing shared concerns of traffic not slowing as it enters town and excessive acceleration of traffic leaving town. Barnes will continue working with Sheriff Tedder to move the project forward.

7. 2019 Year in Review: Projects and Accomplishments
A list of City accomplishments through 2019 was included in the meeting packet. Barnes reminded Council of the productive Council Retreat held early last year. A list of priorities was created, with contributions from department heads and the Council. Barnes briefly mentioned some of the year’s accomplishments: increasing traffic visibility in downtown by replacing some of the vegetation in the taller planter boxes, hiring a new lineman apprentice, the much anticipated opening of the new airport, refinancing of the Big Well bond, transferring phone and internet services to Haviland Broadband, a successful 2018 audit and 2019 budget session, the commencement of a MIH project on Garfield Ave., the hiring of a new Tourism Director, and visitor statistics from the Big Well.

I) CITY STAFF REPORTS
Barnes reported to Council on the following topics:
• Moderate Income Housing Project Update: Concrete has been poured for the first MIH duplex
Today crew were working on site prep for the second duplex. Framing for the first duplex should begin soon.

- **Water Treatment Plant repair:** The previously mentioned repair to the water treatment plant has been completed.
- **Donation:** The City has again received a very generous, end of year donation from Charles Wise from Austin, TX. This has been put into the donations fund and will be used towards playground equipment and finishing improvements at the new swimming pool park. The Davis Park Committee is in the process of being contacted to see if they still want to assist in the process. Barnes is working to establish an initial meeting to discuss plans for playground development.
- **Highway 54 and Sycamore Water Leak:** A water leak has developed under the highway in the north lanes at Sycamore Street. Kendall has reached out to APAC for an opinion and quote to have it repaired. Cones have been placed around the asphalt that is affected.
- **2020 water rate and incubator rental rates:** Per previous Council approvals, scheduled rate increases for water and business incubator rents have been implemented.
- **4th quarter financials:** 4th quarter transfers were made as budgeted for 2019. A 2019 financial report will be presented at the next council meeting, as Staff closes out 2019 books.
- **Swearing in and next council meeting:** The official swearing in of Mayor-elect Matt Christenson and Council-elects Mark Trummel and Chance Little will take place throughout the day on Monday, January 13, in accordance with Charter Ordinance 17. A ceremonial swearing in will take place at the next Council meeting, Tuesday, January 21. The meeting is on Tuesday due to the Martin Luther King Jr. holiday on Monday.

Trummel asked if Staff had obtained pricing for the Ohio Street repair. Barnes confirmed that they had. Commencement of repairs is dependent upon the weather and coordinating with the concrete contractor. Barnes will follow-up tomorrow with Public Works Superintendent Mike Hayes.

**J) GOVERNING BODY COMMENTS**

There were no additional comments from the Governing Body.

**K) EXECUTIVE SESSION – Executive session in accordance with K.S.A. 75-4319(b) for personnel matters of non-elected personnel regarding City Administrator performance. 15 minutes**

Business Item L was conducted prior to Item K.

Kern made a motion to go into executive session until 7:15 for matters of non-elected personnel. Reves seconded. Motion passed 4-0. Council went into executive session without the City Administrator. City Attorney representative Pando left the meeting. Council returned to open session at 7:15 with no action taken.

**L) EXECUTIVE SESSION – Executive session in accordance with K.S.A. 75-4319(b) for attorney-client privilege. 15 minutes**

Trummel made a motion to go into executive session until 7:00 p.m. for attorney-client privilege. Jungemann seconded. Motion passed 4-0. Executive session included Pando and Barnes. Council returned to open session at 7:00 p.m. with no action taken.

**M) ADJOURNMENT**

With nothing further to discuss, Christenson declared the meeting adjourned at 7:15 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk
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ACCOUNT TOTAL

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REPORT TOTAL

53,050.04
## REVENUE & EXPENSE REPORT
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**DIFFERENCE**

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**PROOF**

|              |                                       | 8,103.86  | 22,622.69   | 51,747.00| 29,124.31- |

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GLRZEXRP 12/08/20 OPER: CP

CITY OF GREENSBURG

Statement Writer: 00
75-1120a. Uniform system of fiscal procedure, accounting and reporting for municipalities; use of generally accepted accounting principles; waivers, when. (a) Except as otherwise provided in this section, the governing body of each municipality, as defined in K.S.A. 75-1117, and amendments thereto, shall utilize accounting procedures and fiscal procedures in the preparation of financial statements and financial reports that conform to generally accepted accounting principles as promulgated by the governmental accounting standards board and the American institute of certified public accountants and adopted by rules and regulations of the director of accounts and reports.

(b) The governing body of any municipality, which has aggregate annual gross receipts of less than $275,000 and which does not operate a utility, shall not be required to maintain fixed asset records.

(c) (1) The director of accounts and reports shall waive the requirements of subsection (a) upon request therefor by the governing body of any municipality. The waiver shall be granted to the extent requested by the governing body. Prior to requesting the waiver provided for in this subsection, the governing body, by resolution, annually shall make a finding that financial statements and financial reports prepared in conformity with the requirements of subsection (a) are not relevant to the requirements of the cash-basis and budget laws of this state and are of no significant value to the governing body or members of the general public of the municipality. No governing body of a municipality shall request the waiver or adopt the resolution authorized under this subsection if the provisions of revenue bond ordinances or resolutions or other ordinances or resolutions of the municipality require financial statements and financial reports to be prepared in conformity with the requirements of subsection (a). The governing body of any municipality which is granted a waiver under this subsection shall cause financial statements and financial reports of the municipality to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash-basis and budget laws of this state.

(2) The provisions of this subsection do not apply to community colleges.
(d) The director of accounts and reports shall waive the requirements of law relating to the preparation and maintenance of fixed asset records upon request therefor by the board of trustees of any community college. The waiver shall be granted to the extent and for the period of time requested by the board of trustees. Nothing contained in this subsection shall be construed so as to exempt any community college from compliance with the provisions of K.S.A. 71-211, and amendments thereto, which requires the use by all community colleges of a standardized and uniform chart of accounts.


Disclaimer: These codes may not be the most recent version. Kansas may have more current or accurate information. We make no warranties or guarantees about the accuracy, completeness, or adequacy of the information contained on this site or the information linked to on the state site. Please check official sources.
RESOLUTION NUMBER 2021-01

RESOLUTION REGARDING THE WAIVER OF GENERALLY ACCEPTED ACCOUNTING PRINCIPLES IN THE PREPARATION OF FINANCIAL STATEMENTS AND FINANCIAL REPORTS FOR THE CITY OF GREENSBURG, KANSAS FOR FISCAL YEAR 2020.

WHEREAS, the City of Greensburg, Kansas, a City of the Third Class, is a municipality as defined by K.S.A. 75-117; and,

WHEREAS, as a municipality, the City is required to have its fiscal procedure, accounts and reports examined and audited annually; and,

WHEREAS, K.S.A. 75-1120a requires that the City utilize accounting procedures and fiscal procedures that conform to generally accepted accounting principles; and,

WHEREAS, K.S.A. 75-1120a permits the Director of Accounts and Reports to waive the above stated accounting principles upon appropriate findings and requests being made by the Governing Body;

THEREFORE, IT IS HEREBY FOUND AND RESOLVED BY THE GOVERNING BODY OF THE CITY OF GREENSBURG, KANSAS:

Section 1: That financial statements and financial reports for the year ended December 31, 2020, to be prepared in conformity with the requirements of K.S.A. 75-1120a(a) are not relevant to the requirements of the cash basis and budget laws of this state and are of no significant value to the Governing Body or the members of the general public of the City of Greensburg, Kansas.

Section 2: There are no revenue bond ordinances or other ordinances or resolutions of the City which require financial statements and financial reports to be prepared in conformity with the requirements of K.S.A. 75-1120a(a) for the year ended December 31, 2020.

Section 3: That the City Clerk or the Clerk’s designee is hereby authorized and directed to request the Director of Accounts and Reports to waive the requirements of K.S.A. 75-1120a(a) as they apply to the City of Greensburg, Kansas, for the year ended December 31, 2020.

__________________________
Matthew Christenson, Mayor

ATTEST:

__________________________
Christy Pyatt, City Clerk
2020 Projects, Activities and Accomplishments

- Awarded KDHE Waste Tire Grant to pay for 50% cost of 10 new recycled plastic and tire picnic tables for swimming pool park pavilion and other parks.
- MIH Duplexes project completed with all units rented. Nest MIH project grant submitted to KHRC but not awarded.
- Reorganized organizational structure to one public works department.
- Asphalt Planer Purchase and use. A lot more use planned for 2021.
- Concrete pour to fix street by Courthouse.
- Concrete pour to fix street by CO-OP on Ohio Street.
- Crack sealing using a couple of new products.
- Planted a new redbud tree on Main Street for Arbor Day. Planted additional yellow flowers in Downtown planter boxes.
- Approved installation of StoryWalk book page holders along Main Street.
- Sent 44 weed notices and mowed delinquent properties 50 times.
- Hired summer lineman intern turned lineman apprentice. Has enrolled in KMU apprentice program. Other Lineman Apprentice completed 1 year in KMU program.
- Received renewable energy certification for 2019.
- Hired new police chief.
- Hired new pool manager/assistant manager. Had a successful summer season despite a delayed opening.
- Weathered COVID-19 pandemic. Worked with programs related to pandemic, administered grant funds received through county SPARK funds, helped share pandemic related information and assistance opportunities with the community and businesses. Began live streaming council meetings and installed necessary equipment to do so.
- New 10-year contract with Nisly Brothers for trash and recycling services.
- In November, had water wells and pumps tested.
• 2020 Census promotion.
• Neighborhood Revitalization Tax Rebate program renewal.
• Established an Economic Development Fund and Amendment Fee Fund.
• Amendments to the city code regarding special purpose vehicles and animal control.
• Disc Golf Course installed at Davis Park by volunteers.
• Police-STEP Program Participation. (Click it or ticket, you drink you drive you lose)
• Digiticket implementation.
• Police Charger Purchase.
• Police Department Operating Policy Adoption.
• Police Department Apple Tree Program for school supplies.
• New tourism wayfinding signage purchased.
• New sign at business park promoting available property and tax rebates.
• Business park listing on Location One website.
• Swimming Pool Park RFP issued with 3 company responses.
• Applied for multiple airport grants (2 KDOT Cost Share rounds, KAIP grants)
• 2019 Audit and 2021 budget completed.
• New scoreboards installed at ballfields.
• Administration of FEMA grant for new fire department gear.
• Planning Commission conditional use permit for former Carriage House facility.
• Hired part time police officer to begin employment in 2021.
• Installed green LED Christmas lights on Big Well Building and City Hall.
• Tourism Board worked to put on additional community Christmas activities such as the hay bale decorating and community Christmas tree in Starlight Park.