A. CALL TO ORDER
Mayor Matt Christenson called the April 19, 2021 meeting to order at 6:00 p.m.

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

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

Trummel made a motion to approve the agenda as presented. McBeath seconded, and the motion passed 5-0.

D. CITIZEN COMMENTS
There were no comments submitted in advance and nothing from the audience.

E. CONSENT AGENDA
Kern made a motion, seconded by Trummel, to approve the Consent Agenda as presented. The motion passed 5-0.

F. APPOINTMENTS: Greensburg Planning Commission: Re-appointment of Pam Reves and Shawn Cannon for terms ending April 30, 2023
Kern made a motion to approve the re-appointment of Pam Reves and Shawn Cannon to the Planning Commission, for terms ending April 30, 2023. Trummel seconded, and the motion passed 5-0.

G. PROCLAMATION: ARBOR DAY: April 30, 2021
Christenson read the annual Arbor Day proclamation, recognizing April 30, 2021 as Arbor Day in the City of Greensburg. The Tree Board will host a tree planting ceremony at noon, on Arbor Day, at the Starlight Park.

H. ITEMS OF BUSINESS
1. Receive Jamie Brown to Consider Request to Amend Code Sections 7-303-304 Allowing July 5th Fireworks Sales and Discharge, Ordinance #1104
At the last Council meeting, Jamie Brown made a request that Council consider amending the current City Code to allow for the sale of fireworks on July 5th. The proposed Ordinance would also allow for the discharge of fireworks on July 5th. Reves made a motion to approve Ordinance 1104. Trummel seconded the motion. Christenson called for a roll call vote. The motion passed 4-0, with Little abstaining.

2. Street Closure Request: Georgina Rodriguez May 1, 2021 Event
Staff has received a street closure request from Georgina Rodriguez for a community event on Saturday, May 1st. The request is for closure of the 200 block of West Wisconsin, as well as for the Big Well Museum parking lot. A live band has been booked to play on the S.C.7 Arts Center lawn and a free will donation meal will be served. Rodriguez was present and advised that she has had several businesses and individuals offer to sponsor for the event. Initially the meal proceeds were to go to the Golf Course; however, Aaron Zadina (Cannonball Golf Course) has recommended that, for tax purposes, BBQ proceeds go to the Jellison family in Comanche Co. (Their daughter recently suffered extensive injuries...
Official Greensburg City Council Minutes April 19, 2021

in a car accident.) Junior Explorers (the Police Department explorer program) will hand out water at the event. Heinson Farms and the 4-H club will provide ice cream sandwiches. Others have suggested setting up yard games. Tourism has approved funding porta potties. The event was originally planned by Kook's Meat as a way to get the community out again, after the COVID shut downs, and to thank the community for its support.

After a brief conversation, Kern made a motion, seconded by Little, to approve the request. The motion passed 5-0.

3. Energy Cost Adjustment Discussion from February Weather Event
Barnes showed a video created by Kansas Power Pool (KPP) that better explains the energy cost issues from the February weather event. The KPP Board of Directors has voted to apply a $.01 per kwh surcharge for 24 mo. to recover reserve funds that were depleted to mitigate additional costs during the event. Included in the meeting packet was a spreadsheet of the average monthly kwh usage of 13 residential and 9 commercial/non-profit customers within the City. Also provided, were there figures of what those costs would have looked like with an additional $.01 per kwh surcharge. For the average homeowner, the impact would be anywhere from $5 to $25+ depending on use. For Commercial/non-profit customers, it greatly varies. The largest customers would see approximately $1,000 to $2,200+ per month additionally. The City has already paid the entirety of 2 months of that surcharge. Barnes presented 3 options for Council’s consideration: 1) City absorb the costs of the surcharge for 24 months; 2) City pass the full surcharge on to customers; 3) City pay half of the surcharge and pass the other half on to customers. Based on 2020 usage the surcharge would bring just over $300,000 in additional cost to the City over 2 years, if the City were to absorb the total cost.

Christenson opened the floor to allow those in the audience to speak to the impact on their institutions. Morgan Allison, Administrator at Kiowa County Memorial Hospital, told Council that taking on the full $.01/kwh cost for their average usage would cost the hospital approximately $25,000 a year. Only a small percentage of that could be recouped. Allison asked how KPP had come to have the reserves that were originally on hand. She suggested that a better option may be for KPP to charge members if there is another event, rather than replenishing reserves. Barnes explained that the reserves were built over the course of the last several years. KPP has never had to dip into reserves before, and their credit rating agency is requiring them to implement a plan to rebuild reserves. The City does not have a choice in what that plan is. Barnes confirmed for Allison that there is no grant or emergency assistance available to cover these costs at this time. The State of Kansas had offered low interest loans to Cities, but during the application period, KPP did not have total costs available to know what course of action to take. Available State loan funds were utilized by Cities who were in a much worse situation.

Staci Derstein, Kiowa County Schools, explained that the School’s concern was that an expense occurred in one fiscal year, but would be paid across other fiscal years. She stated it would be easier for them to make a lump sum payment in this fiscal year. By making such an arrangement with the gas company, they were able to receive a 5% discount. Barnes explained that what KPP has implemented is based on usage over the coming 24 months, so there is no way to calculate a lump sum payment.

Christenson opened discussion amongst Council. Barnes noted that the City is budgeted for a $100,000 transfer annually to Electric Reserve. Reves recommended splitting the surcharge with customers 50/50, voicing concerns that this could happen again and that City reserves would be depleted. Trummel concurred. McBeath feels it is important for KPP to build reserve funds back up. Kern noted that the City of Dighton absorbed the entire cost for their community, but noted that she had not had a chance to review what that would look like for Greensburg. She acknowledged that local businesses have struggled in 2020 and 2021, due to the pandemic. Christenson asked about the potential of having to do a budget
amendment and pausing the transfer to Electric Reserve. Staff held the 1st quarter transfer from Electric to General but did do the Electric to Electric Reserve transfer. Council was advised that they do have the authority to issue a surcharge if necessary. Barnes clarified that KPP will only charge the additional fee until their reserves reach the desired amount. If usage is high and the reserves are replenished in less than 24 months, the surcharge will be canceled. Barnes asked that, if Council chooses to pass along all or part of the cost to customers, they specify when to implement that charge. Consensus was to delay any additional charges for 1 month, allowing time to educate the public.

Reves made a motion to approve a 50/50 (½ cent per kwh) cost share with customers of the energy surcharge beginning in the May billing cycle, and remaining in effect for 24 months, or as long as the KPP surcharge is in effect. Trummel seconded the motion, and it passed 5-0.

4. Business Park Building RFP Responses Discussion
Discussion on the Business Park Building RFP responses was continued from the last meeting. As previously discussed, the 3 responses vary significantly in price due to varying scope of work, such as dirt work and paving. Following the last meeting, Barnes has arranged for a topographic survey of the proposed site in the next 2 weeks. Kevin Cowan, Bond Council for the City, has been offering recommendations on project funding. City cash could be used, but General Obligation Bonds are also an option. Obtaining bonds would be a 45-60 day process, but would have low interest rates. Bonds could be paid back with rent, the General Fund, or Economic Development Fund dollars. Barnes has been speaking to a potential renter. Cash options.

Joel with Hutton Construction was present to answer questions about their RFP response, if necessary. Because of the differences in scope of the bids received, Barnes has been communicating with the applicants to break down the submittals for a better apples-to-apples cost comparison. Some of the submittals included additional items that will be needed for the overall project, but were not listed in the scope of the RFP.

Trummel questioned if there may be a different location for the building that would require less dirt work. The location was primarily chosen for its frontage to the highway and because it is a smaller lot. Kern asked Joel from Hutton Construction how long their bid price was good for. He stated that it should hold for 24 months, unless there is a spike in wood cost. His firm treated the RFP as a design contest. If the City chose, Hutton could build a simple metal building that would come more in line with the other submittals, but initially they took some liberty in design to draw attention from the highway. Trummel voiced that he thought it would be beneficial to proceed with wiring the 2 over-head doors so they will function, which was not part of the original scope. In discussion about a time line for construction, lead time on materials was mentioned. Hutton Construction stated the lead time for steel trusses is 3-6 months. Barnes mentioned American Recovery Plan Act funds that will be coming available. Consensus was to table finance decisions until there is a better idea of what site preparation costs will be.

5. City Boundary Discussion
Barnes advised that there has long been discussion on where city and county law enforcement jurisdiction and road maintenance responsibility lies in respect to border streets. Last week a joint meeting was held between City and County officials to discuss issues that have arisen and possible solutions. In most situations, the City limit goes down the middle of the street. To clarify and simplify the situation, the group is recommending moving City boundaries to one ditch or the other. A 1991 road maintenance agreement between the two entities has helped provide direction. Proposed changes to the city limits, as presented in the meeting packet, would give the entirety of streets the County currently maintains to the County and add the short portion of North Olive Street that is currently in the County to the City. Both the City and County Attorney are looking into de-annexation procedures. None
of the suggested changes would affect private property or structures. Suggested changes are to public rights-of-way only.

Trummel asked if there were any City utility easements that would go to the County under the proposed changes. Barnes is reviewing that situation with Public Works Superintendent Mick Kendall, specifically those along Scott Street. A utility easement will need to be established if it does not already exist. There is already an easement along East Grant Street. Kern feels that Council complicated the situation by changing speed limits from 30 mph to 25 mph. She asked if the changes should be removed on border streets. Staff explained that the issues being discussed have been long standing, not created by speed limit changes. Barnes went over particulars of the current road maintenance agreement.

Consensus of the Council was to move forward with changes to city limits as proposed.

6. Well #7 and #9 Repairs
Council previously approved inspections to wells 7 and 9. The quote for needed repairs, contained in the meeting packet, is much greater than anticipated. Barnes showed a video of the Well 7 inspection. The video showed significant scaling at the water level and the screens corroded, making the pumps work harder. The City is currently operating on its other 2 wells, leaving little room for an emergency situation. These repairs are not budgeted for 2021. There are adequate funds available in Water Reserve and Capital Improvement Funds. Barnes would prefer to look more strongly at the Capital Improvement Fund so as not to deplete reserves. There are also federal emergency funds coming available that could potentially be utilized.

Trummel asked if there needed to be a set maintenance schedule on the wells to try to avoid the need for significant repairs. Barnes reported that the wells are inspected regularly. She has not been advised of any additional maintenance recommendations. The inspections are preventative, to allow for any necessary repairs before the well goes down. With further discussion, it was determined that the Capital Improvement Fund is much more fluid as far as replenishing. Trummel made a motion to approve the quote for needed repairs, utilizing Capital Improvement and Infrastructure Funds. McBeath seconded, and the motion passed 5-0.

7. KIowa County Sheriff Tax Sale Discussion
Barnes provided information to Council on Greensburg properties that are listed on the upcoming tax sale. Barnes inquired if Council had any interest in bidding on any of the properties. There are not any properties on the list that she would consider advantageous as far as development. City Staff already mows several of the properties through the weed abatement process. 213 N. Pine is on the sale list and is in the proposed hi-way corridor. Of any of the properties on the sale bill, Barnes thought that one may be of interest to Council, just to have the dilapidated structures cleaned up. Barnes has reached out to KDOT. They showed interest, but have reported they will not be attending the auction. At the County Commission meeting this morning, no minimum bid limit was set for the sale. Bidding will start at $25 but could go lower if there is no bidder. If property does not sell it will come back to auction at a later date. Barnes further clarified that structures on the property have not been abated in the past because of the number of owners involved. Setting the property for auction will clear up that situation. Barnes stated that if Council was interested in the property, and there was no other bidder, the City could purchase the property, and have Public Works could clean up the structures. With the age of the structures there is a potential of asbestos siding. Consensus was to not bid on any of the properties.

Michael Rainger had asked to be on the agenda. Rainger was not present when Council reached this agenda item. Council continued with the agenda stating they would hear Rainger if he come while the
meeting was still in session. Rainger did not present before adjournment.

A first quarter financial report was provided in the meeting packet. All revenues exceeded expenditures except at the Big Well. There was an increase in court and police activity since last year, bringing an increase in expenditures as well.

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

- **Swimming Pool** — Public Works has been preparing the swimming pool for summer. There were several water leaks in the bathhouse, despite the pipes being winterized. Those repairs have been made. Brad Lingafelter will be the pool manager again this year. Applications for lifeguards are being received. Opening day will be Memorial Day.

- **KDOT pre-construction meeting** — Barnes participated in a KDOT pre-construction phone conference on the highway overlay project to be done this summer. Projected start date for the project is June 14th. It will take them about a week to do the work needed in city limits. Traffic will still go through; however, Main Street may be closed down for a little while they do some concrete repair work in the intersection.

- **City Hall HVAC repairs** — BCS will be here tomorrow to begin maintenance on the HVAC system at City Hall. While completing the City’s annual water report, Pyatt found the water usage at the City Hall well that feeds the system to be significant. In discussing the usage with BCS they were reminded that they had adjusted water flow to the system during some repairs in 2019. The system was not functioning due to lack of water. It now appears that cleaning and adjustments need to be made so that the less water is required to operate the system.

- **KDOT Cost Share grant** — Application has been made for the KDOT Cost Share grant, for airport improvements. Awards will be announced in mid-May.

- **American Rescue Plan Funds** — American Rescue Plan Funds to be released by the Federal Government, $1.9 Trillion, are scheduled to be dispersed. Cities under 50,000 will receive their funds from the State. Those funds will be direct deposited to the City’s bank account. The first half will be at the State by May 10th. The second half will come sometime next year. Cities are still waiting on direction from the Treasury Department on how those funds can be used. There are allowance for COVID expenses, but infrastructure is also listed as an allowable use of funds. More clarification is needed on what is included as far as infrastructure. So far direction has been that it will be water and sewer utilities rather than streets. The City will receive $108,000 in total, which is sizeable, but easily expensed in a utility project.

- **Staffing updates** — Tourism Director Caitlin Matile’s last day is Friday. The application period for that position has been extended to allow for a larger applicant pool. In the meantime, Big Well Staff will be handling day-to-day operations, with Barnes filling in where needed. A new Lineman Apprentice has been hired. He will begin work May 3rd. Staff continues to advertise for a Public Works Maintenance Worker and a part-time Police Officer.

- **KMU conference** — Barnes will be attending parts of the annual KMU conference in Wichita next week. She will coming back early to attend the Sheriff’s tax sale.

- **Lead 4 America** — Lead 4 America is relocating to Dodge City. Barnes is looking into their fellowship program, where individuals will be placed in a community for a year or two, to work on projects within the community. The goal is to bring young people back to their communities. There is a financial contribution that the city or sponsoring organization provides. As staff learns more, we will bring it to council.
Official Greensburg City Council Minutes April 19, 2021

- **2022 Budget Preparations and Training** – 2022 budget preparations will begin soon. Barnes will be participating in the State’s annual budget training in May. The particulars of Senate Bill 13 will be discussed at that training.

- **Council Filing Deadline** – There are 3 Council seats up for election this year. (Kern, McBeath, and Reves) The filing deadline with the County Clerk is noon on June 1st.

- **Spring Clean-up Day** – Nisley’s will be in town Saturday or the annual city-wide cleanup day. Items must be at the curb by 7 a.m. and can be anything except construction materials. Appliances are accepted.

- **Arbor Day** – As proclaimed earlier by the Mayor, Arbor Day will be recognized in the City on Friday, April 30th, at noon, in Starlight Park. The Tree Board will be planting a red bud tree in the park, as well as a few trees in the southeast corner of Sunset Park.

- **March Police Department Report** – A report of March Police Department activities was provided to Council.

**J. GOVERNING BODY COMMENTS**

Trummel requested Public Works look at the newly placed stop signs around the pool park. Some have begun to lean and move with the recent high winds.

Little asked if Barnes had time to look at a sidewalk he was concerned about.

**K. ADJOURNMENT**

With nothing further to discuss, Christenson declared the meeting adjourned at 7:37 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk