A) CALL TO ORDER
Mayor Matt Christenson called the April 5, 2021 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said. No invocation was given.

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

Reves made a motion to approve the agenda as presented. Trummel seconded. Motion passed 3-0.

D) CITIZEN COMMENTS
There were no comments submitted in advance.

E) CONSENT AGENDA
Reves made a motion, seconded by Trummel, to approve the Consent Agenda as presented. Motion passed 3-0.

F) 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
Jamie Brown requested Council consider amending sections 7-303 and 304 of the Code of the City of Greensburg to allow for the sale and discharge of fireworks on July 5th. Brown was not present at the time Council was ready for Business Item 1. Council proceeded to Business Item 2, and Brown arrived shortly after.

Brown is part of a small group of county citizens that has run a firework booth the last 3-4 years. Noting that the county does not have a regulation on the sale of fireworks and that other communities, including Mullinville, allow the sale of fireworks on July 5th, Brown asked that Council consider the idea. Having the option to sell after July 4th would allow vendors to move remaining inventory at discounted rates. He noted that some communities allow sales to begin earlier than the City’s current Ordinance allows for. Brown has emailed Tony Factor at Youth Core, which annually sells fireworks within the City as well, about his request to Council and offered to allow him to speak tonight as well. Factor did not voice opposition to the idea.

Christenson noted that the Ordinance before Council tonight allows not only for the sale of fireworks on July 5th, but also the discharge of fireworks. Brown stated that he was not as concerned about the discharge date, but agreed that having the additional day to utilize purchased fireworks may help vendors as well. After a brief discussion, Trummel made a motion to approve Ord. 1104, allowing for the sale and discharge of fireworks on July 5th. Reves seconded. Little stated that he must abstain. Without a quorum to vote on the Ordinance, Council will revisit the Ordinance at its next meeting.

2. KDOT Cost Share Grant Application Approval for Airport Infrastructure Improvements
The City has applied for the KDOT Cost Share Grant for airport infrastructure improvements twice. Barnes advised that the deadline for the current grant cycle is Friday, April 9th. Due to the COVID pandemic,
KDOT has lowered its local match requirement to a minimum of 10%. Additional consideration will be given to applications that commit to a higher match amount. A draft of the City’s current application was provided. The scope of work and cost estimates shown are what has been previously submitted. Lochner is working to gain more solid numbers. Barnes also provided a breakdown of what a 20% ($110,000) or 25% ($125,000) match would look like for the project. This grant covers construction costs only. Design work and engineering would be in addition to the estimates on the application. Previously, Council had earmarked the Insurance Fund for airport improvements. The current cash balance of that fund is $664,274.

Trummel briefly mentioned the recent rise in materials costs. Reves stated that a 20% local match made sense to her since the funds had already been set aside. Council further discussed the increased chances of being awarded the grant with an increase of the local match. Trummel made a motion to approve the application with a 25% local match. Reves seconded. The motion was approved 3-0.

3. Business Park Building RFP Responses Review
The submission deadline for Business Park Building RFPs was April 1st. Three responses were received, and are available in Dropbox for Council to review. Local contractor Brad Sluss was present to answer any questions on his proposal. Barnes noted that the Sluss Construction proposal is most in line with what Council was looking for. Hutton and Building Solutions each added elements that were not part of the request, increasing the projected price. Each provided an itemized breakdown of cost, which should help Council make a more accurate cost comparison. Barnes requested Council open the agenda item for discussion and provide direction on how they would like to proceed. Christenson also requested Council look at the funding component of the project, if Council chooses to proceed. Barnes noted a variety of funding options available. The Economic Development Fund will have a cash balance of $75,000 after budgeted transfers for this year. Council may also consider other cash pay options or the issuance of general obligation bonds, which would be paid back by a potential tenant. Christenson noted that there are other components that will be necessary for the project, specifically dirt work, that were not included in the RFP scope. Those additional costs will need to be determined as well.

Sluss noted that his proposal included an expiration date because material costs are not holding. Trummel concurred, stating that steel prices have almost doubled last week. Sluss noted a 12% increase in tin last month. Sluss clarified that the sooner Council makes a commitment the sooner prices could be nailed down. Sluss expects that only the cost of the building itself would go up. He does not anticipate concrete costs going up at this time. Noting that this is a large investment for the Council, Trummel would prefer to have all Council members present to make a decision. Postponing a decision would not only allow others to weigh in on the decision, but allow Council to examine the cost of addition items not included in the RFP and to establish a funding plan over the next 2 weeks.

Sluss asked if Council would like for him to put together a site prep package to compare to the other submittals. Christianson acknowledge this would not be a bad idea, assisting Council with understanding the total cost of the project. Sluss asked if the Council knew how much the property would need to be raised. Christianson noted that Council may have put the “cart before the horse,” and encouraged them to go ahead and have the property surveyed. It is unknown how the other applicants determined the cost of their grading packages without a property survey. Staff was instructed to put together survey options and have the item on the next Council Agenda.

G) CITY STAFF REPORTS
Barnes reported to Council on the following topics:
- **Water Well Pump Work:** Last week Layne was here to pull the well pumps and begin the scope
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of work approved at the last meeting.

- **Waste Tire Grant Award:** Barnes was notified that KDHE has awarded the City a Waste Tire Grant, which will cover half of the cost of the recycled tire mulch for the new playground set at Swimming Pool Park.

- **Upcoming City Election:** There are 3 Council positions (Council members McBeath, Reves and Kern) up for election this year. The deadline to file for candidacy with the County Clerk is noon, June 1st.

- **County Tax Sale April 29th:** Kiowa County has published a list of properties to be sold on April 29th at 1:30pm, for delinquent taxes. There are 14 properties within the City listed for auction. Most of these properties are vacant lots, but there are some with structures. Barnes is reviewing that list, so as to identify any properties the Council may be interested in bidding on.

- **Greensburg Housing Authority Hiring Manager:** Greensburg Housing Authority is advertising for a part time manager for Komotara Apartments. Brad Lingafelter has given his notice.

- **KDOT Highway Work:** KDOT has begun patch repairs to Highway 54 this week. This summer they will be resurfacing from the Kiowa/Ford County line, through the City, to east of BTI. The preconstruction meeting for that project is on the 14th and Barnes will attend virtually.

- **Spring Clean Up Day:** Saturday, April 24th is Nisly’s Spring Clean Up Day. Items to be picked up should be placed at the curb by 7 a.m. This clean up does not include business or construction trash, plaster or drywall, roofing material, concrete, tires, hazardous waste or loose piles of trash.

- **Arbor Day Save the Date:** Arbor Day is Friday, April 30th. The City and Tree Board will hold a tree planting ceremony at noon, at Starlight Park, to commemorate the day.

- **Recent City staff activities:** A new transformer was installed as part of the co-op fertilizer plant construction project, Danny Trent has attended employee and equipment certification training for mosquito spraying, new soccer nets and bases have been installed at Sunset Park, mowing has begun, and Staff is waiting for a calm day to spray weeds on City property.

Trummel asked if there was a plan in place to purchase materials for street repairs. Barnes confirmed that purchases have begun and have been in front of Council for approval on the appropriation ordinance.

Reves asked if Council would be further discussing additional KPP costs from the winter weather emergency. Barnes advised that the next KPP board meeting is next week. Currently KPP is charging an additional .01/kwh for 3 months. The City is absorbing those costs with cash reserves. Barnes is putting together numbers of what it would look like for residents and businesses to have that cost passed to on to them either in whole or in part, should KPP decide to continue the additional costs long term. At this time, her calculations do not show the cost to a residential homeowner being significant; however, there are some businesses/taxing entities that the additional expense could be substantial. Reves voiced that as far as electric costs, March, April, May are lean months. She feels it would be better to pass along an extra cost now rather than when ACs are running. Barnes reiterated that KPP will not be charging a lump sum amount, but would pass along the cost over a period of time, based on usage. Reves concerns is unexpected costs, such as the need to purchase a transformer, that could come up. She does not want to limit the City’s budgeted purchase power by taking on too much of the energy cost. Christenson believes Staff will know what KPP’s decision will be by the next Council meeting. At that time the Council can make a more informed decision.

**H) GOVERNING BODY COMMENTS**

Trummel advised that he has had a gentleman stop by his house twice to discuss the newly placed speed limit signs. This individual believes the City is not following State Statute on changing speed limits. He also feels the City does not itself follow the codes and laws imposed on citizens. The man stated that because of these perceived injustices he is boycotting businesses in the City.
Staff addressed concerns the man mentioned to Trummel regarding buildable properties in town and the state statute regarding speed limits. Staff is unaware of denying a building permit to anyone after the tornado for having a non-buildable lot. There were discussions about the size of house/building that the previously adopted zoning code would allow for, considering factors such as setbacks. The State Statute mentioned states that the speed limit on a residential street is to be 30 mph unless otherwise posted. Staff placed speed limit signs on each residential street where the approved Ordinance designated a change from 30 or 20 mph to 25 mph. A City is not required, as a County would be, to perform a traffic study to make such changes. Barnes continues to work with the County to clarify where the jurisdictions for both entities lay in relation to city limits that are through the middle of boarder streets/roads. Barnes has a meeting set to bring all involved parties together to discuss the issue (i.e. Sheriff, Police Chief, Road and Bridge, City and County Attorneys). They will also be reviewing and updating a 30-year-old road repair agreement between the City and County.

Trummel stated that he had a concern that the person complaining lives in the County. He brought up the concerns tonight because he had told the man he would. Trummel stated that Council meetings are open to the public. Residents can voice concerns at the meetings during the time allowed for public comment.

I) EXECUTIVE SESSION – In accordance with K.S.A. 75-4319(b) for personnel matters of non-elected personnel. 10 minutes
Trummel made a motion to go into executive session until 7:00 p.m. for non-elected personnel. Little seconded the motion, which passed 3-0. Council returned to open session at 7:00 p.m.

J) ADJOURNMENT
With nothing further to discuss, Christenson declared the meeting adjourned at 7:02 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk