CITY OF GREENSBURG
REGULAR CITY COUNCIL MEETING
300 SOUTH MAIN GREENSBURG, KANSAS
MONDAY, MAY 3, 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 – April 19, 2021
   2. Appropriation Ordinance
      a. Ordinance #1195

F) PROCLAMATION: JOPLIN, MISSOURI TORNADO 10TH ANNIVERSARY

G) ITEMS OF BUSINESS
   1. Street Closure Request, Triangle Rodeo Club
   4. Convene as Greensburg Land Bank: Consider Request to Purchase 224 S. Spruce

H) CITY STAFF REPORTS

I) GOVERNING BODY COMMENTS

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.
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 Jon 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 Pyatt.

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 5.4.7 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
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 pots. 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.
• **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
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***** REPORT TOTAL ***** $ 44,104.88
City of Greensburg  
City Council Meeting  
May 3, 2021

To: Mayor and City Council  
From: Stacy Barnes, City Administrator  
Subject: Agenda items F. 1, G. 1-4

Agenda Item F. 1  Proclamation: Joplin, Missouri Tornado 10th Anniversary  
For the Greensburg 10th Anniversary on May 4, 2017, the City of Joplin sent a proclamation congratulating us on our 10th years of recovery and rebuilding. May 22, 2021 will be the 10th anniversary of the Joplin tornado. To show our support for their community, a proclamation will be available to the Mayor at the meeting to read in honor of Joplin’s anniversary and to send to them.

Agenda Item G.1  Street Closure Request, Triangle Rodeo Club  
The Triangle Rodeo Club has submitted in the included street closure request for May 28 and 29 during the rodeo to close the intersection of California and Bay Streets. This is an effort to control traffic into the rodeo grounds area during the event.

Mr. Rainger has requested to be on the agenda regarding www.EnergySaver.Today. Included are materials he has provided.

Agenda Item G.3  Greensburg Police Dept. Policy Amendment Regarding Juvenile Intake  
Chief Webb has provided the included recommended changes to sections 23 and 25 of the Greensburg Police Department Policy regarding Juvenile Arrest Procedures and At-Risk Youth, Runaways. These recommended changes came from the Kansas Juvenile Intake recommendations. Additions to the policy are highlighted, those to be deleted are in red. Chief Webb is requesting these policy changes per the state recommendations.

Agenda Item G.4  Convene as Greensburg Land Bank: Consider Request to Purchase 224 S. Spruce  
Jon and Diane Sarver have requested to purchase 224 S. Spruce from the Greensburg Land Bank. Their application is included in the packet. They plan to build a home on the site in the next year. Per Land Bank policy, buildable lots are sold for $300 and it is recommended the Land Bank Board approve this application.
APPLICATION FOR TEMPORARY STREET CLOSING PERMIT

Responsible Party:  
Zane Huffman  812 N. Bay  620-770-2899  
(Name in Print)  (Address/Zip Code)  Telephone

I, the undersigned, having read and understood the City of Greensburg Street Closure Policy, do hereby petition for the closure of:

California/Bay  
(Street Name)

between _____________________ and _____________________  
(Cross Street)  (Other Cross Street)

on  #5-28 & 5-29 @ Night  from  4:30 to Midnight  
(Date & Day of Week)  (Time)  (Time)

for the purpose of:  Rodeo Gate  
(Detailed Description of Event)

I agree to comply with the provisions of the Greensburg Street Closing Policy and any other conditions imposed by the City as set forth on the attached Exhibit.

____________________________  
Signature of Applicant

*************************************************************************

APPROVED:

____________________________  Date __________  □ Other conditions apply, see attached  
Greensburg City Administrator

***NOTE: APPLICATIONS ARE DUE 15 DAYS IN ADVANCE OF PROPOSED CLOSURE***

** Original to City Administrator; Copy to Responsible Party **
To: City of Greensburg Mayor and Council Members  
300 S. Main Street, Greensburg, KS 67054  

From: Michael Rainger  
P. O. Box 87, Greensburg, KS, 67054  

Subject: Economic Development (Eco-Dev)  

I. Have spoken to Council in Public Session 12/7/20 and 2/1/21 streamed, and with minutes published later  
II. Have also spoken twice to County Public Commissioners, in Public / Executive Session  
III. Facilitated / Organized a 2/12/21 Kiowa County / City of Greensburg strategy meeting attended by Mayor, Mike, Stacy, Grant, George, Jonathon at the Media Centre. Commissioner also invited but could not attend due to cold weather. “Minutes” enclosed for your review and comment  
IV. Interviewed for open Economic Development position 3/23/21. Recommended delaying hiring until 7/1/21 due to underlying local issues that needed to be resolved first to enable the New Director to be able to be more successful. Note: Position NOT filled since 2015 or 2016 so a 90-day delay is NOT significant.  
V. Second interview on 3/30/21, and again I recommended effective, multiple options for Eco-Dev.  
VI. Phone call with President of the Economic Development Board morning of 3/31/21 indicated that in addition to the 4 deliverables promised on a part-time basis by 6/30/21, a full task list needed to be supplied.  
VII. Declined to give requested task list as another candidate was being favored and could use these details to save 3-6 months in deploying updated Eco-Dev initiatives.  
VIII. Personal effort to date amounted to (free) almost 300 hours from arrival on 11/25/20 to 3/31/21.  
IX. Personal expenses to date exceed $6.5K. There is NO contract for reimbursement, NOR requested.  
X. Anxious to work out a 90-day part-time solution completing preparations for an enhanced, more effective Eco-Dev. aligned with www.EnergySaver.Todat (unique opportunity for both parties)  

Enclosed materials for Mayor, Stacy and copies to be made for other council members.  

Request to be on Agenda for 4/19/21 6pm Council meeting.  

Subject: Review of ALL options discussed to date, including 2/21/21 meeting (details attached)  

In deep respect,  

Michael Rainger  

// Dated Friday April 9, 2021 //
Mayor & City Council

The Greensburg City Council meets every 1st and 3rd Monday at 6pm. All are elected at large for four (4) year terms. Terms begin at the first regular meeting of the Council in May following their election in April. Charter Ordinance 15, adopted 8/5/13, moves elections to an odd year cycle with four year terms. Charter Ordinance 17 adopted 5/2/16 extends current terms to the second Monday in January, moves elections to November of odd years, and reaffirms Greensburg elections will be non-partisan.

<table>
<thead>
<tr>
<th>Member/Position</th>
<th>Elected</th>
<th>Term Expires</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor Matt Christenson</td>
<td>November 2019</td>
<td>January 2024</td>
</tr>
<tr>
<td>Mark Trummel-Council President</td>
<td>November 2019</td>
<td>January 2024</td>
</tr>
<tr>
<td>Chance Little-Council</td>
<td>November 2019</td>
<td>January 2024</td>
</tr>
<tr>
<td>Pam Reves-Council</td>
<td>Nov. 2017</td>
<td>January 2022</td>
</tr>
<tr>
<td>Mike McBeath-Council</td>
<td>Nov. 2018*</td>
<td>January 2022</td>
</tr>
<tr>
<td>Haley Kern-Council</td>
<td>Nov. 2017</td>
<td>January 2022</td>
</tr>
</tbody>
</table>

Kiowa County Economic Development Board

A county-wide board established by the Kiowa County Commission to promote the economic well-being of all cities and the rural development of the county. The City of Greensburg City Council appoints two members of this board for three-year terms.

<table>
<thead>
<tr>
<th>Member</th>
<th>Appointed or Reappointed</th>
<th>Term Expires</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carolyn Morton</td>
<td>January 1, 2018</td>
<td>December 31, 2020</td>
</tr>
<tr>
<td>Jill Eller</td>
<td>January 1, 2014</td>
<td>December 31, 2016</td>
</tr>
</tbody>
</table>

Source of data: **Copy Thursday April 9, 2021** from [www.GreensburgKS.org](http://www.GreensburgKS.org)
Multi-Media Centre Computer Lab

(8 screens on)

Present: Mayor Matt, Mike, Grant, Stacy, George, Jonathon
(Commissioner rep. absent, updated 1-1 later)
Friday February 12, 2021

Brighter Communities 501c (3)
Energy Saver Today

Welcome to a fascinating conversation
About the PAST PRESENT FUTURE Eco-Dev

Workforce Housing / Mentioned at Economic Development Board meetings* (3/23 and 30) by real estate representative as an area of “interest” for City of Greensburg, Haviland and Mullinville for revitalization projects and Eco-Dev in general.

Screens displayed throughout “workshop” at Media Centre
Notes from 2/12/21 “Get together”

Present: Mayor, City Administrator, Media Center Director, KDC, Town Council (Mike), Kiowa County Eco-Resident / Advocate, President / Founder Brighter Communities 501c (3) – Absent due to very cold weather - Commissioner

Screen shots / slide shows of technical / niche economic development / overview from 15 years in Fauquier County Virginia. Available 24 x 7 for anyone to review in detail (see web addresses / links are on page 4). An overview of the first 5 web sites was given (3 separate continuous slide shows)

Throughout our history we have presented and supported eco-friendly entities – Counties, Schools, Government, Businesses, Non-Profits, Energy Conservation, Renewable Technologies, Projects, RESULTS.

Home page of www.energysaver.today also explained. One slide showed City of Greensburg Town Hall, Kiowa Commons and Media Centre for geothermal, solar and wind (whole area)

Moved to opposite 3 computers to show screens AFTER secure login processes for:

- 2020 – 2021YTD “eco-farm” south of Greensburg in Kiowa County with geothermal / solar / wood stove eco-residence and extremely low power usage for past 13 months
- Hunters “cabin” meter readings from 1/28/21 – present (NO utility costs at this time)
- City of Greensburg Town Hall / Incubator energy usage for 13 months (updated monthly)

Circle formed for general discussion on items related to local Eco-Dev:

1. Already have great infrastructure – airport, rail, road, excess power, business park
2. Data utility power access for 2019 to 2021YTD (all rebuilt buildings + 90 residences / businesses)
3. Celebrate 15-year anniversary on 5-4-22 and promote for next 14 months – tourism / visibility
4. KDC data for this area – VERY useful for bigger picture and Kansas visibility
5. Continue meeting format to cover ALL Commissioners, Council, Hospital, School, Senior Centre, businesses, residents through the end of March at the Media Centre
6. Brighter Communities to release this report on completion for ALL to see (target 3/31/21)
7. Eco-farming and other “missing” subject matter / eco-projects to date
8. Room for new Meat Packing Plant for local farmers funded by same?
9. ENOUGH power for Data Centers – Business Park – Round concrete designs for EF5
10. 10-year strategy of useful potential changes in general area
11. DOT / Stop light / Rerouting with healthy disagreements (cancel bypass to free up funding)
12. Safer parking on Main, one way lane south, flashing amber on 54/400, red from opp. side, RT only
13. Fed funding was available for low-income housing - 2010
14. DC CONNECT: Workforce housing 50% Capital Projects – Bush ’00-’07, ’08-’16 Obama, ’21 Biden
15. WE are “Ready to go” - NEED funding for above programs / initiatives

Broke for refreshments at 11:15 and “workshop” closed at 11:30.

Thank you all for a wonderful 90 minutes. PS: Michael left at noon for Centennial Colorado to be with son Andrew and his girlfriend Shannon snowboarding from Laurel Maryland (to 2/18) WUNDERBAR ! @ ! @ !
 Twilight Theatre – The Other Jewel in the Crown (Mike / George)

Use for larger training classes (national / international). Tied to Media Centre, High School, Incubator, 400 seat auditorium, City Hall

Community supported

First Releases

Move (redesigned) Incubator to here (startups ONLY) to avoid need for new facilities, plus, space in media Center for expansion

www.EnergySaver.Today (ON display at 2/12 meeting, Commissioner rep absent due to cold weather)
Overview / Key Points / Economic Development

1. Multi-Media: Establish eco-education centre, marketing videos, social media

2. Establish Renewable Energy Eco-Benchmarks

3. Expand Kiowa County (Mullinville / Haviland) / City of Greensburg Leadership Team

4. Agree on key dates: Earth days, eco-projects / funding strategies, 2022 25-year Anniversary

5. Capture resident, business, tourism input and requirements


1. Upgrade in Kiowa County / Haviland / Mullinville / Greensburg projects that are eco-sustainable
2. What sustainable / eco initiatives are missing, or incomplete, or wrong?
3. Add workshops in Theatre and Media Center to get buy-in, input, ideas ... Schedule by 4/15/21 and hosted by local SMEs (staff, farmers, engineers, teachers, elected officials, students ...)
4. Start survey process in 1Q2 with a SENSE OF URGENCY
5. Deploy low-hanging fruit THIS YEAR (2Q21)
6. Publicize known building benchmarks for State of Kansas

CONTRIBUTORS

1. Matt (Kiowa County liaison, strategy, communications)
2. Stacy (City of Greensburg, Utility, Energy)
3. Grant (Kiowa County Media Centre)
5. Mike (Theatre / Incubator)
6. Autumn (Kiowa County Hospital)
7. Big Well (Person on duty)
8. Crazy Mule (staff)
9. George Jennings (Eco-Farming, Geothermal, Solar, rebuilding over basement)
10. Greensburg Inn (staff)
11. Cannonball (staff / Eric)
12. Donut Shop (Angel)
13. Barber Shop (Haviland) (Grant S.)
14. Patrons / staff (Kooks Meat)
15. Mike / owner (Reggie’s Pizza)
16. Manager (Dillons)
17. Greg Waters (Bank)
18. Scott Brown (Real Estate)
19. Jill / Scott (Happy Campers)
20. Haviland Telco. (Front office)

As noted on page 4 of this document, this website is our 6th and represents the culmination of 16 years of research into eco-best practices and software development in Fauquier County, Virginia with www.SiteWhirks.com

Major Projects: 2008 to 2018

1. 3,000 plus (free volunteer) hours with public schools saving $7M in energy over 10 years
2. 20 schools, 10,000 students, buildings from 1950s to 2013 (new wing at high school)
3. 300 volunteers for one event in 2014 – Energy EXPO at new high school wing (just opened)
4. Advocate for eco-friendly new wing at high school – water conservation, topography, envelope, solar chimneys, windows that open, geothermal, white roofs, etc.
5. Program to save energy during summer recess with NO equipment changes ($25K in < 75 days)
6. Energy savings of $260K for county municipal buildings in 3 calendar years (10%)
7. Halting annual electric utility costs for schools, average increase of 3% plus
8. Reducing annual electric costs from $3.2M to $2.8M in 2 fiscal years
9. Removing trailers that were no longer used ($75K per year)
10. Publicized 3 geothermal wineries (out of 26 in Fauquier) for more eco-friendly premium wines
11. Promoted Earth Day origins in 1970 at Airlie
12. Fauquier HS: 1 of only 4 in nation with solar in 1971 as off-shoot to Airlie on bank by gym
13. ABM multi-million project to replace equipment and save $900K per year in schools
14. Brighter Communities (BC) 501c (3) Proclamation for Earth Day (streamed Supervisors meeting)
15. 40 Energy Conservation Awards to recognizing 40 local entities over 2 years (local support)
16. BC receiving 3 Eco-Awards (VAEEC most ever) in a year (municipal, non-profit, commercial)
17. Energy savings collaborative project with NOVEC
19. Rainwater collection seminar, new airport building (Fauquier pop. 67K in 2018)
20. Most energy saved ever – 82% reduction overnight in Richmond church rectory (rental)
21. Case Study to show impact of occupants on energy consumption in identical buildings (Windy Hill Foundation workforce housing) 2011-2013
22. Formation of Brighter Communities Corporation 501c (3) in January 2014

Failures

1. ABM (#13 above). Standard HVAC equipment. NO Renewable energy technology for students to learn from. School Board – lack of foresight / fiscal responsibility beyond short-term cost savings
2. Town of Warrenton (#18 above) – Managers (3) blocked projects except solar for police station
3. Lack of energy conservation program coordination across County, Towns, Businesses, Residents....
5. Energized Research / Learning Institute (www.ER-LI.Com) closing down

Summary

Kiowa County / The City of Greensburg Kansas have a unique opportunity to re-establish “national” eco-leadership in 2021, and for the remainder of decade. State and International recognition promotions 2022–2030. Economic Development “joint” projects.
Incubator

Poor design, Redo. Personal experience. Signs wrong for "1 shop" (Donuts). Locate somewhere else.

Give (best) retail back to what it was designed for. Now occupied by 3 attorneys, and 2 insurance offices that are usual empty during the workweek, and Saturdays.

NOT an incubator by any stretch of the imagination.
Innovative Concepts: Kiowa County, Mullinville, Haviland, City of Greensburg, and State of Kansas

Michael Rainger is the most qualified, knowledgeable and committed candidate for this new role.

Vision: Grow County in an approved manner, by 2030
Under immediate contract, with no benefits, I promise, that by June 30, 2021, the Kiowa County Commissioners, will witness, adjust, and be able to vote on documents containing options to include:

1. 2021 6-month immediate logical modifications to upgrade the quality of life for existing residents
2. 18-month plans for short-term deployment of low-cost continuous change designed to accommodate those businesses, retirees, and groups relocating to this area (deploy by 12/31/22)
3. 5-year medium term programs, initiatives, operations, and radical improvements for area - 2025
4. 10-year high level Economic Development Strategic plans for the above titled entities (5) – 2030

Missions to accomplish Vision
Building blocks to accomplish this vision include, but are not limited to (in equal priority):

1. Kiowa County Commissioner Approval
2. Haviland, Mullinville, City of Greensburg Council and Mayoral Approval
3. Business input including Non-Profits such as Iroquois 501c (3) with 40 employees
4. Review by residents (around 100 total) in each town, and rural Kiowa County
5. Process / Benefits for “Startups” moving to area
6. Coordination with other interested parties

Operational Goals
Generic requirements include:

1. Approved funding sources and targets
2. Volunteers to deploy and monitor initiatives (minimum of 35 to 50 part-time)
3. Bi-Weekly publication of plans, event calendars, and results
4. Transparency
5. Commitment to Change
6. Coordination with other interested parties

Why I can do this in 90 days

1. Benchmarks / Best Practice Workshops on 4 Continents – Here to HELP YOU THRIVE
2. Research – Local nitrogen for farmers, wind farm, specially-funded project
3. Fauquier County Economic Development at every level
4. Public Education volunteer – PTO, School Board, Supervisor, HS Teacher
6. International Cultures / Innovation - UK Battersea / Bullet proof bricks / winter heating
7. Information Technology as 25-year career
8. Commitment: 12,500-mile drives, 4.5 months of expenses
9. New personal beginning – Need to make an effective difference (area has EVERYTHING)
10. Absorbing obvious anger from 5 4 7 – bereavement process, 2 years working with hospices
11. Need permission to proceed asap at a reasonable hourly rate (part-time, 20 hours / week)
12. WALK, bike to work, and around town (be fitter)
Economic Development Research Initiative / Case Study

EDRI/CS#1 11/25/20-3/30/21

City of Greensburg / Kiowa County / State of Kansas
Eco-Projects / Housing (Workforce) / Operational / Tourism / National Recognition Program / Marketing / Strategic Planning
2021: Phases 1, 2, 3 / 2022-2030 Phases 4, 5, 6

Michael Rainger President/Founder Brighter Communities Corp (BCC) 501c (3) since 2014
Author - Lifetime sustainability eco-practitioner / energy conservation advocate in UK, Canada, Florida, Virginia, Arizona, Illinois, Maryland, Europe, South Africa / America

** (258 hours to date x $25 = $6450 + Expenses $7,391)
# Table of Contents (EDRI/CS#1)


Kiowa County (Mullinville / Haviland) / City of Greensburg - Status Quo “Snapshot” Page 4

Renewable Energy Technologies: Wind Farm, Solar, Geothermal... Pages 5-15

100+ Project Titles for Economic Development - By building. NOT in priority order. Reviewed at 2/12/21 strategy meeting and discussed 1-1 with Grant / Stacy and others on multiple occasions

Eco-Education for ALL – 15 years of results (in Virginia) Page 16


Part 1: Strategy Meeting on Economic Development 10am – 11:30am 2/12/2021 (USA) = 12/2/21 (UK) Pages 19-22 Part 2: Virginia history – sample profiles of businesses non-profits, schools, education ...

Part 2: Notes from 2/12/21 Eco-Dev Strategies, Operations ...

Custom Tiny Homes Phoenix AZ (10/1/18) – EFS Proof Workforce Housing for Mullinville, Haviland Local Realtor / Bank interest Page 25
The town that built back green

After a tornado demolished Greensburg, Kan., it rebuilt without carbon emissions. Can its lessons help communities and economies rebound from fires, hurricanes - ABSOLUTELY!

Greensburg, a rural community in southwest Kansas, was decimated by a tornado that killed 12 people and leveled 95 percent of the city on May 4, 2007. The city rebuilt green. It gets 100 percent of its electricity from a small windfarm, all of its buildings are energy efficient, it uses rainwater for irrigation, A focal point of the community is its historic 1887 well, billed as the world’s largest hand dug well, that adjoins a rebuilt visitor’s center and new playground.

Greensburg now draws 100 percent of its electricity from a wind farm, making it one of a handful of cities in the United States to be powered solely by renewable energy. It now has an energy-efficient school, a medical center, city hall, library and commons, museum and other buildings that save more than $200,000 a year in fuel and electricity costs, according to one federal estimate. The city saves thousands of gallons of water with low-flow toilets and drought-resistance landscaping and, in the evening, its streets glow from LED lighting.

By Annie Gowen

Click link below for FULL 10/23/20 Washington Post - Brief introduction above ©

WASHINGTON POST

Did not read Annie’s WP article until early December 2020. Document expands on her earlier research efforts.

Virginia resident – time well-spent in Kansas President / Founder Brighter Communities 501c (3) since 2014

Please review and comprehend the full WP article before reading further in this documented Case Study of the whole area, including Kiowa County, Mullinville and Haviland

There are inaccuracies in the Washington Post article.

The timing was political and printed shortly before the November election.

On the positive side, the WP article favors the area, and can be used for marketing purposes.

This 25-page document focuses on current feedback from residents, businesses, elected officials.

It is about change beyond the current status quo, in multiple relevant and related areas.

Links Economic Development to a unique high-tech (proprietary) Phone-based “application”
Kiowa County (Mullinville / Haviland) / City of Greensburg - Status Quo “Snapshot”

Governance / Essentials / Support / Key Areas

1. Kiowa County Commissioners – Leadership
2. City of Greensburg Town Council - Leadership
4. Business, Utilities, Retail, Gas Stations, Restaurants, Housing - Needs
5. Local / State Police, Firefighters, Hospital, Medical staff - Support
6. Infrastructure, Transportation, Airports, Trains, Donations, Volunteers, Accessibility, Tourism
7. Haviland / Greensburg / Mullinville – Barclay Community College, Haviland Tel. Co., Communities
8. Parents, Teachers, Students, Residents, Business owners, Retail - Involvement
9. Media Centre, Theatre, Playgrounds, Library, Museums, Hand Dug Big Well, Art Centre ... Tourism
10. Low land costs, rural roots, items of interest, landmarks – Tourism / Development
11. Capital funding critical to future projects (fed / state government) - Funding
12. Visibility to successful innovative companies for private funding
13. Federal assistance in the past has been extremely important (FEMA Ville / rebuild)
14. State of Kansas / Kansas State University – “Knowledge for life” - Communities

Local cooperation has been nothing short of amazing. Thank you everyone! Y’ALL SO BUSY!!

1. Kiowa County / The City of Greensburg Renewable Energy buildings (Town Council / County Commissioners)
2. Economic Development (Board of Directors – Varied # Members)
3. Media Center (Grant)
4. Theatre (Mike)
5. KDC (Jonathan)
6. Eco-Farming / New Ideas (George)
7. Business park, Hand Dug “Big Well” (persons on duty – 3 visits), etc.
8. Real Estate Market (Scott), Rentals (Monica, Hayse Management), etc.
9. Dodge City, Hutchinson, Haviland, Mullinville, Pratt, Coldwater, Kinsley, Wichita, Garden City
10. People’s Bank / Kansas State Bank, Land Bank Properties, Workforce Housing, etc. (Greg)
11. Marketing (Alex)
12. Hunters Lodge (Linda / Jason)
13. General advice / guidance (Georgina)
14. What to wear (Grant the Barber, Haviland)

Renewable Energy Technologies: Wind Farm, Solar, Geothermal, Building Envelope, Topography, etc.

The City of Greensburg City Hall: (Mayor, Town Council, Stacy)

Update 2021 strategies for discussion, approval, deployment.

Create a sense of urgency to do things sooner rather than later (already lost first quarter changes)
1. Improves collective area involvement with continuous feedback
2. Gets residents excited about initial low-cost incremental change in 2021
4. Allows input, planning, budget review, etc. for more radical change
5. Increases pace of change throughout the year (measurable results, visibility)
6. Allows for more realistic long-term strategic plan for the remainder of the decade
7. Capital projects requiring budget adjustments are phased-in rather than expedited

Notes / Captions / “Draft Ideas” for consideration and discussion purposes in the New Year. NOT intended as criticism of past decisions made since 2008, and the incredible rebuild by Kiowa County / City of Greensburg
1. Juvenile offenders are those individuals who are ten or more years of age but less than eighteen years of age, and who commit an act that if committed by an adult would constitute a felony or a misdemeanor or a violation of K.S.A. 41-727 (CMB or alcohol violation)

2. The District Court has jurisdiction for all juvenile offenders, therefore, all cases which prosecution is requested against a juvenile offender shall be forwarded to the County Attorney’s Office with all supporting documentation for the request.

3. Should an officer suspect a juvenile of a criminal offense to the extent that questioning becomes necessary (i.e., probable cause to believe that the juvenile is a suspect in a crime), the juvenile shall be advised of his/her rights under the Miranda Ruling.
   a. Prior to reading Miranda to juvenile age ten (10) through fourteen (14):
      i. The officer shall allow the juvenile to consult with his/her parents, guardian or attorney as to whether the juvenile will waive his/her right to an attorney and right against self-incrimination. If the juvenile’s parent or guardian is the alleged victim or co-defendant of the crime under investigation, the officer shall allow the suspect to consult with a parent or guardian who is not involved in the investigation of the crime, or an attorney as to whether the juvenile will waive his/her right to an attorney and right against self-incrimination is ultimately up to the juvenile, not the parent, guardian or attorney but only after such consultation.
      ii. The officer shall advise both the juvenile and the parent(s)/guardian(s) of Miranda.
      iii. The parent(s)/guardian(s) of the juvenile may be present during questioning, but his/her/their presence is not required for an interrogation to take place.
   b. The parent(s)/guardian(s) of the juvenile may be present during questioning, but his/her/their presence is not required for an interrogation to take place.

4. The parents of any juvenile who has been arrested shall be notified of such as expeditiously as possible.

5. All juveniles who are arrested and meet the following criteria shall be taken into custody, when:
   a. There is oral or written verification that the juvenile is a fugitive sought for an offense in another jurisdiction, or that the juvenile is currently an escapee from a juvenile detention facility.
   b. There is oral or written verification that the juvenile is a fugitive sought for an offense in another jurisdiction, or that the juvenile is currently an escapee from a juvenile detention facility.
   c. There is oral or written verification that the juvenile is a fugitive sought for an offense in another jurisdiction, or that the juvenile is currently an escapee from a juvenile detention facility.
d. The juvenile has a record of failure to appear in court, or there is probable cause to believe that the juvenile will flee the jurisdiction of the court.

e. The juvenile has a history of violent behavior towards others.

f. The juvenile has a history of violent behavior towards others.

g. The juvenile exhibited self-destructive behavior at the time of being taken into custody and continued such behavior after taken into custody.

h. The juvenile has committed an act that would constitute a misdemeanor or felony under Kansas Law if completed by an adult and has is determined to be a risk to themselves or others if not taken into custody.

6. Officers who take a juvenile into custody will contact the County Juvenile Intake Officer who will assist the officer in placement of juveniles.

7. Any criminal case involving a juvenile requires the notification of the Chief of Police before the juvenile is transported to the Police Department or a detention facility.

8. In criminal cases with a juvenile suspect that does not involve a risk of harm to themselves, risk of harm to others, or a pattern of unlawful activities, a felony, the juvenile shall be issued a notice to appear and released to a parent or legal guardian. If a parent or legal guardian cannot be reached or refuses to take custody of their child, Juvenile Intake Services shall be notified.

   a. The Notice To Appear shall be submitted to Juvenile Intake Services along with the KSAR and KSOR within 48 hours.
1. Runaway Report
   a. Officers are responsible for the immediate entry into NCIC of all missing persons particularly missing children. No minimum amount of time is required for a child to be absent from home before a runaway report may be made. Every effort should be made to confirm the child is, in fact, a runaway, rather than a missing child, an escapee, or other classification.
   b. Parent or Legal Guardian shall complete the Runaway Report Form and Statement.
   c. The Runaway should be entered as a missing person to NCIC by Kiowa County Emergency Communications and surrounding agencies shall be notified.
   d. An officer who takes a runaway into custody shall question the runaway in an attempt to discover whether the child might be a victim of abuse or neglect. Should an officer make such a finding, a separate case for the offense shall be made and, if the child is not a “juvenile offender” who must be taken to the Juvenile Intake Assessment Center or the Juvenile Detention Facility, the officer shall determine whether emergency police custody of the child is warranted. Such a decision must be approved by a supervisor.
   e. If the runaway is not classified as a juvenile offender, the officer may determine placement back in the runaway’s residence, or listed designee on the original report:
      i. The officer must ascertain whether there are determining factors (i.e., accusations of sexual/physical abuse, other documented cases of any type of abuse; repeat runaways; substance abuse; mental health issues) not to release the runaway to the parent/guardian or alternate person listed in the report.
      ii. The same guidelines utilized in determining “other abuse cases” should be applied in the determination of placing a runaway into “protective custody.” If a thorough interview reveals other factors which would lead a reasonable officer to fear for the runaway’s safety at home or at the alternate location then proper placement should be made;
      iii. If a runaway is not returned to the parent or guardian, Juvenile Intake Services shall be notified and will determine placement.
      iv. If a runaway is a juvenile offender, policy section 23 shall be followed.
      v. If the juvenile runaway is returned home and Juvenile Intake is not needed at the time, the juvenile and parent may be issued a Juvenile Services Notice to Appear.
         1. The Juvenile NTA and supporting documentation shall be forwarded to Juvenile Intake Services within 48 hours.

2. Checking For Injuries on Physical Abuse Case
   a. When contact is made with a minor child, and there are reasonable grounds to believe the child may have physical injuries, and the removal of clothing is required to examine for these injuries, the following guidelines will be followed:
      i. A commissioned supervisor must authorize the examination;
ii. The examination shall be conducted by department members of the same sex as the person being examined;

iii. A display of emotional resistance by the minor child will be cause to recontact the original authorizing supervisor to receive permission to transport the child to a licensed medical/treatment facility for examination;

iv. The emotional and physical well-being of the minor child is the utmost concern, and every effort will be made by department members to ensure neither is diminished.

3. Kansas Amber Alert Plan
   a. A field supervisor must respond to any report of a missing child under the age of twelve (12), any child missing under suspicious circumstances, or an endangered situation that would place the child in immediate harm. Once the supervisor has evaluated the incident, the supervisor will determine if the incident warrants activating an Amber Alert through the Kansas Bureau of Investigation using the following KBI criteria:
      i. There has been a child abduction
      ii. The child is 17 years of age or younger, or an individual with a mental or physical disability
      iii. There is reason to believe the victim is in imminent danger or serious bodily injury or death will occur.
      iv. There is sufficient information to disseminate to the general public which could assist in the safe recovery of the victim and/or apprehension of a suspect.
   b. If you have a potential child abduction event immediately call the KBI at 785-296-8262.

4. Kansas Silver Alert Plan
   a. The Kansas Silver Alert Protocol is intended to assist law enforcement in locating certain missing person meeting the following criteria The Kansas Silver Alert Protocol does not limit law enforcement from the use of the same public notification resources in missing person cases not meeting these criteria. However, the term “Silver Alert” must not be used by law enforcement or the media in requesting public assistance in locating a missing adult unless the following three criteria are met:
      i. Law enforcement has reason to believe the person reported missing is either:
         1. Suffering from dementia, or
         2. Over the age of 65 and the person has a reported medical or mental condition that may threaten, or greatly reduce, their ability to make sound reasonable decisions and/or may diminish their ability to survive without assistance OR the person has been determined to be a risk to harm their self.
   b. When a decision is made to issue a Silver Alert, it is the responsibility of the supervisor to make sure the media and the other resources are notified which may assist in locating the missing person. If information is known to reasonably indicate the missing person has left the local area of the report, the investigating officer/supervisor will need to determine what non-local resources are appropriate to make the necessary notifications. In the event a statewide search is necessary, the officer will notify KBI Communications at 1-785-296-8283.
Section 1: Personal Information.

1. Applicant's Name: JON SARVER
   Spouse (if applicable): DIANE SARVER

2. Name of Corporation (if applicable): 

3. Street Address: 14480 ROCK CANYON CT.

4. City, State, Zip: EASTVALE, CA 92880

5. Home Phone #: 951-847-0116 Work phone #: 951-847-0108

6. E-Mail Address: JMSARVER@HOTMAIL.COM

7. List Properties you own in the City of Greensburg: N/A

8. Do you (or your spouse) have any Code Enforcement violations?
   Yes ☐ No ☑

9. Are you (or your spouse) delinquent on any licenses or taxes in Kiowa County?
   Yes ☐ No ☑

Section 2: Proposed Land Bank Purchase.

1. Address of Property: 224 SPRUCE ST, GREENSBURG, KS
   Vacant Land ☐ Structure ☑

2. Proposed use of Property:
   • Yard Extension. Go to Section 4.
   • Parking. (Must comply with City regulations). Go to Section 4.
   • Garage. Requires building permit. Go to Section 4.
   • Home Addition. Requires building permit. Go to Section 3.
   • New Home Construction. Requires building permit. Go to Section 3.
   • Commercial Construction. Requires building permit. Go to Section 3.
   • Rehabilitation of existing structure. Requires building permit. Go to Section 3.
   • Other: 

Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes ☑ No ☐
   (Call City Clerk's Office 620-723-2751)

2. Type of Ownership:
   ☐ Individual
   • Corporation
   • Non-Profit
   • Other: 

3. Must attach a letter of credit or pre-approval letter from your bank.
4. Must attach drawings for your proposed project.
5. Proposed Use of Property:
   - Home Ownership
   - Rental Home
   - Business/Commercial
   - Apartments
   - Other, specify.

Will you seek Tax Increment Financing or other public tax exemptions? Yes □ No □

Will you seek Neighborhood Revitalization Tax Rebates? Yes □ No □

Starting project date: JUNE 2021 Completion Date: JUNE 2022

Comments: Possibly more than a year due to the demand of Wardcraft Homes!

Section 4: Additional Comments & Terms of Proposal.

Incomplete applications will not be considered and will be returned to the sender. As the applicant I attest that the information in this proposal is accurate. I attest that I have read the City of Greensburg Land Bank policy and agree to the terms and conditions of it. I understand that the Land Bank and the City of Greensburg serve the rights to reject any proposal.

Applicant's Signature: [Signature]
Print your Name: Jon Sarver Diane Sarver Date: 4/28/21

Return Completed Application to: Land Bank, City Hall, 300 S. Main, Greensburg, KS 67054
Fax (620) 723-2644 Phone: (620) 723-2751
Cottonwood

4 Bedrooms, 2½ Baths & Office  Optional 5th Bedroom & ½ Bath

This and the Alexandria III (page 84) share a similar exterior elevation.
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.

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 a contract of sale 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.

**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 razing assessments 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.
- 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.
- If Buyer fails or refuses to comply with the conditions assumed by Buyer, or to perform all Buyer’s obligations hereunder, Land Bank Board 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. The Land Bank Board shall give Buyer written notice of election with respect to their exercise of either of these options.
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. 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, 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.
• If Buyer fails or refuses to comply with the conditions assumed by Buyer, or to perform all Buyer’s obligations hereunder, Land Bank Board 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. The Land Bank Board shall give Buyer written notice of election with respect to their exercise of either of these options.

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 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.

- If Buyer fails or refuses to comply with the conditions assumed by Buyer, or to perform all Buyer's obligations hereunder, Land Bank Board 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. The Land Bank Board shall give Buyer written notice of election with respect to their exercise of either of these options.