A) CALL TO ORDER
Mayor Matt Christenson called the 06.07.21 meeting to order at 6:00 p.m.

B) PLEDGE OF ALLEGIANCE & INVOCATION
The Pledge of Allegiance was said. Invocation was given by Tony Factor.

C) ROLL CALL & APPROVAL OF THE AGENDA
Council Present: Mark Trummel, Pam Reves, Chance Little, and Haley Kern. Staff present: Administrator Stacy Barnes and City Clerk Christy Pyatt. There is one open seat on the Council.

Christenson noted that Michael Grainger would be unable to join the meeting. That item should be removed from the agenda, as well as the Executive Session. Trummel made a motion to approve the agenda with the removal of Business Item #5 and the Executive Session. Little seconded. Motion passed 4-0.

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

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

F) APPOINTMENT: COUNCIL REP TO THE GREENSBURG HOUSING AUTHORITY BOARD
With the recent resignation of Council Member McBeath, there is no Council representation on the Greensburg Housing Authority. Reves volunteered to fill the open seat. Trummel, seconded by Kern, made a motion to appoint Reves as Council Representation to the Greensburg Housing Authority. The motion passed 4-0.

G) ITEMS OF BUSINESS
1. PowerUp Greensburg 4th of July Fireworks Funding Request
PowerUp Greensburg is once again organizing the July 4th community celebration. In the past, City Council has contributed $1,500 towards the cost of fireworks. Grant Neuhold presented the request from PowerUp. Barnes confirmed that fireworks have been ordered. The company staff has ordered from in the past reached out to former customers before taking on new orders this year, due to a shortage on fireworks. Trummel, seconded by Little, made a motion to contribute $1,500 toward the cost of fireworks. The motion passed 4-0.

2. Planning Commission Conditional Use Permit, Jay Schmidt
Pyatt advised that the Planning Commission held an advertised public hearing on May 19th to consider a Conditional Use Permit request from Jay Schmidt. Schmidt resides at 402 W. Hancock and owns the property across the alley to the west, 410 W. Hancock. Schmidt has requested a permit to place a 12’x24’ garden shed at 410 W. Hancock. In the future, He would like to construct a garage on the property as well. There is no primary structure at 410 W. Hancock, and with the alley separating Schmidt’s property, the Sustainable Land Development Code does not allow Staff to administratively approve the construction of an accessory structure on a property with no primary structure. Staff feels that with the Schmidt’s residing next door, the intent of the code is met. The Planning Commission
concluded and voted 3-0 to approve the request. Staff noted that the lot is large enough that, with proper placement, there would be ample room for future owners to construct a primary structure. Staff has not received any community feedback during the required 2-week protest period, following the Planning Commission's decision. The Council must now either approve the Commission's recommendation, deny the recommendation, or send the request back to the Commission for further consideration.

Kern voiced that she did not see the development being an issue. Little asked about the shed shown to the north of the proposed development site, on the Google Earth photo provided in the meeting packet. Pyatt believes that it is not a part of the property being considered tonight. Trummel made a motion to approve the Planning Commission recommendation. Kern seconded. The motion passed 4-0.

3. Ordinance #1105 Chapter 2, Article 4 Pit Bull Code Revisions
The City's current animal control code on Pit Bull dogs was previously discussed. A draft ordinance, based on previous comments and suggestions was offered for consideration. As written, the ordinance would allow for the keeping of Pit Bull dogs in city limits, but does require the animals be registered with the City and allows for only one spayed or neutered dog per residence. After one violation of the vicious animal code, the animal would have to be removed from city limits within 7 days of the incident. The current fine would be altered to “per violation” rather than “per day”.

Reves asked if the code requires these dogs to be fenced. The code does not say that the dog must be fenced in; however, if the dog is not contained at its residence, the owner would be subject to a “dog at large” citation. Both current and former City law enforcement have been issuing citations for “dog at large.” Trummel made a motion, seconded by Reves, to approve the Ordinance as presented. Christenson called for a roll call vote, which passed 4-0.

4. Airport Infrastructure Improvements Discussion
Barnes announced that last week she was notified that the City did not receive the KDOT Cost Share Grant they had applied for towards infrastructure development at the airport (electric, water, sewer). There were 30 applicants awarded out of 117 submitted requests. This was the 3rd year the City has applied. The City has also applied for additional Airport Improvement Program grants for several years. Barnes and Christenson participated in a Zoom call with KDOT Aviation, prior to grants being awarded. KDOT’s questions focused primarily on the City’s vision and expectations of the airport. Barnes and Christenson feel the City needs to show KDOT that the airport is a priority, and show more of a personal investment in its development. The current Lochner estimate for developing utilities is $350,000. Barnes asked if Council was interested in funding this portion of development. Barnes is in the final stages of coming to a lease agreement with an interested party.

Little noted that the cost of the water well will be a significant portion of the Lochner estimate. Lochner will be able to provide a more refined estimate, should Council decide to take the project to bid. Trummel asked how much of the estimate is Lochner's charges. Barnes was uncertain of the exact amount, but confirmed that the estimate does include design fees and project management fees. Trummel noted that this would be a large investment, but he would hate to see the City miss an opportunity and not utilize what has already been invested. Kern believes that the City will have to take the first step in seeing the property develop. Once utilities are installed, tenants will be responsible for hanger development. Barnes believes that KDOT is hesitant to apply limited grant resources to airports not showing a need or use. She believes that having a tenant will make the airport much more attractive for future grant requests.
Barnes requested direction to move forward and mobilize Lochner, if that is what Council desires. Reves asked if there was a way to split the project into different years, for budgetary reasons. Barnes noted that she could visit with Farmer’s Spraying (the potential tenant) on what is most needed for them to move forward; however, the preference would be to only pay one mobilization fee for the project. Insurance funds are earmarked for the project, are already available, and are not part of a budgeted fund. Concern was voiced that, considering current construction trends, the project could become more expensive by next year. Barnes verified that the proposed lease agreement specifies that it is the responsibility of the renter to remediate any spills and contamination. Council asked if there was a possibility that the project would be ready for construction before next spraying season. Barnes acknowledged this to be the case, but would not have a firm completion date until bids are in. Lochner and Staff will also need to work together on the water permitting process through the State. The approval of certain types of water wells in this aquifer are currently frozen. If a well at the property is not currently permitted, the City may have to take away rights from other city wells. Consensus of the Council was to move forward with self-funding utility development at the airport.

   This item was removed from the published agenda.

H) EXECUTIVE SESSION
   Executive session in accordance with K.S.A, 75-4319(b) to discuss data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships. 15 minutes
   This item was removed from the published agenda.

I) STAFF REPORTS
   Barnes reported to Council on the following topics:
   - 2022 Budget Timeline: Barnes is working on the draft 2022 budget for review at the next council meeting. Staff will receive the revenue neutral rate expressed as mills from the County Clerk by June 15th. If the City will exceed this rate, it must notify the County Clerk by July 20th and have the required RNR hearing.
   - Business Park/Airport Survey: The surveys of the Business Park and Airport have been delayed due to recent rainy weather.
   - Pool Park Updates: The new playground at the swimming pool park opened on Memorial Day. Barnes has been in contact with Charles Wise and sent him photos of the playground to thank him for his continued support of our community and his contributions towards this project. Barnes will finalize the required grant paperwork to receive the KDHE Waste Tire Grant funds for 50% of the cost of the rubber mulch. Previously the Council expressed interest in new perimeter sidewalks for this park, so Staff will seek new bids for that work.
   - Tourism/Big Well Museum Director: Heather Coyne has been hired to fill the Tourism/Big Well Museum Director position. She will start on Monday, June 28th.
   - Western Kansas Rural Economic Development Alliance (wKREDA): Staff will be hosting wKREDA here this Wednesday and Thursday. There will be approximately 40 people attending from across the western 2/3 of the state.
   - City Staff Updates and Projects: Layne completed the well repair work at #7 and will be finishing #9 hopefully this week. Diamond Roofing was here today to look at a roof leak at the Business Incubator, in the stairwell. Staff is waiting to hear what repair is needed. The Big Well hosted a bus tour of 38 last Thursday. Visitor numbers have increased over the last few weeks. Public Works has been mowing, our lineman have completed an inventory of all the transformers in town, a lot of landscaping work has been done on Main Street and behind City Hall, and the bushes at the Incubator have been trimmed.
J) GOVERNING BODY COMMENTS
Reves was asked by someone about trees in the Main Street planters. Reves stated that the experiment at the old Post office, placing a plastic tube around the tree base and filling the planter with river rock, has worked. She was asked if Staff could proceed with the same on the other planters on Main Street. Barnes and Pyatt have been brainstorming ideas. Barnes is looking at rock and other creative options. With much of the native grasses dying, Reves feels that the lower planters have become trash collectors.

Trummel asked when street repairs were going to begin. Barnes stated that street materials have been received, and work will begin this week.

Little asked if Layne collected images of well 7 after it was descaled. He also asked about repairs to a damaged sidewalk on North Main. Barnes stated that she is getting a quote on the sidewalk and clarified that the City will pay for the repair. Little stated that he believes the damage was caused when the coop bored under the sidewalk to put a water line in. The sidewalk later collapsed.

Trummel brought up street repairs again, stating that areas repaired last year need to be gone back over. Barnes explained that the quality of last year’s asphalt was poor. Some areas will need to be squared off and dug out. Barnes noted that the intersection of Kansas Ave and Bay Street was repaired again just before the Memorial Weekend rodeo.

Kern has received lots of complements about the new park equipment.

K) ADJOURNMENT
With nothing further to discuss, Christenson declared the meeting adjourned at 6:39 p.m.

Matt Christenson, Mayor

Christy Pyatt, City Clerk