

City of Great Bend
February 1, 2016

REGULAR SESSION

The Governing Body met in Regular Session in the City Council Chambers at 7:30 p.m. Mayor Mike Allison called the meeting to order with the following present: Councilmembers Mike Zinn, Allene Owen, Wayne Henneke, Vicki Berryman, Joel Jackson and Dana Dawson. Councilmembers Matt Hiss and Erika Julian were absent. Also in attendance were City Administrator Howard Partington, City Clerk Amit Patel and City Attorney Robert Suelter.

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on January 18, 2016.
- b) **Claim's Warrant Register #02-01-16:** covering 2016 bills to date in the amount of \$373,372.98.
- c) **Payroll Register P/R 01-22-2016** covering payroll ending January 2 2016, in the amount of \$342,737.82.
- d) **Appointments:** Mayor Allison announced that he was appointing Cameron Cain to the Convention and Visitors Advisory Board to replace Shawna Farley who moved out of Great Bend. He also announced that the appointment of Lacey Bryan at a previous meeting should be corrected to Lacey Schofield since her name had changed.

Ms. Owen moved, seconded by Ms. Berryman, to approve the consent agenda. The motion passed 6-0.

B. OLD BUSINESS: There was no old business.

C. RECOGNITION OF VISITORS AND ANNOUNCEMENTS: There were no visitors or announcements.

D. NEW BUSINESS:

1. **Councilmember Reports:** Ms. Owen reported on the organizational meeting of the Convention and Visitors Bureau Advisory Board. It was announced that the Chairman of the CVB for this year is Allene Owen and the Vice-Chairman is Mark Mingenback.
2. **City Administrator's Update:** City Administrator Howard Partington reported on recent activities of the various city departments.
3. **Kansas Wetlands Education Center Annual Report:** Curtis Wolf made his annual report on the activities of the Kansas Wetlands Education Center.
4. **Abatement Requests:** There were no abatements to be considered at this meeting.

5. **Moderate Income Housing Program Grant:** The Kansas Housing Resources Corporation has offered to fund the Moderate Income Housing Grant applied for by Housing Opportunities, Inc., in the amount of \$175,000.00. The funds will be used to fill in the HOI development along 31st Street. Mr. Henneke made a motion to authorize Mayor Allison to sign the grant agreement with the Kansas Housing Resources Corporation for the HOI project in the amount of \$175,000.00. The motion was seconded by Ms. Berryman and passed with all voting in favor.
6. **Request for Resolution of Support for Housing Tax Credits:** City Administrator Howard Partington reported that a new resolution of support for the HOI development of the Ashburn Court project has been developed. Administrator Partington reported that HOI had now withdrawn its request for an \$80,000.00 contribution from the City and that the City's contribution will be limited to any tax rebates available under the Neighborhood Rehabilitation Program, the waiver of tap fees for sewer and water hookups and the waiver of building permit fees for the project. He reported that Parrish Road will be developed to the north line of Parrish Court and that both Parrish Road and Parrish Court would be improved streets with HOI bearing the expense of the improvements. The remainder of the street right-of-way to Eisenhower would not be vacated but, if development were deemed necessary, would be developed at a later date. Mr. Henneke made a motion to adopt Resolution Number 020116-A, a resolution of support for the housing tax credits. The motion was seconded by Mr. Jackson and passed with all voting in favor.
7. **Air Service Review Committee:** SeaPort Airlines has discontinued air service to the Great Bend Municipal Airport. The United States Department of Transportation will be receiving proposals from air carriers to complete the remainder SeaPort's contract. Mayor Allison indicated that it is advisable to appoint an *ad hoc* committee, entitled the Air Service Review Committee, to study proposals submitted and make a recommendation to the United States Department of Transportation. Mayor Allison appointed the following persons to the Committee:

Martin Miller	Airport Manager
Scott Keeler	Director of Public Lands
Brock McPherson	Chairman, Airport Advisory Committee
Joel Jackson	Councilmember
Chris Spray	Businessman and Member of Airport Advisory Committee

8. **Events Center Improvements.** City Administrator Howard Partington reported that Parr Sound and Lighting has presented a proposal to replace the sound system at the Events Center with a digital sound system. It was reported that no other companies providing this service were known to operate in the City. After the Governing Body indicated a willingness to accept the proposal Administrator Partington informed the Governing Body that the original bid was for \$20,342.00 but that Parr Sound and Lighting would donate \$5,000.00 of the cost making the final cost \$15,342.00. Mr. Dawson made a motion that the proposal submitted by Parr Sound and Lighting to replace the sound system at the Events Center with a digital Sound System be accepted at a cost of \$15,342.00. The motion was seconded by Mr. Jackson and passed with all voting in favor. City Attorney Robert Suelter then reported that as a result of the use of the office section of the Events Center property that rehabilitation of the facility is necessary. The roof is in need of repair and Washington Roofing has presented a proposal for the repair and improvements to the roof area. Attorney Suelter reported that when the roof of the events center was repaired it was carried out by Washington Roofing. At that time Washington Roofing was the only local company to submit a proposal to repair the roof with the desired technique. The

Governing Body was informed that other proposals were not sought and that Washington Roofing was charging the same square foot cost as was charged when the Events Center Roof was repaired. The Governing Body indicated a willingness to accept the proposal and was then informed that the amount of the roof repair would be \$43,500.00. Ms. Owen made a motion to accept the roof repair proposal of Washington Roofing to the office building portion of the Events Center complex in the amount of \$43,500.00. The motion was seconded by Mr. Jackson and passed with all voting in favor.

9. Assignment of Agreement. City Attorney Suelter reported that the City had received notice from HA Holdco Inc., has agreed to a merger to form a new company, Heartland Ag, LLC. Attorney Suelter reported that contract with HA Holdco, Inc., will be assigned to Heartland Ag, LLC. The essence of this contract was to develop a water line to the real estate owned by the company north of the north city limits of the city to allow the company to have adequate water to develop its sprayer business. It was reported that his merger will in all likelihood speed up the construction of the business. This was an informational item only.

10. Annual Township Fire Contracts. Fire Chief Mike Napolitano indicated that the new contracts to provide fire protection for the following townships in the following amounts:

Great Bend Township	\$60,147.00
Liberty Township	\$17,969.00
South Bend Township	\$22,718.00
Buffalo Township	\$27,872.00

have been signed by the townships. The amounts to be paid by the townships for 2016 were increased from the 2015 amounts and constituted the first increase in several years. Mr. Henneke made a motion to authorize the Mayor to sign the annual fire contracts with Great Bend Township, Buffalo Township, South Bend Township and Liberty Township. The motion was seconded by Mr. Dawson and passed with all voting in favor.

11. Request for Tree Trimmer License. My Lawn! Consultation Services has made application for a tree trimmer and shrub treater license. City Clerk Amit Patel reported that the applicant has met all qualifications for the license and recommended that the license be approved. Mr. Zinn made a motion to approve the tree trimmer and shrub treater license for My Lawn! Consultation Services. The motion was seconded by Ms. Berryman and passed with all voting in favor.

12. Unsafe and Dangerous Structure at 26 Hickory Street. Building Inspector Lee Schneider and Code Enforcement Officer have filed a written "Complaint and Notice" of an unsafe and dangerous structure with the Governing Body. The complaint and notice is in regards to the structure(s) located on the real estate located at 26 Hickory. City Attorney Robert Suelter reported on the complaint since Code Enforcement Officer Stuart Baker was unavailable due to a medical emergency. The structure on the real estate lacks water service and is not connected to the city sewer system. No adequate heating source is in the mobile home and it appears that the home is heated with a wood burning stove that has been improperly installed creating a health hazard and a fire hazard. Skirting is missing from the mobile home, an illegal fence has been erected and the condition of the real estate constitutes an eminent danger to adjacent property owners and to the public at large. There is an abandoned septic tank on the real estate. Attorney Suelter indicated that Resolution Number 020116-B, if passed, will schedule the matter for hearing on March 21, 2016, at 7:30 p.m. If the matter is scheduled for hearing to determine that the structures on the real estate are unsafe and dangerous, appropriate notices will be mailed

and published as required by law. Mr. Zinn made a motion to adopt Resolution Number 020116-B. The motion as seconded by Ms. Berryman and passed with all voting in favor.

E. ADJOURNMENT

Ms. Berryman made a motion that the meeting be adjourned. The motion was seconded by Mr. Dawson and passed with all voting in favor. The meeting was adjourned at 8:13 p.m.