

City of Great Bend  
September 19, 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, Dana Dawson, Cory Zimmerman and Brock McPherson. Also in attendance were City Administrator Howard Partington, City Attorney Robert Suelter and City Clerk Amit Patel.

### A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on September 19, 2016.
- b) **Claim's Warrant Register #09-19-16:** covering 2016 bills to date in the amount of \$185,265.83.
- c) **Payroll Register P/R 09-02-2016** covering payroll ending September 2, 2016, in the amount of \$276,146.12 and **P/R 09-16-2016** covering payroll ending September 16, 2016, in the amount of \$369,648.25.
- d) **Appointments:** Mayor Allison made no appointments:

Ms. Owen moved, seconded by Mr. Jackson, to approve the consent agenda. The motion passed with all voting in favor.

**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:** There were no councilmember reports.
2. **City Administrator's Update:** City Administrator Howard Partington reported on recent activities of the various city departments.
3. **Community Coordinator Report.** Christina Hayes made her monthly report.
4. **Abatement Requests** The following abatements were presented to the Governing Body:
  - a. 805 Madison. A blue Honda Sedan Is located on the real estate at 805 Madison that is not displaying current registration and/or is not in operable condition constituting a vehicle nuisance. This real estate is subject to Resolution Number 091916-B.

- b. 1111 Morphy. Trash and refuse including, but not limited to, construction debris, demolition debris, tree limbs, yard waste and household trash is located on the real estate at 1111 Morphy constituting an unlawful accumulation. This real estate is the subject of Resolution Number 091916-C.
- c. 2525 16<sup>th</sup> Street. A cream colored Ford is located in the driveway at 2525 16<sup>th</sup> Street that is not displaying current registration and/or is not in inoperable condition constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 091916-D.
- d. 422 Walnut. Trash and refuse including, but not limited to, vehicle tires, vehicle parts, old abandoned furniture, old abandoned appliances, construction debris, demolition debris and household trash is located on the real estate at 422 Walnut constituting an unlawful accumulation. This real estate is the subject of Resolution Number 091916-E.

Mr. Zinn made a motion to adopt Resolutions Number 091916-B to 091916-E. The motion was seconded by Ms. Owen and passed with all voting in favor.

- 5. **Great Bend Boom and Great Bend Bat Cats Facility Lease Agreements.** City Attorney Robert Suelter reported that city staff and Great Bend Recreation Commission staff has met and determined that both the Boom and Bat Cats could use Al Burns Field. The Bat Cats will be using the field only for games and will conduct all their practices at the Community College field. The Boom will use the field for practices and games but will terminate all practices on days that the Bat Cats have games by 12:00 noon. Each team will play approximately twenty home games. Therefore the recommended Lease payment was set at \$750.00 for each team. The scheduling will be worked out between the two organizations and, if they are unable to do so, will be worked out by the city staff and GBRC staff as set out in the agreement. Both organizations have had an opportunity to review the agreement and have indicated a willingness to sign the agreement. Mr. Dawson made a motion to authorize Mayor Allison to sign the agreements with the Great Bend Boom and Great Bend Bat Cats. The motion was seconded by Mr. Jackson and passed with all voting in favor.
  - 5.a. **12. General Obligation Refunding and Improvement Bonds.** By consensus this item was moved up for consideration by the Governing Body. Roger Edgar, of George K. Baum, reported on the progress of the bond issue for water system improvements and the early retirement of outstanding bonds and KDHE indebtedness. After discussion, Mr. Henneke made a motion to adopt Ordinance Number 4303 authorizing the issuance of the general obligation refunding and improvement bonds. The motion was seconded by Mr. Zinn and passed with all voting in favor. Mr. Zinn then made a motion to adopt Resolution Number 091916-A containing the specifics of the issuance of the bonds. The motion was seconded by Ms. Owen and passed with all voting in favor.
- 6. **Unsafe and Dangerous Structures.** Mayor Allison opened the hearing on the structures at 2109, 2111, 2116 and 2119 16<sup>th</sup> Street. Stuart Baker, City Building Official, presented information to the Governing Body concerning the condition of the structures. The owner of the structures, Ida Marie Luse, has been working on the structures. She introduced her contractor, John Melton, and described the improvements to be made. After some discussion, it was pointed out that Stuart Baker had provided information to Mrs. Luse concerning the improvements that were to be made in order to cause the structures to come into compliance with the City's requirements. Mr. Jackson made a motion to continue the hearing until November 21, 2016, at 7:30 p.m. at which time the progress of

the real estate will be discussed. The motion was seconded by Mr. McPherson and passed with all voting in favor.

- 7. Biennial Routine Bridge Inspection Engineering Services Agreement.** City Administrator Howard Partington reported that the engineering firm of Kirkham Michael has carried out the biennial bridge inspection for city bridges as required by the State of Kansas. The cost of the inspection is \$250.00 per bridge or a total of \$1,000.00. Mr. Dawson made a motion to authorize Mayor Allison to sign the Agreement for Engineering Services with Kirkham Michael for the routine biennial bridge inspection for the City's four bridges for a total of \$1,000.00. The motion was seconded by Mr. Zimmerman and passed with all voting in favor.
- 8. Engineering Services Agreement for Vets Park Ballfield Lighting.** City Administrator Howard Partington reported that the existing light poles on Al Burns Field, Veterans South and Veterans North softball fields are past their useful life and are in need of replacement. The lights at the sports complex are much more efficient and provide better light to the fields. Tests of the poles have observed deficiencies indicating that replacement is needed. Ms. Berryman made a motion to authorize Mayor Allison to sign the engineering services agreement with PEC for the engineering and technical services to design and bid out the replacement of the ball field lighting on the two main softball fields and the baseball field at Veterans Memorial Park in the amount of \$11,500.00. The motion was seconded by Mr. Henneke and passed with all voting in favor.
- 9. Conditional Use Permit for 3124 23<sup>rd</sup> Street.** City Attorney Robert Suelter reported that the Great Bend Planning Commission has recommended approval of the requested Conditional Use Permit at 3124 23<sup>rd</sup> Street. This real estate is owned by Kyle and Christy Nemnich who wish to operate a day care center in the home. There were no objections to the conditional use permit at the Planning Commission meeting. A conditional use permit is necessary since the Nemnicks will not be living in the home. It is anticipated that Christy Nemnich will be the only employee. Mr. Henneke made a motion to adopt the findings of fact as prepared by City staff and approved by the Planning Commission. The motion was seconded by Ms. Owen and passed with all voting in favor. Mr. Zinn then made a motion to adopt Resolution Number 091916-F establishing a conditional use permit for the facility at 3124 23<sup>rd</sup> Street. The motion was seconded by Mr. Dawson and passed with all voting in favor.
- 10. Engineering Services Agreement for Police Department Building Assessment.** Police Chief Couch reported on an Engineering Services Agreement with PEC for the development of a plan to more efficiently utilize the space at the Great Bend Police Department. This issue was discussed at the summer tour of facilities. Ms. Owen made a motion to authorize Mayor Allison to sign the engineering services agreement, Work Order 16-02, with PEC for the development of a Police Department Building Assessment for the current police department building in the amount of \$14,100.00. The motion was seconded by Mr. Henneke and passed with all voting in favor.
- 11. Unsafe and Dangerous Structure.** Building Official Stuart Baker presented information to the Governing Body concerning the condition of the home located at 2545 7<sup>th</sup> Street. The complaint and notice that has been provided to the owners, along with pictures demonstrating the condition of the home and real estate. He requested that the Governing Body schedule a public hearing for the demolition of the property. Mr. Henneke made a motion to adopt Resolution Number 091916-G setting a public hearing for a dangerous and unsafe structure located at 2545 7<sup>th</sup> Street. The motion was seconded by Mr. Jackson and passed with all voting in favor.

## **E. ADJOURNMENT**

Ms. Berryman made a motion that the meeting be adjourned. The motion was seconded by Ms. Owen and passed with all voting in favor. The meeting was adjourned at 8:45 p.m.