

GREAT BEND CITY COUNCIL MEETING

May 17, 2021

6:30 p.m.

Location - Events Center in the remodeled addition (southwest room)

The Council meeting will be livestreamed for public to view on our city council Facebook page, <https://www.facebook.com/gbcitycouncil/>.

AGENDA

Members present:

<input type="checkbox"/> Mayor Cody Schmidt	<input type="checkbox"/> Councilmember Cory Urban
<input type="checkbox"/> Councilmember Kevyn Soupiset	<input type="checkbox"/> Councilmember Lindsey Krom-Craven
<input type="checkbox"/> Councilmember Brock McPherson	<input type="checkbox"/> Councilmember Junior Welsch
<input type="checkbox"/> Councilmember Alan Moeder	<input type="checkbox"/> Councilmember Davis Jimenez
<input type="checkbox"/> Councilmember Jolene Biggs	<input type="checkbox"/> Clerk/Finance Director Shawna Schafer
<input type="checkbox"/> Administrator Kendal Francis	<input type="checkbox"/> Attorney Robert Suelter

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on May 3, 2021.
- b) **Claim's Warrant Register 5-17-21:** Covering 2021 bills to date.
- c) **Payroll Register P/R 5-7-21:** Covering payroll ending May 1, 2021 in the amount of \$327,283.71.
- d) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- e) **Agenda:** Approval of agenda as submitted or amended.

B. OLD BUSINESS

C. RECOGNITION OF VISITORS AND ANNOUNCEMENTS

The public is free to comment on items not listed on the agenda. Please address comments to the City Council as a body and be mindful of others who may also wish to speak by limiting comments to 3 minutes.

D. NEW BUSINESS

1. **Councilmember Reports:** Councilmembers will report on the boards and commissions that they serve on.

Recommendation: Informational item.

- 2. Administrators Update:** City Administrator Kendal Francis will present an update on what is happening within the City organization.

Recommendation: Informational item.

- 3. CVB/Community Coordinator Report:** Community Coordinator Christina Hayes will present her monthly report.

Recommendation: Informational item.

- 4. Abatements:** Property Maintenance Enforcement Manager Austin LaViolette will present abatements.

Recommendation: Take action on abatements.

- 5. Rezoning Real Estate:** Landmark Bank has requested that the real estate located on the east side of Sheridan Street between the Buff Car Wash and the dental office be rezoned from R-2 (two-family) to C-2 (general commercial). Landmark acquired the real estate as a part of a real estate transaction. Landmark is selling the real estate to another party who hopes to develop the real estate. The Planning Commission held a hearing in this matter with the only comments received from the audience were from the Landmark Bank representative. The Planning Commission recommended that the rezoning be allowed. City Attorney Robert Suelter will report.

Recommendation: Motion to adopt the Findings of Fact as prepared by City Staff and recommended by the Planning Commission. Motion to adopt Ordinance Number 4369 rezoning the real estate from R-2 to C-2.

- 6. Conditional Use Permit:** Wayne and Daniela Reif have applied for a Conditional Use Permit for the operation of a group home daycare center at 3908 22nd Street by a nonresident non-family member. Currently Daniela lives in the home but wishes to return to the family farm on weekends. She is licensed to operate the home by the State of Kansas and can provide services for up to twelve children. She is operating the home herself at this time and will only provide services for six children unless another person is employed in the home. The home is owned by Reif family members. The Planning Commission held a hearing in request on April 26, 2021. Questions raised at that hearing came from Maurice and Norma Hammeke and from Marlene Feist. The Reifs addressed those questions. The Planning Commission passed a motion accepting the Staff Findings of Fact. The Planning Commission recommended that the request for a Conditional Use Permit be granted by the Governing Body subject to certain conditions to be set out therein. City Attorney Robert Suelter will report.

Recommendation: Motion to adopt the Findings of Fact as prepared by City Staff and recommended by the Planning Commission. Motion to adopt the Conditional Use Permit set out in Resolution Number 051721-.

7. **Amendment to Zoning Ordinance:** Wheatland Electric is constructing a new building facility on east 10th Street to house its operations in the City of Great Bend. A portion of this facility will have a "green park" for demonstrating various alternative generation of electricity. One of these will be a Wind Energy Conversion System (WECs). Currently the City's Zoning Ordinance does not allow WECs within the City limits. This ordinance provides for a WEC within the City in M-1, M-2, and M-3 if a conditional use permit is issued. The permit could be issued for a WEC with a height of not to exceed 45 feet for demonstration purposes only and be required to be set back from all adjoining real estate a distance greater than the height of the WEC so should it fall over it would land on the property owned by the installing entity. A hearing was held at the Planning Commission and the attorney for Wheatland Electric Jim McVay explained the company's plans. Before any Conditional Use permit is granted, the application will have to be submitted and reviewed by the Planning Commission for recommendation and issued by the Governing Body. The Planning Commission recommended that the Governing Body adopt the ordinance. City Attorney Robert Suelter will report.

Recommendation: Motion to adopt Ordinance Number 4370 amending the City's Zoning Ordinance.

8. **ISO Rating:** In February of 2021, the Great Bend Fire Department completed an ISO audit review. ISO (Insurance Service Office) establishes a fire department's rating classification. The City of Great Bend is currently rated at a 3/3Y rating. Effective August 1, 2021 the new rating will be 3 including areas within 5 miles of the fire station and within 1000 feet of a hydrant. The areas located within 5 miles of the fire station but outside of 1000 feet of a fire hydrant will be a protection class 5. This is an improvement over the previous classification of an 8b. The area outside of 5 miles will be a protection class 10 (remains the same). Fire Chief Luke McCormick will report.

Recommendation: Informational item.

9. **Fire Vehicle:** Within the past year the Fire Department has been awarded 2 Homeland Security grants for the purchase of a new 32' Tech Rescue trailer and a Rescue One connector boat with a double stack boat trailer. The vehicle will allow the Fire Department to pull these trailers where and when needed. This vehicle will respond to house fires with our RIT crew and will be equipped with a portable cascade system allowing us to fill air bottles on the scene of a house fire in lieu of having to transport SCBA bottles to Station 2 for filling. We are requesting to purchase the vehicle this year and the supplied air system next year. We received 3 bids and recommending going with Marmies for a total cost of \$77,154. Their bid falls within the City's procurement Policy of the local vendor being within 5% of the low bid. This would be paid out of our capital outlay funds that was budgeted. Fire Chief Luke McCormick will report.

Recommendation: Motion to approve the vehicle purchase from Marmies for a total cost of \$77,154.

ADJOURNMENT

WORKSESSION AGENDA 5/17/2021

1. 2022 Wage Scale & Salaries Discussion