

City of Great Bend
May 17, 2021

REGULAR SESSION

The Governing Body met in Regular Session in the remodeled southwest room of the Events Center. Mayor Cody Schmidt called the meeting to order at 6:30 p.m. with the following present: Councilmembers Junior Welsch, Lindsey Krom-Craven, Davis Jimenez, Jolene Biggs, Kevyn Soupiset, Cory Urban, and Alan Moeder. Absent was Councilmember Brock McPherson. Also in attendance were City Administrator Kendal Francis, City Attorney Robert Suelter, City Clerk/Finance Director Shawna Schafer.

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 in the amount of \$878,763.20.
- 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 made the following appointments:

BOCTEA:

- Reappoint Barry Stalcup
- Reappoint Rick Davis

Building Board of Examiners & Appeals:

- Reappoint Andrew Mingenback

Commission on Aging Board:

- Reappoint Bill King
- Appoint Rickee Maddox

- e) **Agenda:** Approval of agenda as submitted or amended.

Mr. Urban made a motion to approve the consent agenda. The motion was seconded by Mr. Moeder and passed with all voting in favor.

B. OLD BUSINESS: There were no old business.

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

D. NEW BUSINESS

1. **Councilmember Reports:** There were no councilmember reports.
2. **Administrators Update:** City Administrator Kendal Francis presented an update on what is happening within the City organization.
3. **CVB/Community Coordinator Report:** Community Coordinator Christina Hayes presented her monthly report.
4. **Abatements:** Code Enforcement Officer Doug Disque presented the following abatements to the Governing Body:
 - a. **720 Morphy Street:** Trash and refuse including, but not limited to; a branch pile, mattresses, and general refuse that needs to be removed located at 720 Morphy Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 051721-A.
 - b. **2412 Forest Street:** Trash and refuse including, but not limited to; tires and general refuse that needs to be removed located at 2412 Forest Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 051721-B.
 - c. **809 Pine Street:** Trash and refuse including, but not limited to; appliances general refuse that needs to be removed located at 809 Pine Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 051721-C.
 - d. **523 Morphy Street:** Trash and refuse including, but not limited to; a branch pile and general refuse that needs to be removed located at 523 Morphy Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 051721-D.
 - e. **917 Jefferson Street:** Trash and refuse including, but not limited to; a branch pile, construction debris, siding, tires, plastics, car parts, and general refuse that needs to be removed located at 917 Jefferson Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 051721-E.
 - f. **923 Jefferson Street:** Trash and refuse including, but not limited to; a branch pile, scrap iron, construction debris, and general refuse that needs to be removed located at 923 Jefferson Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 051721-F.
 - g. **3821 12th Street:** There is a red car on the property that is not displaying current registration and/or is not in operable condition on real estate 3821 12th Street constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 051721-G.
 - h. **1110 Morphy Street:** There is a white van on the property that is not displaying current registration and/or is not in operable condition on real estate 1110 Morphy Street constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 051721-H.
 - i. **1022 Jefferson Street:** There is a red car on the property that is not displaying current registration and/or is not in operable condition on real estate 1022 Jefferson Street constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 051721-I.

- j. **1415 Jefferson Street:** There is a gold SUV on the property that is not displaying current registration and/or is not in operable condition on real estate 1415 Jefferson Street constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 051721-J.
- k. **3301 Broadway Street:** There is a white car on the property that is not displaying current registration and/or is not in operable condition on real estate 3301 Broadway Street constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 051721-K.
- l. **300 Heizer Street:** Trash and refuse including, but not limited to; wood furniture/cabinetry and general refuse that needs to be removed located at 300 Heizer Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 051721-L.
- m. **223 Holland Street:** Trash and refuse including, but not limited to; a branch pile and general refuse that needs to be removed located at 223 Holland Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 051721-M.
- n. **6013 Broadway Street:** Trash and refuse including, but not limited to; plastic containers, tires, trailer in easement, and general refuse that needs to be removed located at 6013 Broadway Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 051721-N.

Mr. Urban made a motion to approve Resolution Numbers 051721A-N. The motion was seconded by Mr. Welsch and passed with all voting in favor.

- 5. **Rezoning Real Estate:** City Attorney Robert Suelter reported that 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. Ms. Biggs made a motion to adopt the Findings of Fact as prepared by City Staff and recommended by the Planning Commission. The motion was seconded by Mr. Soupiset and passed with all voting in favor. Ms. Biggs made a motion to adopt Ordinance Number 4369 rezoning the real estate from R-2 to C-2. The motion was seconded by Mr. Urban and passed with all voting in favor.
- 6. **Conditional Use Permit:** City Attorney Robert Suelter reported 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. Mr. Moeder made a motion to adopt the Findings of Fact as prepared by City Staff and recommended by the Planning

Commission. The motion was seconded by Mr. Soupiset and passed with all voting in favor. Mr. Soupiset made a motion to adopt the Conditional Use Permit set out in Resolution Number 051721-O. The motion was seconded by Mr. Welsch and passed with all voting in favor.

- 7. Amendment to Zoning Ordinance:** City Attorney reported that 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. Ms. Biggs made a motion to adopt Ordinance Number 4370 amending the City’s Zoning Ordinance. The motion was seconded by Mr. Urban and passed with all voting in favor.

- 8. ISO Rating:** Fire Chief Luke McCormick reported that 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). This was a informational item only.

- 9. Fire Vehicle:** Fire Chief Luke McCormick reported that 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. Mr. Moeder made a motion to approve the vehicle purchase from Marmies for a total cost of \$77,154. The motion was seconded by Mr. Welsch and passed with all voting in favor.

ADJOURNMENT: Ms. Biggs made a motion that the meeting be adjourned. Mr. Moeder seconded this motion and passed with all voting in favor. The meeting was adjourned at 7:06pm.