

GREAT BEND CITY COUNCIL MEETING

May 20, 2024

6:30 p.m.

Location – City Hall Council Chambers

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 Rickee Maddox	<input type="checkbox"/> Councilmember Tina Mingenback
<input type="checkbox"/> Councilmember Alan Moeder	<input type="checkbox"/> Councilmember Davis Jimenez
<input type="checkbox"/> Councilmember Jolene Biggs	<input type="checkbox"/> Attorney Allen Glendenning
<input type="checkbox"/> Administrator Brandon Anderson	<input type="checkbox"/> Clerk/Finance Director Shawna Schafer
<input type="checkbox"/> Assistant Administrator Logan Burns	

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on May 6, 2024.
- b) **Claim's Warrant Register 5-20-24:** Covering 2024 bills to date.
- c) **Payroll Register P/R 5-3-24 and P/R 5-17-24:** Covering payroll ending April 27, 2024, in the amount of \$435,806.55 and payroll ending May 11, 2024 in the amount of \$540,435.91.
- d) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- e) **Annual Blessed Bike Rally:** Authorize blocking off parking stalls on the north side of Lakin Avenue between Kansas Avenue and Main on August 16-18, 2024, for vendors to set up and tear down. Authorize closing Lakin Avenue between Main and Kansas from 8:00am to 11:00pm on August 17, 2024. Authorize individuals to stay overnight in Jack Kilby Square for security of the event on August 16-18, 2024.
- f) **Agenda:** Approval of agenda as submitted or amended.

B. OLD BUSINESS

1. **US56 & McKinley Traffic Signal Upgrade:** In 2019 we applied for a TEAP (transportation engineering assistance program) for 10th and McKinley intersection. Currently, we have only left-turn lanes with no turn signals on

McKinley Street, and it will be changed to protected turn signals. The project is fully funded by Federal and State Aid programs. The city is currently taking care of temporary and permanent easements for the signal improvements. KDOT requests the city to pass a Resolution relating to benefits obtainable under the Federal and State Aid program. This step will give the Secretary of Transportation to act for the city and in its place, obtain such benefits from Federal- Aid HSIP Safety program and enter into an agreement with KDOT. We have also received the proposed agreement from KDOT. There is no local match required. All project costs, project administration, and lighting installation will be the responsibility of the Secretary of Transportation. **This item was tabled on the May 6, 2024 council meeting. Staff is still working on gathering items. No action is recommended currently.**

Recommendation: Informational item.

- 2. Langrehr Field Bathrooms:** Through the Quality-of-Life tax initiative, Langrehr Field bathrooms were set to be a project from the Capital Improvement Plan in 2025 with a total cost of \$200,000. With the recent decision of tabling the Brit Spagh Park Addition, we are proposing to move this project up to this year. We were able to obtain a Sourcewell quote from preferred vendor CXT. This quote is for a Cortez model with dimensions of 10'-3"x17'. The Cortez has two single user fully accessible flush restrooms with simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, 4 gallon water heater, off loaded and set up at site. We have added options for electric hand dryers, exterior mounted ADA drinking fountain, door closures, timed electric lock system and an exterior frost proof hose bib with box. The total quote comes with shipping and engineering fees at \$90,093. This does NOT include site preparation, rough-in plumbing, sidewalks or connection to utilities, we will obtain quotes for those scopes of work after we approve the purchase of the bathrooms due to the lead time of 120-150 days. We would look to place the prefabricated restrooms just to the north of Langrehr Field to tie in to the sewer on 2nd Street and to allow for easy access to the facility without crossing the parking lot. **This item was tabled on the May 6, 2024 council meeting. Staff is still working on gathering items. No action is recommended currently.**

Recommendation: Informational item.

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 wish to speak by abiding by the 3-minute limit. If a large group is present for the same topic, the mayor, in his discretion, may ask that you elect 1 spokesperson, and he could allow a longer time for that individual to speak.

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 Brandon Anderson 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:** Assistant City Administrator Logan Burns will present abatements.

Recommendation: Take action on abatements.

5. **Vacation of Right-of-Way (ROW) on Williams Street for The Landing LLC:** The Landing LLC has requested the vacation of a strip of land 6' wide by 100' long along a portion of their property at the intersection of Forest & Williams. This portion of land would run from the south ROW line of Forest Avenue the entire length of their property which is 100'. Attached in your packet is Exhibit A which describes the vacation. This will allow The Landing LLC to expand upon their plans to create an outdoor courtyard for the community. City staff has reviewed the request as set out in Resolution 011899-A. A notice has been published in the Tribune and mailed to parties required by resolution. No utility companies have denied the request. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to adopt Ordinance No 4437, vacating 6'x100' of Williams Street according to Exhibit A.

6. **Use of Golfcarts, Micro-utility Trucks and Work-Site Utility Vehicles on Certain Streets of Great Bend:** The current Standard Traffic Ordinances adopted by the City prohibit the operation of golf carts, micro-utility trucks and work-site utility vehicles on the streets of Great Bend "unless authorized by [the] city." (STO 114.2, 114.4, 114.5). By separate ordinance, Great Bend has authorized and regulated the use of micro utility trucks. (Great Bend Code Sec. 10.32.140 through 10.32.170). Citizens have approached the administration requesting that the city allow golfcarts as well. Several other cities in the area have ordinances allowing and regulating such vehicles. The proposed

Ordinance would allow and regulate all three types of vehicles in a single new chapter of the Great Bend Code. City Attorney Allen Glendenning will report.

Recommendation: Motion to adopt Ordinance No 4438, permitting and regulating the use of golfcarts, micro-utility trucks and work-site utility vehicles on certain streets within the City of Great Bend.

- 7. Manases Enterprises LLC Rezoning – 1620 Baker Avenue:** Jack Manases spoke on behalf of Manases Enterprises LLC to rezone real estate he purchased from R-2 (Two-Family) to C-2 (General Commercial). Jack plans to park his trailers and equipment inside the lot and then put an 8' tall, screened fence around the property. The issue came up about the size of the lot being unbuildable and because of the size and setbacks, there would be a minimum 10' side yard setback along the east and south side of the property and a 15' front yard setback along the north and west property lines. The width of any building that could be built would only be 12.5' as it is a total of 37.5' wide. It was then discussed among the Planning Commission if they were to reject the rezoning request, it would essentially be a vacant lot for the foreseeable future as the neighbor to the south had not inquired about buying the lot due to it being a rental. The Planning Commission also brought up the fact about if the rezoning request was approved and he did not put a fence up, what would happen? Logan told the Planning Commission as part of C-2 zoning, any storage of material outside that is not inside of a building shall be screened from public view by approved fencing and screening. If the property was not fenced and screened, the applicant would have a zoning violation. City staff had recommended denial of the request in the Findings of Fact due to spot zoning and residential zoning in the immediate vicinity of the subject property, however, if it is denied, it will continue to be a vacant lot due to being an unbuildable corner lot because of the size of the lot. The Planning Commission voted to reject the recommendation by City staff and chose to approve the rezoning request stating that it would be the only practical use of the property due to being unbuildable but only if it was fenced and screened. The Planning Commission rejected the City staff recommendation of denial in the Findings of Fact with a motion of 3-1 and there was then a motion to recommend approval of the rezoning request from R-2 to C-2 with the reasonings of being the only practical use of the property and that it will be fenced and screened. That motion carried with a 3-1 vote. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to adopt Ordinance No 4439, to rezone the subject real estate from R-2 to C-2.

- 8. Executive Session:** An executive session has been requested to discuss information deemed privileged in the attorney-client relation. The executive session shall include the Governing Body, the City Administrator, the Assistant City Administrator, and the City Attorney.

Recommendation: A motion to recess into executive session for a period of _____ minutes to seek legal advice for pending legal matters pursuant to K.S.A. 75-4319(b)(2), consultation with an attorney for the body which would be deemed

privileged in the attorney-client relationship. The regular meeting will resume at ____:____.

- 9. Recess and Reconvene at North Annex Building:** The Governing Body will recess and reconvene over at the North Annex Building at 1217 Williams to take a tour of the building. This will be a part of the open meeting and open to the public if anyone wishes to join the council there. Following the tour, the regular city council meeting will adjourn at the North Annex Building.

Recommendation: A motion to recess for a period of 5 minutes with the regular meeting reconvening at ____:____pm at the North Annex Building.

ADJOURNMENT