

GREAT BEND CITY COUNCIL MEETING

July 15, 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:

__ Mayor Cody Schmidt	__ Councilmember Cory Urban
__ Councilmember Kevyn Soupiset	__ Councilmember Lindsey Krom-Craven
__ Councilmember Rickee Maddox	__ Councilmember Tina Mingenback
__ Councilmember Alan Moeder	__ Councilmember Davis Jimenez
__ Councilmember Jolene Biggs	__ Attorney Allen Glendenning
__ Administrator Brandon Anderson	__ Clerk/Finance Director Shawna Schafer
__ Assistant Administrator Logan Burns	

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on July 1, 2024.
- b) **Claim's Warrant Register 7-15-24:** Covering 2024 bills to date.
- c) **Payroll Register P/R 7-12-24:** Covering payroll ending July 6, 2024 in the amount of \$460,711.89.
- d) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- e) **Resolution 071524-A – 2024 GAAP Waiver:** Approval of Resolution 071524-A, requesting a GAAP Waiver for 2024. Each year the City requests a waiver from the Generally Accepted Accounting Principles (GAAP) for the reporting of Cities financial statements and to allow the City to use the regulatory basis of accounting under the Kansas Municipal Audit & Accounting Guide (KMAAG).
- f) **Tree Trimmers:** Wayne Meeks, DBA Meeks Tree & Lawn, out of Great Bend, Kansas, has applied for a tree trimmers license. All requirements of the ordinance have been completed and recommend approval.
- g) **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 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. **Jesus Carbajal Rezoning – 1013 Hubbard Street:** Jesus Carbajal spoke at the June 24, 2024 to request a rezoning of real estate from R-3 (Multi-Family) to C-2 (General Commercial). This was requested in order for the applicant to build a shop on the property that would store equipment and material inside the shop. The Planning Commission voted 4-2 to recommend approval of the rezoning request to the City Council. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to adopt the findings of fact as prepared by City staff and recommended for approval by the Planning Commission. Motion to adopt Ordinance Number 4438 to rezone the subject real estate from R-3 to C-2.

5. **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. 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. City Council at the June 24, 2024 Planning Commission meeting due to the concerns of commercial zoning in a residential area. After discussion among the PC members, the PC made a motion to accept the Findings of Fact from City staff and recommend denial of the rezoning request to the City Council. The motion passed with a 4-2 vote. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to deny the rezoning request.

- 6. Lease with Tiakkon Operating LLC:** There are currently 14.6 acres of land on the North end of the Airport that has been and is currently being leased for storage of this type. The attached map shows the area which is 14.6 acres. Takkion wished to lease all the acreage but currently we have a month-to-month lease with WATCO for the south 5 acres of the parcel. This lease would be for the remaining 9.6 acres. They desire a 3-year term and at \$365 per acre consistent with the current lease we have with WATCO. WATCO has expressed a desire to continue the 5-acre lease until Dec. 31st 2024. At that time Takkion would like to assume their 5 acres in a future lease or a new one that would encompass the entire 14.6 acres. City Administrator Brandon Anderson will report.

Recommendation: Motion to approve the lease of the 9.6 acres under the terms of the lease agreement.

- 7. Heizer Park Improvements:** Heizer Park improvements is a project that will be utilizing a grant from the Land & Water Conservation Fund for \$161,260. This was a grant that our previous City Administrator had applied for in 2022 and we were awarded in October 2022. The grant requires a local city match of \$200,000 which we are planning to use the remaining funds from the Langrehr field bathrooms of \$85,000 and the City had set aside \$100,000 in 2023 in end of year transfers. This would leave approximately \$15,000 to transfer in to utilize the LWCF grant. City staff put together a scope project after a conceptual estimate had given an over-budget project total of approximately \$3M. City staff will be looking to install a Musco Mini-Pitch double court system along with providing a CXT Cortez restroom facility. This price also includes irrigating the entire park, new basketball goals, new sand volleyball net, fencing and netting behind a new soccer field. We are looking for Council approval for the bids of four contractors to start the project and individual purchases of netting, fencing and goals will be placed. City staff recommends approval of these items after the items were bid out and from a Sourcewell quote. Musco Mini-Pitch Double Pitch system with electrical at \$128,750.00, Ramirez Construction for the 79'x88"x5" slab for the mini-pitch system for \$43,450.00, Superior Sprinklers LLC for the irrigation of the park for \$26,880.50, CXT Restrooms for the Cortez model for \$94,093.00. There is approximately \$30,000 left in the budget that we could possibly install a pavilion similar to what we did at the splash pad. We can move forward with this item or wait until the project is going and bring this item

back for consideration at a later date. KDWP might need to see the total project budget before approval but I would recommend approval of the pavilion should we need a final project. Once approved by City Council, we will submit this project to the KDWP for project approval and begin procuring items. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to approve the bid from Musco for a mini-pitch double pitch system with electrical for \$128,750. Motion to approve the bid from Ramirez Construction for the 79x88x5 slab for \$43,450.00. Motion to approve the bid from Superior Sprinklers LLC for the irrigation of the park for \$26,880.50. Motion to approve the bid from CXT Restrooms for the cortex model for \$94,093.00.

8. **Executive Session:** An executive session has been requested to discuss economic development matters that will include confidential financial information and trade secrets of a business. The executive session shall include the Governing Body, the City Administrator, the Assistant City Administrator, the City Attorney, Economic Development President Sara Arnberger, and Bond Counsel Dominic Eck with Gilmore Bell.

Recommendation: Motion to recess to executive session for ___ minutes to discuss economic development matters that will include confidential financial information and trade secrets of a business pursuant to the data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships exception under K.S.A. 75-4319(b)(4). The meeting will resume at __: __pm.

ADJOURNMENT