

REGULAR SESSION

The Governing Body met in Regular Session in the City Council Chambers. Council President Cory Urban called the meeting to order at 6:30 p.m. with the following presents: Councilmembers, Alan Moeder, Kevyn Soupiset, Jolene Biggs, and Tina Mingenback. Also in attendance were City Administrator Brandon Anderson, Assistant City Administrator Logan Burns, City Attorney Allen Glendenning, and City Clerk/Finance Director Shawna Schafer. Absent was Mayor Cody Schmidt as well as Councilmembers Rickee Maddox, Davis Jimenez, and Lindsey Krom-Craven.

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 in the amount of \$622,251.13.
- 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:** Council President Cory Urban made no appointments.
- 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.

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

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.

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 Spaugh 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.**

C. RECOGNITION OF VISITORS AND ANNOUNCEMENTS

- Rick Beedy who lives at 2401 Jefferson spoke to the Governing Body about concerns with people parking on his sidewalk and blocking his driveway. Mr. Urban would like staff to investigate this matter.
- Brad Shirer addressed the Governing Body, offering his thanks and congratulations on the new Splash Pad stating what a great addition it is to Vets Park.

D. NEW BUSINESS

1. **Councilmember Reports:** There were no Councilmember reports.
2. **Administrators Update:** City Administrator Brandon Anderson 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:** Assistant City Administrator Logan Burns presented abatements.
 - A. **915 Jefferson:** There is trash and refuse on the property including, but not limited to: **Garbage and Refuse** and that said unlawful accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Code of Ordinances of the City of

Great Bend, Kansas. This real estate is located at 915 Jefferson and is the subject of Resolution Number 052024-A.

Mr. Soupiset made a motion to approve Resolutions 052024-A. The motion was seconded by Mr. Moeder and passed with all voting in favor.

- 5. Vacation of Right-of-Way (ROW) on Williams Street for The Landing LLC:** Assistant City Administrator Logan Burns reported that 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. Mr. Urban made a motion to adopt Ordinance No 4437, vacating 6'x100' of Williams Street according to Exhibit A. The motion was seconded by Ms. Biggs and passed with all voting in favor.
- 6. Use of Golfcarts, Micro-utility Trucks and Work-Site Utility Vehicles on Certain Streets of Great Bend:** City Attorney Allen Glendenning reported that 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. Mr. Soupiset made a 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. The motion was seconded by Ms. Mingenback with 4 voting in favor and Mr. Urban voting against. Since a majority of all the members-elect of the council did not vote in favor of the ordinance, Ordinance 4438 does not pass.
- 7. Manases Enterprises LLC Rezoning – 1620 Baker Avenue:** Assistant City Administrator Logan Burns reported that 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. Ms. Biggs noted that once it is zoned commercial, any business, like a welding shop, could technically take over the lot, which she personally would not like next to her residential home. Ms. Biggs made a motion to send Ordinance No 4439 back to the Planning Commission for further consideration about concerns with a commercial property being located in a residential area. The motion was seconded by Ms. Mingenback and passed with all voting in favor.

- 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. Ms. Biggs made a motion to recess into executive session for a period of 15 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 motion was seconded by Mr. Moeder and passed with all voting in favor. The regular meeting will resume at 7:18. The regular meeting resumed at 7:18pm and no action was taken.

- 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. Ms. Biggs made a motion to recess for a period of 5 minutes with the regular meeting reconvening at 7:23 pm at the North Annex Building. The motion was seconded by Mr. Soupiset and passed with all voting in favor. The regular meeting resumed at 7:23pm at the North Annex Building. A tour was given to the Governing Body. No action was taken.

ADJOURNMENT

Mr. Urban made a motion that the meeting be adjourned. Ms. Biggs seconded the motion and passed with all voting in favor. The meeting was adjourned at 7:31 p.m.