

GREAT BEND CITY COUNCIL MEETING

February 6, 2012

7:30 p.m.

AGENDA

Members present:

<input type="checkbox"/> Mayor Mike Allison	<input type="checkbox"/> Councilmember Allene Owen
<input type="checkbox"/> Councilmember Bill Berryman	<input type="checkbox"/> Councilmember Ken Roberts
<input type="checkbox"/> Councilmember Mitch Haney	<input type="checkbox"/> Councilmember Dana Dawson
<input type="checkbox"/> Councilmember Joel Jackson	<input type="checkbox"/> Councilmember Randy Myers
<input type="checkbox"/> Councilmember Dale Westhoff	<input type="checkbox"/> Administrator Howard Partington
<input type="checkbox"/> Attorney Robert Suelter	<input type="checkbox"/> Clerk Wayne Henneke

A. OPENING PRAYER

B. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on January 16, 2012.
- b) **Claim's Warrant Register #2-6-12:** covering 2012 bills to date.
- c) **Payroll Register P/R 1-27-2012** covering payroll ending January 21, 2012 in the amount of \$335,383.28.
- d) **Appointments:** Mayor Allison will make appointments as needed.

C. OLD BUSINESS

D. RECOGNITION OF VISITORS AND ANNOUNCEMENTS

E. NEW BUSINESS

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

Recommendation: Informational item.

2. **City Administrator's Update:** City Administrator Howard Partington will present an update on what is happening within the city organization. He may also present responses to "Fact or Fiction".

Recommendation: Informational item.

- 3. Economic Development Report:** Chamber President/CEO Jan Peters will present her monthly economic development report.

Recommendation: Informational item.

- 4. Abatement Request:** An abatement will be presented.

Recommendation: Take action on abatement.

- 5. Recognition of D.A.R.E. Essay Winners:** Essay winners from the recently completed D.A.R.E. classes from Eisenhower, Jefferson, and Lincoln Schools will be recognized for their winning essays. They will have their pictures taken with Mayor Allison and all Councilmembers present. The students will not read their essays. Officers Jefferson Davis and William Widiger will be present to introduce the students and their teachers.

Recommendation: D.A.R.E. essay winners will be recognized for their winning essays and have their pictures taken with the governing body.

- 6. Resolution of Support for Housing Tax Credits:** At the January 16th Council Meeting a resolution of support for Housing Tax Credits for Bedford Place was approved. A revised resolution is attached for your consideration as they have added Lots 17-23 to the project and they may have to substitute some of the lots for the ones listed originally due to environmental reasons.

Recommendation: Motion to adopt the resolution of support for the Housing Tax Credits for Bedford Place.

- 7. Railroad Avenue Improvements:** Barton County and City of Great Bend staff members have been discussing possible improvements to Railroad Avenue between Main Street and Washington Avenue. County Engineer Clark Rusco has provided cost estimates for reconstruction of the roadway and also estimates for overlaying the existing roadway. Attached are copies of his estimates for the two options. The estimates show approximately \$1,070,000 for reconstruction of the roadway and approximately \$103,000 for a 4 inch overlay of the existing roadway. The street is partially city owned and partially county owned. The ownership breakdown is 70.3 % county and 29.7 city. It is recommended that the costs be shared in relation to the ownership. Barton County is also considering this matter on the same day. Staff's recommendation is to proceed with the 4 inch overlay this year as the money for the reconstruction would have to be budgeted over a period of years by both the county and city. Howard Partington will report.

Recommendation: Motion to partner with Barton County to install a 4 inch overlay on Railroad Avenue from Main Street to Washington Avenue using a 70.3% county and 29.7% city cost share on the approximately \$103,000 project.

- 8. Annual Township Fire Service Contracts:** Attached is a memo from Fire Chief Mike Napolitano regarding the annual fire protection contracts for 2012. Also attached is a copy of one of the contracts. Chief Napolitano will report.

Recommendation: Motion to authorize Mayor Allison to sign the annual fire contracts with Great Bend, Buffalo, South Bend and Liberty Townships.

- 9. Updates to Cemetery Rules and Regulations:** The Great Bend Cemetery Board wishes to present for your approval updates to the Cemetery Rules and Regulations. Board Chair Carol Arnall will be present to discuss any questions that you may have. Changes are shown in red.

Recommendation: Motion to approve the updates to the Cemetery Rules and Regulations.

- 10. Broadway and Harrison Intersection:** Attached is a memo from City Engineer Robert Winiecke regarding the intersection of Broadway Avenue and Harrison Street. The City Council directed the city engineer to provide an update on the traffic related accidents at this intersection six months after the changes were made to the intersection. That time has passed and Mr. Winiecke is presenting his findings and recommendation. Mr. Winiecke will report.

Recommendation: Motion to accept the report from City Engineer Robert Winiecke and follow his recommendations regarding the intersection.

- 11. Resolution of Support for Grant Submission:** At the January 16th Council Meeting Robert Winiecke was authorized to submit a grant application for a WaterSMART grant to help pay for upgrades to two water wells. Attached is a resolution of support for that application. Mr. Winiecke will report.

Recommendation: Motion to adopt resolution of support for the submission and funding for a WaterSMART grant to help pay for upgrades to two water wells.

12. Agreement for Building on City Owned Land: Attached is a memo from City Attorney Bob Suelter regarding a proposed agreement with the Estate of Claudie E. Southard relating to a building that is located on city owned land. Also attached is a copy of the proposed agreement and map showing the area that is being discussed.

Recommendation: Motion to authorize Mayor Allison to sign the agreement regarding a building owned by the Claudie E. Southard Estate that is located on city owned land.

13. Wind Generators in City Limits: The Planning Commission discussed the issue of wind generators being allowed in the city limits again at their January 30th meeting. It was decided at that time that they want to await further developments relating to the wind generators in Larned.

Recommendation: Informational item.

14. Great Bend Coop Conditional Use Permit for Fertilized Containment Expansion: The Great Bend Cooperative proposes to build an addition to the existing dry fertilizer shed. This new addition will also contain new state of the art fertilizer equipment. In addition to the new building. The site will also be regraded in order to provide a new roadway and drainage of storm water from the site. The plans have been reviewed and approved for a permit by KDHE. The Co-Op is to break ground this year with an anticipated completion date of June of 2012.

Recommendation: Open the Public Hearing. Motion to Close the Public Hearing. Motion to accept the findings of fact. Motion to accept the Planning Commission's recommendation of Resolution 020612-_____ approving the Conditional Use Permit for the purpose of the Great Bend Co-Op expanding their current Fertilizer Containment Facility from 800 sq ft to 4,800 sq ft with the specified conditions contained therein.

15. SUBDIVISION REPLAT for Ron Straub: Mr. Straub proposes a replat of the property located in Tract 10, situated between 28th Street, 29th Street, Adams Street, and Washington Avenue, known as Block 2 in the Replat of Block 2 of Gunn "7" Subdivision and a replat of a part of the tract Number 10, City of Great Bend, Kansas. Mr. Straub intends to develop eight parcels that would contain market rate housing. A rezoning application for the same property has been submitted and will be heard by the Planning Commission in February.

Recommendation: Open the public hearing. Motion to close the public hearing. Motion to adopt the findings of fact. Motion to accept the Planning Commission's recommendation of Resolution Number 020612-_____ Approving the Gunn Number 7 Addition to the City of Great Bend, Kansas being a replat of Block 2 of Gunn "B" subdivision and a Replat of a part of Tract Number 10, City of Great Bend, Kansas and subject to certain contingencies as set out therein.

16. Update on Convention Center: Bob Suelter and Howard Partington will discuss issues relating to the Convention Center. There may be some issues that staff will seek the governing body's approval.

Recommendation: Discuss issues relating to the Convention Center. Make decisions as may be appropriate.

F. ADJOURNMENT