

## REGULAR SESSION

The Governing Body met in Regular Session in the City Council Chambers. Mayor Cody Schmidt called the meeting to order at 6:30 p.m. with the following present: Councilmembers Cory Urban, Natalie Towns, Lindsey Krom-Craven, Davis Jimenez, Brock McPherson, Jolene Biggs, Kevyn Soupiset and Alan Moeder. Also in attendance were City Administrator Kendal Francis and City Attorney Alan Glendenning and City Clerk/Finance Director Shawna Schafer.

### OPENING: PLEDGE OF ALLEGIANCE

#### A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on January 17, 2022.
- b) **Claim's Warrant Register 2-7-22:** Covering 2022 bills to date in the amount of \$ 481,149.75.
- c) **Payroll Register P/R 1-28-22:** Covering payroll ending January 22, 2022, in the amount of \$402,161.46.
- d) **Tree Trimmers License:** Maverick's Tree Service (Maverick Riegel) out of Great Bend, KS has applied for a tree trimmers license. Application has been received along with payment and copy of the insurance.
- e) **Change of Date for the Next Regular Council Meeting:** The next regular council meeting falls on Presidents Day, February 21, 2022, which is a Holiday observed by the City. It is recommended that the meeting be held on Tuesday, February 22, 2022 at 6:30 p.m.
- f) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- g) **Agenda:** Mayor Schmidt amended the agenda to remove the Economic Development report and added an executive session to discuss the acquisition of real property.

Mr. Urban made a motion to approve the amended agenda. The motion was seconded by Ms. Krom-Craven and passed with all voting in favor.

**B. OLD BUSINESS:** There was no old business.

#### C. RECOGNITION OF VISITORS AND ANNOUNCEMENTS:

- Chad Burroughs addressed governing body about the retirement plan.

- Bruce Ball addressed governing body about abatements and a reduction of fees charged to him for an abatement on his property at 2418 Lakin. No action was taken.

## 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. The majority of the council would like to spend more time looking at re-districting the wards for the city.
3. **Abatements:** Code Enforcement Leo Espino presented the following abatements:
  - A. **804 Adams St:** There is trash and refuse on the property including, but not limited to: bricks, trash and general refuse that needs to be removed, located at 804 Adams St. This real estate is the subject of Resolution Number 020722-A.
  - B. **1015 Holland St:** There is trash and refuse on the property including, but not limited to: tires, scrap metal general refuse that needs to be removed, located at 1015 Holland St. constituting an unlawful accumulation. This real estate is the subject of Resolution Number 020722-B.
  - C. **1401 Jefferson St:** There is trash and refuse on the property including, but not limited to: wooden pallets and general refuse that needs to be removed, located at 1401 Jefferson St. constituting an unlawful accumulation. This real estate is the subject of Resolution Number 020722-C.
  - D. **1439 18th St:** There is trash and refuse on the property including, but not limited to: fencing and general refuse, that needs to be removed, located at 1439 18th St. constituting an unlawful accumulation. This real estate is subject of Resolution Number 020722-D.
  - E. **1814 Adams St:** There is trash and refuse on the property including, but not limited to: sheet metal, scrap metal and general refuse that needs to be removed, located at 1814 Adams St. constituting an unlawful accumulation. This real estate is the subject of Resolution Number 020722-E.
  - F. **232 Maple St:** There is a maroon-colored SUV and a gray colored SUV on the property that are either not displaying current registration, and/or are not in operable condition, and that said motor vehicle(s) constitute a nuisance pursuant to Section 10.20.030 of the Code of Ordinances of the City of Great Bend, Kansas located at 232 Maple St. This real estate is the subject of Resolution Number 020722-F.
  - G. **2214 Polk St:** There is a black-colored passenger car on the property that is either not displaying current registration, and/or is not in operable condition, and that said motor vehicle(s) constitute a nuisance pursuant to Section 10.20.030 of the Code of Ordinances of the City of Great Bend, Kansas located at 2214 Polk St. This real estate is the subject of Resolution Number 020722-G.

Mr. Soupiset made a motion to approve Resolution Numbers 020722A-G. The motion was seconded by Ms. Biggs and passed by a vote of 5-3, with Mr. Moeder, Ms. Towns, and Mr. Jimenez voted no.

4. **Unsafe and Dangerous Structure 2555 19<sup>th</sup> Street:** City Attorney Allen Glendenning reported that the garage located at the southwest corner of real estate 2555 19<sup>th</sup> Street, 19<sup>th</sup> and Washington, has been inspected by the Code Enforcement Department and the Building Inspector. They have determined that the structure is unsafe and dangerous. By Resolution 110121-M, the Governing Body set a hearing for December 20, 2021, to allow any owner, agent lienholder or occupant to appear and show cause why the structure should not be removed. Resolution 1101021-M was mailed and

published. Proof of publication and mailing is attached. The record owner sent a letter stating that he will be unable to appear because he is in jail in Arkansas. He expects to be out of jail in early January and states that he has already obtained financing to repair the garage as well make other repairs and improvements on the property and intends to start the work in the spring of 2022. (Attached). On December 20, 2021, the Council voted to continue the hearing to February 7, 2022 to allow the owner an opportunity to get out of jail, provide more information, remove personal property from the structure and attend the hearing. City Attorney Allen Glendenning sent a letter advising the owner of the continuance and requesting more information and removal of personal property. The owner has not responded. Mr. Urban made a motion to approve Resolution Number 020722-H. The motion was seconded by Ms. Biggs and passed by a vote of 7-1, with Mr. McPherson voting no.

- 5. Unsafe and Dangerous Structure at 1923 Holland:** City Attorney Allen Glendenning reported that the single-family dwelling located at 1923 Holland has been inspected by the Code Enforcement Department and the Building Inspector. They have determined that the structure is unsafe and dangerous. By Resolution 122021-T the Governing Body set a hearing for February 7, 2022, to allow any owner, agent lienholder or occupant to appear and show cause why the structure should not be removed. Resolution 122021-T was mailed and published. Proof of publication and mailing is attached. The owner has not responded. Ms. Krom-Craven made a motion to approve Resolution Number 020722-I. The motion was seconded by Mr. Soupiset and passed by a vote of 7-1, with Mr. McPherson voting no.
- 6. Public Hearing Request for 1210 Morton Street:** Code Enforcement Art Keffer reported that the the garage located at the real estate 1210 Morton Street has been inspected by the Code Enforcement Department and the Building Inspector. They have determined that the structure is unsafe and dangerous. This was before the council on 12/20/21 but there is a lienholder that did not receive a mailing of the first resolution, and this will allow that notice to be given. Ms. Biggs made a motion to approve Resolution Number 020722-J. The motion was seconded by Mr. Moeder and passed with all voting in favor.
- 7. CDBG Bid Approval:** City Administrator Kendal Francis reported that we recently let bids for the mill and overlay of approximately 13 blocks of Broadway between Polk & Morton Streets as well as the reconstruction of the intersection at 19<sup>th</sup> & Harrison. We received 1 bid from Venture Corporation in the amount of \$1,079,640.50. This project is partially funded by a Community Development Block Grant, which will reimburse the City 50% of eligible costs up to \$600,000. As this is a federal grant, we must file and be approved for a single-source provider waiver. The team recommends approving the contract with Venture Corporation contingent on approval of the single-source bid waiver. Ms. Biggs made a motion to approve the contract with Venture Corporation in for \$1,079,640.50. The motion was seconded by Mr. Urban and passed with all voting in favor.
- 8. Police & Municipal Court Building Update & Budget Discussion:** Mitch Binns with McCown-Gordan and Mitch Cook with GLMV reported that the accompanying master budget is a comprehensive accounting of the project costs. It is important to remember that this is conceptual and not the Guaranteed Maximum Price. As you can see, we currently stand \$383,829 over budget. However, there are significant contingencies built into the Total Project Cost. City Administrator Kendal Francis noted if needed, Coronavirus Aid, Relief & Economic Security (CARES) funds are available to cover the

upfront cost overages. The sales tax is expected to generate excess revenues. Those revenues could then be used to replace CARES funding. After much discussion, Ms. Krom-Craven made a motion to approve the conceptual design & budget estimates and authorize moving forward with the new Police Department building project. The motion was seconded by Mr. Moeder and passed by a vote of 5-3, with Mr. McPherson, Ms. Biggs and Mr. Jimenez voted no.

9. **Executive Session:** Mr. Urban made a motion to recess to executive session for a period of 15 minutes to discuss the purchase of real property pursuant to the acquisition of real property exemption, K.S.A 75-4319(b)(6). The regular meeting will resume at 8:11p.m. The motion was seconded by Ms. Biggs and passed with all voting in favor.

Mayor Schmidt called the meeting back to order at 8:11pm.

## **ADJOURNMENT**

Ms. Biggs made a motion that the meeting be adjourned. Mr. Soupiset seconded the motion and passed with all voting in favor. The meeting was adjourned at 8:13pm.