

City of Great Bend
May 6, 2019

REGULAR SESSION

The Governing Body met in Regular Session in the City Council Chambers. Mayor Joe Andrasek called the meeting to order at 6:30 p.m. with the following present: Councilmembers Andrew Erb, Jessica Milsap, Dana Dawson, Jolene Biggs, Chad Somers, Cory Urban, Dan Heath, and Brock McPherson. Also in attendance were City Administrator Kendal Francis, City Attorney Robert Suelter and City Clerk Shawna Schafer.

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on April 15, 2019.
- b) **Claim's Warrant Register 5-6-19:** Covering 2019 bills to date in the amount of \$1,251,072.65.
- c) **Payroll Register P/R 4-26-19:** Covering payroll ending April 20, 2019 in the amount of \$429,556.03.
- d) **Appointments:** Mayor Andrasek made the following appointments:

Economic Development Committee:

- Mayor Joe Andrasek
- Councilmembers Jolene Biggs, Chad Somers, Dana Dawson, and Cory Urban

Board Appointments:

Airport Advisory Board:

- Steve Dyer
- Jim Hayes
- Mark Kitch

Board of Construction, Trades, Examiners, & Appeals (BOCTEA):

- Steve Dyer
- Dennis Call
- Todd Anspaugh

Building Board of Examiners & Appeals:

- David Thomas

Zoning Board of Examiners and Appeals:

- Todd Anspaugh

Tree Board:

- Gary Pinkall

Commission on Aging:

- Nancy Rogers
- Beverly Komarek

Humane Society:

- Ken Roberts
- Pamla Lewis

Great Bend Public Library:

- Krista Smith

- e) **Tree Trimmers License:** Gray Tree Trimming out of Russell, KS with the responsible person Aaron Gray has applied for a Tree Trimmers License. Application has been received along with payment and copy of the insurance.
- f) **Agenda:** Approval of agenda as submitted or amended.

Mr. Dawson 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: There was no old business.

C. RECOGNITION OF VISITORS AND ANNOUNCEMENTS

1. **Fireworks Sales:** Russell Snyder with Discount Fireworks addressed council to change the hours of sale for fireworks from 10am-10pm to 8am-12am on June 27th – July 4th to mirror the County. Staff doesn't have any objection except for July 4th, since shooting fireworks off on July 5th is not allowed, it does not make sense to stay open until midnight. Council has no objection to the proposal and agreed with the hours on July 4th that staff recommended. City Attorney Robert Suelter will bring an amended City Ordinance changing the hours to June 27th – July 3rd from 8am to 12am and July 4th from 8am to 10pm at a later council meeting.

D. NEW BUSINESS

2. **Councilmember Reports:** There were no councilmember reports.
3. **Administrators Update:** City Administrator Kendal Francis presented an update on what is happening within the City organization.
4. **Economic Development Report:** Chamber Board President AJ Crest presented the monthly economic development report.
5. **8th Street Project Assessment Costs:** City Clerk/Finance Director Shawna Schafer reported that the 8th Street Pavement and Sewer/Water improvements has been completed and paid for using monies from the temporary note that was approved and

issued to the City. The final assessment costs for the street improvements, sanitary sewer improvements, and the water improvements for \$707,419.88, \$61,456.25, \$96,123.87, respectively, for a total project cost of \$865,000.00. A notice will be mailed to each property owner notifying them of the assessed costs and the date and time of the public hearing for the purpose of hearing any and all written or oral objections to the respective assessments set forth. Ms. Biggs made a motion to approve each of the documents (Exhibit A, B, C, & D), establish May 20, 2019 at 6:30pm, or as soon thereafter, for the public hearing, cause the City Clerk to publish the Notice of Public Hearing in the official City newspaper not less than 10 days prior from public meeting date, mail the Form of Notice of Hearing and Statement of Cost Proposed to be Assessed to each and all owners of property affected by such assessments on the same date as the publication of Notice of Public Hearing, and to file each of the documents of record in the office of the City Clerk and Make the same available for public inspection. This motion was seconded by Mr. Erb and passed with all voting in favor.

6. Williams Street and Kansas Avenue Paving Improvements: On-Call City Engineer Josh Golka reported that the bid opening for the Williams Street and Kansas Avenue Paving Improvements was held on April 30, 2019. The project includes resurfacing (2" mill and overlay) and striping of Williams Street and Kansas Avenue from 10th Street to 16th Street. The City received one bid. The low, qualified bidder was Venture Corporation with a total base bid of \$625,215.00. There was one alternate for Council consideration: Resurfacing and Striping of the Great Bend Senior Center for \$40,295.00. The total contract bid is \$665,510.00. Mr. Dawson made a motion to approve bid to low qualified bidder Venture Corporation for Base Bid and Alternate for a total of \$665,510.00. This motion was seconded by Mr. Urban and passed with all voting in favor.

7. Amber Meadows Groundwater Study: On-Call City Engineer reported that the City was contacted by property owners in Amber Meadows subdivision regarding continuous water infiltration resulting in constant de-watering via basement sumps. An analysis of the area is needed to determine possible options for controlling the groundwater table which may necessitate improvements to City infrastructure. Restrictions such as building code and water conservation will also be considered. PEC and SCS Engineers (Groundwater Specialists) propose to perform the necessary analysis on the basis of a standard hourly agreement not to exceed \$25,000.00. City Administrator Kendal Francis stated that staff does not recommend this study as this is an issue with the groundwater table and the City cannot control the groundwater. This would also set a precedent, where other neighborhoods would want the same study.

At 7:31pm, the tornado warnings were issued and the Mayor announced to recess until 8:00pm.

At 8:00pm, the Mayor called the meeting to order.

Discussion resumed about the water issue at Amber Meadows. There was much discussion amongst Council and hearing from the citizens about the concerns they have in decreasing property value and the future development at Amber Meadows. Councilmember Somers suggested that if we did agree to the study we could add \$500-\$1000 to the price of the lots that the City owns that is sold in the future to recoup some of the money that would be spent from the study. Mr. Heath made a motion to approve the groundwater study from PEC and SCS Engineers not to exceed \$25,000.

This motion was seconded by Ms. Milsap and passed by a vote of 5-4 (Mayor breaking the tie), with Mr. Dawson, Mr. McPherson, Mr. Urban, and Mr. Erb voting no.

- 8. Unsafe and Dangerous Structure Located at 401 Plum:** City Attorney Robert Suelter and Code Enforcement Office Stuart Baker reported that on March 18th, 2019, the council passed a resolution setting this matter for hearing at the May 6th, 2019 meeting to determine if an unsafe and dangerous structure was located at 401 Plum. Mayor Andrasek opened for public hearing. No public comment was made. Mr. Urban made a motion to close public hearing. This motion was seconded by Mr. Erb and passed with all voting in favor. Mr. McPherson then made a motion to approve Resolution 050619-A and direct that the structure be razed by the owner and not razed within the time frame set out to be razed by the City. This motion was seconded by Mr. Erb and passed with all voting in favor.
- 9. Unsafe and Dangerous Structure Located at 2111 Hubbard:** City Attorney Robert Suelter and Code Enforcement Office Stuart Baker reported that on March 18th, 2019, the council passed a resolution setting this matter for hearing at the May 6th, 2019 meeting to determine if an unsafe and dangerous structure was located at 2111 Hubbard. Mayor Andrasek opened for public hearing. No public comment was made. Mr. McPherson made a motion to close public hearing. This motion was seconded by Mr. Urban and passed with all voting in favor. Mr. Erb then made a motion to approve Resolution 050619-B and direct that the structure be razed by the owner and not razed within the time frame set out to be razed by the City. This motion was seconded by Ms. Milsap and passed with all voting in favor.
- 10. Abatements:** Property Maintenance Enforcement Manager Austin LaViolette presented the following abatement to the Governing Body:

 - c. 1201 Odell Street:** Trash and refuse including, but not limited to; tree limbs/branches, construction materials, and other general trash that needs to be removed located at 1201 Odell Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 050619-C.
 - d. 2019 Holland Street:** There is a red chevy car on the property that is not displaying current registration and/or is not in operable condition on real estate 2019 Holland Street constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 050619-D.
 - e. 1212 Baker Street:** There are tires on the property that needs to be removed located at 1212 Baker Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 050619-E.
 - f. 2418 Lakin Street:** There is a silver and blue pickup on the property that is not displaying current registration and/or is not in operable condition on real estate 2418 Lakin Street constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 050619-F.
 - g. 1412 11th Street:** There are tires and other general refuse on the property that needs to be removed located at 1412 11th Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 050619-G.
 - h. 2115 Hubbard Street:** There are tires and appliances on the property that needs to be removed located at 2115 Hubbard Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 050619-H.

Mr. Urban made a motion to approve Resolution Numbers 050619C-H. The motion was seconded by Mr. Erb and passed with all voting in favor.

11. Fire Chief Truck Replacement: Fire Chief Luke McCormick reported that in the 2019 budget, we budgeted for the replacement of the Fire Chief's pick-up. The current pick-up has approximately 108,000 miles. We received information from Superior Emergency Response Vehicles (SERV) in Andover, KS regarding a 2017 Chevy Tahoe SSV (approximately 15,500 miles) demo vehicle they had available for purchase. In early April, Chief McCormick and Administrator Francis met with Andy from SERV and viewed the vehicle. The vehicle does meet the cities needs and is equipped with 800 radio, emergency lighting package, siren, dash camera, custom center console with portable radio chargers, custom rear equipment and bunker storage box with Incident Command board and upgraded Kevlar tires. The 2017 Tahoe will come with the remainder of the factory warranty (about 18-months) and the remaining 5-year warranty on the lighting. The cost for the 2017 Tahoe is \$39,750. A comparable 2019 government pricing Chevy Tahoe SSV was \$37,250 for vehicle purchase plus an additional \$12,000 to \$16,000 for lighting, sirens, compartments, radio and instillation of equipment. We are presenting this as an option for council to consider. The staff is comfortable purchasing the demo vehicle or waiting until later in the year when the government pricing becomes available for local option. Mr. Urban made a motion to approve the purchase of the demo vehicle from the SERV for \$39,750. This motion was seconded by Mr. Heath and passed with a voting in favor.

12. Crest Theatre Memorandum of Understanding: City Attorney Robert Suelter and City Administrator Kendal Francis report that the City has contracted with Glassman Corporation for the Crest Theatre HVAC replacement for \$572,700. The City had budgeted \$350,000 for the project but has made other funds available so the project can be completed. The Board of Directors of the Crest Theatre have agreed to cooperate and make their best effort to assist the City in securing the additional funds. Mr. Somers made a motion to authorize Mayor Andrasek to sign the Memorandum of Understanding with the Theatre Board. This motion was seconded by Mr. Heath and passed with all voting in favor.

13. Request for Executive Session: Mr. Dawson made a motion to recess into executive session for a period of 10 minutes to discuss information deemed privileged in the attorney-client relationship concerning city property with the regular meeting to resume in the City Council Chambers at 9:15pm. This motion was seconded by Ms. Biggs and passed with all voting in favor. Mayor called meeting to order at 9:15pm. No action was taken.

ADJOURNMENT: Mr. Heath made a motion that the meeting be adjourned. Mr. Erb seconded this motion and passed with all voting in favor. The meeting was adjourned at 9:15pm.