

City of Great Bend  
July 16, 2018

## 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, Vicki Berryman, Cory Zimmerman, Jolene Biggs, Joel Jackson, Corey Urban, Dan Heath and Brock McPherson. Also in attendance were Interim City Administrator George Kolb, City Attorney Robert Suelter and City Clerk Shawna Schafer.

### A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on July 2, 2018.
- b) **Claim's Warrant Register #7-16-18:** covering 2018 bills to date in the amount of \$246,944.22.
- c) **Payroll Register P/R 7-6-18** covering payroll ending June 16, 2018, in the amount of \$314,486.59.
- d) **Appointments:** Mayor Andrasek appointed Andrew Mingenback to the Building Board.
- e) **Tree Trimmers License:** Sallee Tree Service (Trent Sallee) of St. John, Kansas, has applied for a tree trimmers license. He has submitted an application and the required insurance.
- f) **Agenda:** Approval or agenda as submitted or amended.

Mr. Heath made a motion to approve the agenda as submitted. The motion was seconded by Mr. Jackson and passed with all voting in favor.

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

C. **RECOGNITION OF VISITORS AND ANNOUNCEMENTS:** There were no visitors or announcements.

### D. NEW BUSINESS

1. **Councilmember Reports:** There were no councilmember reports.
7. **Rezoning Request:** Mayor Joe Andrasek indicated that was moving item 7 of the agenda earlier in the meeting to accommodate the large number of persons in attendance who were interested in that item. City Attorney Robert Suelter reported on the zoning request of Richard "Scott" Reddig to rezone real two tracts of real estate located in the three mile limit southwest of Great Bend. The tracts contained approximately 82.8 acres of real estate. His original request was to rezone both tracts from R-M to LM-SC. The Planning Commission consolidated the two tracts in their hearings in this matter. The first Planning Commission hearing was concluded without reaching a final determination. Mr. Reddig agreed to modify his request to include a tract located in the north portion of the real estate to be rezoned from R-M to LM-SC and leave the smaller tract and the south portion of the large tract R-M.

A second hearing was conducted by the Planning Commission and concluded with a recommendation that the rezoning, as amended, be approved with the findings of fact and supplemental findings of fact adopted by the Planning Commission. Mr. Suelter indicated that this matter was not before the Governing Body for another hearing but for consideration of the Planning Commission's recommendations. The Governing Body's options were to approve the rezoning by adoption of an ordinance, deny the rezoning request by a 2/3 (6) vote or return the item to the Planning Commission with items for the Commission to consider. Input was received from the audience members including Mark Mingenback and Mark Calcara. After discussion, Mr. Zimmerman made a motion to accept the recommendation of the Planning Commission and to adopt the Findings of Fact and Supplemental Findings of Fact recommended by City Staff and adopted by the Planning Commission. The motion was seconded by Mr. McPherson and passed with all voting in favor. Mr. Erb then made a motion to adopt Ordinance Number 4320 approving the amended rezoning request. The motion was seconded by Mr. McPherson and passed with all voting in favor.

2. **CVB/Community Coordinator Report:** Community Coordinator Christina Hayes presented her monthly report.
3. **Abatement Requests:** City Sanitarian Austin LaViolette presented the following abatement to the Governing Body:
  - a. **1215 Jefferson:** Trash and Refuse including , but not limited, to ten discarded tires in the car port on the real estate at 1215 Jefferson constituting an unlawful accumulation. This real estate is the subject of Resolution Number 071618-A.
  - b. **3118 Lakin:** There is a silver automobile which is not displaying a current tag located on the real estate at 3118 Lakin constituting a vehicle nuisance. This real estate is the subject of Resolution Number 071618-B.

Ms. Berryman made a motion to adopt Resolution Number 071618-A and B. The motion was seconded by Mr. Erb and passed with all voting in favor.

4. **Request for Letter of Support for Community Service Tax Credits:** Anna Hammonds-Bodine addressed the Governing Body and requested on behalf of Rosewood Services that Mayor Andrsek be authorized to sign a letter of support for Community Service Tax Credits from the Kansas Department of Commerce. After discussion Ms. Berryman made a motion to authorize the Mayor to sign the Letter of Support to the Kansas Department of Commerce. The motion was seconded by Mr. Jackson and passed by a vote of 7 to 1 with Mr. McPherson voting no.
5. **GAAP Waiver for 2018:** City Clerk Shawna Schafer requested that the Governing Body pass a waiver from the Generally Accepted Accounting Principles (GAAP) for reporting city financial statements and allow the use of the regulatory basis of accounting under the Kansas Municipal Audit and Accounting Guide (KMAAG). This is an annual request. Ms. Biggs made a motion to adopt Resolution Number 071618-C requesting a waiver of the GAAP requirements for reporting of the City's financial statements for 2018. The motion was seconded by Mr. Urban and passed with all voting in favor.
6. **Sale of Property to GBRH Properties, 2009, LLC:** City Attorney Robert Suelter reported that the City issued Industrial Revenue Bonds for a project at the Great Bend Regional Hospital. The City had no obligation to pay the bonds but as issuer became the owner of the project (the office building for visiting physicians) with the rent for the building funding the bond payments. The University of Kansas Medical System has entered into a contract to purchase

the hospital facility, including the real estate the subject of the Industrial Revenue Bonds. The system wishes to pay off the bonds and retire the bond issue. In order to do this the City will need to pass a resolution authorizing the redemption and payment of the bonds, the Mayor to sign a warranty deed conveying the facility and a bill of sale for personal property that was purchased with bond proceeds. This authority is contained in Resolution Number 071618-D. Mr. Urban made a motion to adopt Resolution Number 071618-D. This motion was seconded by Mr. Zimmerman and passed with all voting in favor.

7. **Rezoning Request:** This item was discussed and acted upon earlier in the meeting.
8. **Consideration of Stone Street Reconstruction:** Interim City Administrator George Kolb presented and estimate from PEC for the reconstruction of Stone Street from Tenth Street to Twelfth Street. The estimate was for \$945,000. After discussion Mr. Urban made a motion to table the matter for further study. The motion was seconded by Ms. Berryman and passed with all voting in favor.
9. **Appointment of City Administrator:** Mayor Andrasek announced that he was appointing Kendal Francis as City Administrator. Mr. Urban made a motion to approve the appointment. The motion was seconded by Mr. Heath and passed with all voting in favor.

#### **E. ADJOURNMENT**

Mr. Urban made a motion that the meeting be adjourned. The motion was seconded by Mr. McPherson and passed with all voting in favor. The meeting was adjourned at 7:51 p.m.

