

City of Great Bend
November 21, 2011

REGULAR SESSION

The Governing Body met in Regular Session in the City Council Chambers at 7:30 PM. Mayor Mike Allison called the meeting to order with the following present: Councilmembers Randy Myers, Ken Roberts, Dana Dawson, Joel Jackson, Bill Berryman, Allene Owen and Mitch Haney. Also in attendance were City Administrator Howard Partington, City Attorney Bob Suelter, Assistant City Administrator Dawn Jaeger and City Clerk Wayne Henneke. Councilmember Dale Westhoff was absent.

A. OPENING PRAYER

The opening prayer was given.

B. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on November 4, 2011.
- b) **Claims Warrant Register #11-21-11:** Covering 2011 bills to date totaling \$227,011.57.
- c) **Payroll Warrant Register # 11-18-2011:** Covering the payroll ending November 18, 2011 in the amount of \$364,690.38.
- d) **Appointments:** Mayor Allison made the following appointments:

Marc Huslig - Recreation Commission
John Smith - Planning Commission
Eric Gotsche - Planning Commission

Mr. Roberts moved, seconded by Mr. Jackson to approve the consent agenda. Motion carried. All present voted in favor of the motion.

C. OLD BUSINESS: None

D. RECOGNITION OF VISITORS AND ANNOUNCEMENTS – Mayor Allison announced the Christmas events to be held November 26th and December 1st. Stores will be open until 7PM from December 1st until Christmas.

E. NEW BUSINESS

1. **Councilmember Reports:** None
2. **City Administrator Updates:** City Administrator Howard Partington updated the Governing Body on what is happening within the city organization.
3. **Great Bend Sports Complex Entrance Road:** City Engineer Robert Winiecke stated there were six bids received. The low bidder was Concrete Services in the amount of \$99,510.40. Ms. Owen moved, seconded by Mr. Haney to accept the low bid of Concrete Services in the amount of \$99,510.40 for the Great Bend Sports Complex entrance road and to authorize Mayor Allison to sign the contract agreement. Motion carried. Councilmembers Roberts, Dawson, Jackson, Berryman, Owen and Haney voted for the motion. Councilmember Myers voted

against.

4. Abatement Requests: None

5. Stone Lake Infrastructure/KDOT Scenic Byway Grant: Assistant City Administrator Dawn Jaeger stated the City of Great Bend with the proposed support of the Convention and Tourism Bureau, Scenic Byway Committee and Barton County anticipates applying for a Scenic Byway Grant. The application will request funding at an 80/20 split for a restroom on the north side of Stone Lake, a shelter on the south side of Stone Lake, and approximately ten street lights. The Federal Highway Administration has indicated they are more interested in infrastructure projects this year and less planning and marketing. The grant application is due December 16, 2011. Mr. Roberts moved, seconded by Mr. Myers to authorize staff to complete a grant application for infrastructure at Stone Lake, and request official support from the Convention and Tourism Bureau, Scenic Byway Committee, Barton County and local legislators. Motion carried. All present voted in favor of the motion.

6. Development of a New Six Screen Movie Theater in the Downtown Area: Dennis Call and Chad Somers were present to discuss the development of a new six screen movie theater in the downtown area. Dennis Call stated they have invested \$500,000 into the old theater and have dressed it up about as best they could. According to industry standards it takes at least a 6 screen theater to be successful, therefore, they were looking at expanding onsite until the opportunity to move downtown was made available. A deal has been made for them to acquire the Bank of the West building on Kansas Avenue. Dennis Call stated one of business owner's problems is the ability to recruit and retain employees. With the quality of life projects the City has already completed, the downtown movie theater would be an additional quality of life project that would help in recruitment and retention. A movie theater is a destination. It will help bringing customers to all businesses in Great Bend plus may spur growth of other business opportunities such as pubs and restaurants. The theater is anticipated to bring 100,000 people to the downtown area a year. Mr. Call stated that Chad Somers and he plan to invest about \$2.5 million into this project which will generate significant tax revenue in the future. The construction of the new theater is anticipated July through April 2013. Mr. Call reviewed the plans of the new theater with the Governing Body.

Mayor Allison presented to the City Council the following proposed incentives for the New Six Screen Theater:

- The City to make a \$300,000 contribution from the Sales Tax Incentive Fund to DC Real Estate Holdings LLC for the theater project. \$100,000 had previously been allocated during budget considerations for an incentive to get a new movie theater in the community.
- Facilitate the issuance of IRB's for the entire theater project (including the new bank facility). The money for the IRB's would not involve the obligation of city funds as the money would be from private sources. In the unlikely event of a default of the IRB's, the City would have no liability.

- The City would support and submit a request for the issuance of a ten year property tax abatement for 100% of the project eligible for the IRB's.
- Creation of a Community Improvement District (CID) on just the theater for 15 years with the money (2%) going to DC Real Estate Holdings, LLC. No other businesses would be affected.
- Funds contributed for this theater project from the CPI Trust, the Harms Trust, or the CUNA Mutual Trust would not be money that would be an obligation of the city or involve the City. Those funds would go directly to DC Real Estate Holdings, LLC from those trusts.
- The City to contribute one-half of the expense of the attorney fees from Gilmore and Bell for the issuance of IRB's (estimated at \$13,000).

7. Request to Close Streets for Christmas Parade and Related Events: City Administrator Howard Partington stated a request has been received from Mark Bitter requesting that Lakin Avenue be closed from Kansas Avenue to Main Street on November 26th from the time of the parade to 9PM. It is also being requested that Main Street be closed during that same time from Broadway Avenue to Lakin Avenue. Ms. Owen moved, seconded by Mr. Berryman to close Lakin Avenue from Kansas Avenue to Main Street; and Main Street from Broadway Avenue to Lakin Avenue on November 26th from the time of the parade to 9PM. Motion carried. All present voted in favor of the motion.

8. Health Insurance: City Administrator Howard Partington stated each year the city council sets the employee and employer cost share for health insurance. It is suggested that the cost share remain the same as in the past at 83% employer and 17% employee. The premiums for health insurance will be the same as last year. The employees will not see any difference in benefits or premiums but may see a change in provider. Last year the City Council stated the City will receive bids from Dennis Call and Blue Cross. Mr. Haney moved, seconded by Ms. Owen to set the health insurance costs sharing at 83% for the employer and 17% for the employee for 2012. Motion carried. All present voted in favor of the motion. Mr. Myers moved to bid out health insurance to all interested companies. The motion died for lack of a second.

F. ADJOURNMENT: Mr. Haney moved, seconded by Mrs. Owen to adjourn the meeting at 8:43. Motion carried. All present voted in favor of the motion.