

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, Alan Moeder, Cory Urban, Kevyn Soupiset, Jolene Biggs, Davis Jimenez, Lindsey Krom-Craven and Natalie Towns. Absent was councilmember Brock McPherson. Also in attendance were Assistant City Administrator Logan Burns, City Attorney Allen Glendenning, and City Clerk Shawna Schafer.

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on February 6, 2023.
- b) **Claim's Warrant Register 2-21-23:** Covering 2023 bills to date in the amount of \$1,073,012.88.
- c) **Payroll Register P/R 2-10-23:** Covering payroll ending February 4, 2023, in the amount of \$416,064.15.
- d) **The Wall That Heals in Great Bend Event Permission:** Authorize the use of Al Burns Field at Veterans Memorial Park on May 8 through May 14, 2023 for 24 hours each day for the Vietnam Veterans Memorial Fund (VVMF). Close Main Street to allow a "parade" escort in on May 8 or 9, 2023 for no more than 1 hour (time will be set and determined by the VVMF). Grant assistance from Park Department, Police Department, The Convention & Visitors Bureau and Public Works Department to ensure the VVMF needs are met so that Great Ben can host a wonderful event.
- e) **Art & Wine Walk:** Request for unlicensed businesses to serve complimentary alcohol on their premises for the Art & Wine Walk event held on May 5, 2023, from 4:00p.m. to 7:30p.m. Approval of Ordinance No 4401.
- f) **Bat Cats Al Burns Facility Use Agreement:** Authorize the Mayor to sign the attached Facility Use Agreement with Great Bend Bat Cats.
- g) **Sports Complex Concessions Lease Agreement:** Authorize the Mayor to sign the concessionaire lease with Jason Ward at the Sports Complex.
- h) **Appointments:** Mayor Schmidt made the following appointments: Cory Urban and Jolene Biggs to the Administrative Control Committee to review EDX applications.
- i) **Agenda:** Mayor Schmidt amended the agenda to remove item #9; the sublease of the Expo Building to the Fair Board.

Ms. Biggs made a motion to approve the consent agenda as amended. Mr. Soupiset seconded the motion and passed by a vote of 6-1 with Mr. Urban voting against.

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.

2. **Interim Administrators Update:** Interim City Administrator Logan Burns presented an update on what is happening within the City organization.

3. **CVB/Community Coordinator Report:** Community Coordinator Christina Hayes presented her monthly report and presented the first "Frontline Worker of the Year" award to Linda Penner.

4. **Holiday Inn Express Ownership Transfer for Community Improvement District (CID):** City Clerk/Finance Director Shawna Schafer reported that in 2015, the City approved the development agreement with GBK Ventures to build the Holiday Inn Express and create the Community Improvement District (CID) sale tax. This is an additional 2% sales tax in the district for the purpose of financing the costs of the development. This CID sales tax is set to expire the earlier of 22 years from the date its collection began or such earlier date if the project is no longer operated as a Holiday Inn Express. They are in the process of transferring ownership to BP Great Bend, LLC. In the original development agreement, the developer may assign the agreement and the rights, duties, and obligations with prior written consent from the City. Attached is a resolution giving written consent for the transfer of ownership for the CID. Mr. Soupiset made a motion to approve Resolution No. 022123-A, giving consent to the assignment of a certain development agreement relating to the lodging community improvement district. The motion was seconded by Mr. Moeder and passed with all voting in favor.

5. **Abatements:** Code Enforcement Art Keffer presented abatements.

B. 2317 31st St: There is trash and refuse on the property including, but not limited to: a large roll of outdoor carpeting and that said Unlawful Accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Code of Ordinances of the City of Great Bend, Kansas. This real estate is located at 2317 3rd St. and is the subject of Resolution Number 022123-B.

C. 2525 12th St: There is trash and refuse on the property including, but not limited to: an appliance and other trash and that said Unlawful Accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Code of Ordinances of the City of Great Bend, Kansas. This real estate is located at 2525 12th St. and is the subject of Resolution Number 022123-C.

D. 125 Chestnut St: There is trash and refuse on the property including, but not limited to: an appliance and other trash and that said Unlawful Accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Code of Ordinances of the City of Great Bend, Kansas. This real estate is located at 125 Chestnut St. and is the subject of Resolution Number 022123-D.

- E. 301 Locust St:** There is trash and refuse on the property including, but not limited to: mattresses and other trash and that said Unlawful Accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Code of Ordinances of the City of Great Bend, Kansas. This real estate is located at 301 Locust St. and is the subject of Resolution Number 022123-E.
- F. 405 Walnut St:** There is trash and refuse on the property including, but not limited to: an appliance, chest of drawers and other trash and that said Unlawful Accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Code of Ordinances of the City of Great Bend, Kansas. This real estate is located at 405 Walnut St. and is the subject of Resolution Number 022123-F.
- G. 324 Hubbard St:** There is a blue colored SUV with flat tires on this 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. This motor vehicle is located at 324 Hubbard St. and is the subject of Resolution Number 022123-G.

Mr. Moeder made a motion to approve Resolutions 022123B-G. Mr. Soupiset seconded the motion and passed with all voting in favor.

- 6. Public Hearing for Unsafe Structure at 214 Locust Street:** Code Enforcement Art Keffer reported that Logan Burns, Assistant City Administrator, conducted a visual inspection of a house located on the property of 214 Locust Street. During his inspection, Logan Burns noted that the south side of the structure has all the siding missing leaving only the studs on the exterior. The west side of the structure shows the two windows out of the structure and a large hole in the siding that is open to the environment. The north side of the structure shows similar damage to the south side in that the siding is missing in all areas but the northeast corner and leaving the exterior studs exposed. This side also shows X bracing that is damaged along the entire length of the trailer. The windows and doors are missing out of this side and not in place. The roof on the mobile home does not appear to be in place in the middle third of the mobile home and is open to the elements. The interior of the mobile home appears to be completely gutted. The mobile home appears to have started being demolished by the property owner, but progress seems to have stopped and is leaving the mobile home in an unsafe condition. City Attorney Allen Glendenning stated that the owner had contacted him earlier in the day asking to grant his request for a continuance. The Governing Body was not interested in granting the continuance. Mayor Schmidt opened the public hearing. Mr. Urban made a motion to close the public hearing. The motion was seconded by Ms. Biggs and passed with all voting in favor. Ms. Biggs made a motion to approve resolution 022123-H, approving the removal of the mobile home at 214 Locust. The motion was seconded by Ms. Krom-Craven and passed with all voting in favor.
- 7. 15-Minute Business Parking:** Public Works Director Jason Cauley reported that the Great Bend Tribune has contacted us to request 15-minute parking for one parking stall in front of their business. The parking would be specified for 15-minute parking between the hours of 8AM to 5PM. They are stating that elderly customers are having difficulties utilizing the parallel parking or having to park further from the business to access it. They would like to reserve the parking near the alley to alleviate the need to parallel parking. Many council expressed concerns about the precedent this would start for downtown businesses, other council members were in favor of removing all the 15-minute parking in the City of Great Bend. Mr. Soupiset made a motion to table this item until the second meeting in March so that more research could be done on how many 15-minute parking stalls exist in the City. The motion was seconded by Mr. Urban and passed with all voting in favor.

- 8. Charter Ordinance #37 – Municipal Officers:** City Attorney Allen Glendenning reported that the city is currently engaged in recodification for the purpose of updating them and bringing them into line with current practice. One of the ordinances that needs changed to reflect current realities is the ordinance governing the appointment, term and salary of officers. However, the current ordinance is a charter ordinance and charter ordinances may not be changed by recodification but may only be amended or repealed by a charter ordinance. Thus, I am presenting this charter ordinance that will reflect the addition of the new assistant administrator, and the current practice of establishing terms and conditions of appointed officers by contract. Mr. Urban made a motion to adopt Charter Ordinance No. 37, appointments of municipal officers. The motion was seconded by Mr. Moeder and passed with all voting in favor (including Mayor Schmidt).

- 9. Health & Dental Broker:** Human Resources Director Randy Keasling reported that at the direction of the Governing Body last fall, the city posted Request for Proposals (RFP) in late December for brokerage services for our health and dental plan. We received 4 proposals and are recommending Gallagher Benefit Services, Inc/Freedom Claims Management Inc. for a combined fee of \$40,000. Ms. Biggs made a motion to approve the proposal from Gallagher Benefit Services, Inc/Freedom Claims Management Inc for a combined fee of \$40,000. The motion was seconded by Mr. Soupiset and passed by a vote of 6-0, with Mr. Jimenez abstaining.

- 10. Executive Session:** An executive session has been requested to discuss information deemed privileged in the attorney-client relation. The executive session shall include the Governing Body, the Interim City Administrator, and the City Attorney. Ms. Biggs made a motion to recess into executive session for a period of 15 minutes to seek legal advice concerning contract matters pursuant to K.S.A. 75-4319(b)(2), consultation with an attorney for the body which would be deemed privileged in the attorney-client relationship. The motion was seconded by Mr. Moeder and passed with all voting in favor. The regular meeting will resume at 7:26pm. The meeting resumed at 7:26pm and no action was taken.

ADJOURNMENT

Ms. Biggs made a motion that the meeting be adjourned. Mr. Moeder seconded the motion and passed with all voting in favor. The meeting was adjourned at 7:26pm.