

City of Great Bend
May 4, 2020

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 Junior Welsch, Lindsey Krom-Craven, Jolene Biggs, Barry Bowers, Cory Urban, Alan Moeder, and Brock McPherson. Absent was Councilmember Dana Dawson. Also in attendance were City Administrator Kendal Francis, City Attorney Robert Suelter, City Clerk/Finance Director Shawna Schafer.

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on April 20, 2020.
- b) **Claim's Warrant Register 5-4-20:** Covering 2020 bills to date in the amount of \$312,421.39.
- c) **Payroll Register P/R 4-24-20:** Covering payroll ending April 18, 2020 in the amount of \$423,874.26.

- d) **Appointments:** Mayor Schmidt made the following appointments:

Airport Advisory Board:

- Chris Spray
- Jeffrey Seewald
- Lance Walters

Building Board of Examiners & Appeals:

- Glenna Achatz

Zoning Board of Examiners & Appeals:

- Dave Christiansen
- John Smith
- Steve Murray

Tree Board:

- Lisa Whipple
- Toni Rice
- Jeremy Lewis
- Tim Singleton

Commission on Aging:

- Shirley Williams

Humane Society:

- Ken Roberts

- Pamla Lewis

e) **Independence Day Fireworks Show:** Authorize the Fireworks Display at Expo Grounds on July 3, 2020.

f) **Agenda:** Mayor Schmidt amended the agenda to add the following:

Add to the consent agenda – Authorize Mayor Schmidt to sign the FAA Grant award from the CARES Act in the amount of \$69,000.

Add item #9 – Approval of Rental Agreement with Hutton Construction

Add item #10 – CDBG Loan Application – TLC Pet Salon

Add item #11 – CDBG Loan Application – The Beauty Bar Salon

Ms. Biggs made a motion to approve the amended agenda. The motion was seconded by Mr. Moeder and passed with all voting in favor.

B. OLD BUSINESS

C. RECOGNITION OF VISITORS AND ANNOUNCEMENTS

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.
3. **Economic Development Report:** Barry Bowers, Board Member of Economic Development Inc. presented the monthly report.
4. **Abatements:** Property Maintenance Enforcement Manager Austin LaViolette presented the following abatements to the Governing Body:
 - a. **333 Fruit Street:** Trash and refuse including, but not limited to; a branch pile, appliances, scrap metal and other general refuse that needs to be removed located at 333 Fruit Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 050420-A.
 - b. **324 Plum Street:** Trash and refuse including, but not limited to; appliances/ loose trash, and other general refuse that needs to be removed located at 324 Plum Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 050420-B.

- c. **505 Morphy Street:** Trash and refuse including, but not limited to; tires, and other general refuse that needs to be removed located at 505 Morphy Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 050420-C.

Mr. Urban made a motion to approve Resolution Numbers 050420A-C. The motion was seconded by Mr. Bowers and passed with all voting in favor.

5. **CDBG Application– American Legion:** City Administrator Kendal Francis reported that the American Legion has applied for the CDBG revolving loan funds. They have applied for a \$8,220 loan for working capital. Working capital is defined as salaries/wages, inventory purchase, utilities, rent, insurance payments, etc. This is a 3-year loan @ .5% interest, and they have the option of making interest only payments for 12-months. They meet the requirements for job retention and the LMI restrictions. There is no penalty for early repayment. Mr. Urban made a motion to approve the American Legion CDBG Loan Application for \$8,220. The motion was seconded by Mr. McPherson and passed by a vote of 6-0, with Mr. Bowers abstaining.
6. **Resurfacing of the Wetlands Waterpark Slides:** Public Lands Director Scott Keeler reported that the goal of the pool and Public Lands staff is to provide a clean, safe, family friendly environment for our patrons. The slides are 15 years old and showing their age. To protect our investment and ensure the safety of our visitors it is time to refurbish the feature. Staff requested bids from five companies that are certified in the maintenance, repairs, and inspection of amusement parks. Baynum Painting was the low bid of \$98,500 with references throughout the State. The project completion would be before start of season. Mr. Urban made a motion to approve the low bid from Baynum Painting for \$98,500. The motion was seconded by Mr. Welsch and passed with all voting in favor.
7. **Events Center Remodel Bids:** Building Official Logan Burns reported that we received 3 bids for the Events Center remodel from Harbin Construction, Paul Wertenberger Construction and Brentwood Builders. The base bid from Harbin was for \$539,000. The base bid for Paul Wertenberger was for \$513,500. The base bid for Brentwood Builders was for \$509,480. Brentwood Builders gave the low bid and the mechanical and electrical subs being used for the project were Moeder Plumbing, Heating & Air and Haynes Electric. Brentwood Builders could start construction on May 18, 2020 and finish the project on October 31, 2020. Pryor Automatic Fire Sprinkler has given a bid for the remodel of the Events Center to extend the existing sprinkler system into existing office spaces and the new office remodel. The new sprinkler design will allow for future expansion. The bid is for \$33,650. Total project cost \$543,130. The City has appropriated \$300,000 from the Events Center Fund. Economic Development Inc. has set aside \$100,000 for their office remodel at the Events Center from the Economic Development Sales Tax Fund. There is \$58,548 remaining from the \$100,000. Total monies set aside for the project is \$358,548, leaving a shortfall of \$184,582. The remainder of the project cost would be suggested to come from the Economic Development Sales Tax Fund with Events Center and CVB paying back the fund a portion over the next few years. After much discussion, Mr. Welsch made a motion to approve the total project cost of \$543,130. The motion was seconded by Mr. Bowers and failed by a vote of 2-4, with Ms. Krom-Craven, Ms. Biggs, Mr. Urban, and Mr. McPherson voting no, and Mr. Moeder abstaining. Councilmember Biggs said that she would like to see this come up for discussion again at the next council meeting as she

wanted to wait and make a decision after the budget work session regarding the loss of revenues due to the pandemic. Mr. Urban made a motion to bring this item back up for discussion at the May 18th council meeting. The motion was seconded by Ms. Biggs and passed by a vote of 6-0, with Mr. Moeder abstaining.

8. **Coronavirus:** City Administrator Kendal Francis gave an update on Coronavirus (COVID-19). He also presented to council resolution 050420-D, the reopening plan of City Buildings/Property. This reopening plan is a 4-phase plan, much like Governor Kelly's State Plan. Since we had closed the City Buildings/Property by resolution, we must reopen them by resolution. Mr. Urban made a motion to approve resolution 050420-D. The motion was seconded by Ms. Biggs and passed with all voting in favor.
9. **Land Rental Agreement with Hutton Construction:** Building Official Logan Burns reported that Hutton Construction will be starting a remodeling project on the High Rise towards the end of June, early July. The project is expected to take around 16 months. With little amount of room on the project site, Hutton reached out to me regarding the rental of half of the parking lot at 1121 Baker for the storage of trailers and materials. They are prepared to pay \$500/month for the parking lot based off of prior projects. Ms. Krom-Craven asked Logan to make sure that in the agreement to add liability for damages to the property. Mr. Burns said he would do that. Ms. Biggs made a motion to approve the land rental agreement with Hutton Construction. The motion was seconded by Mr. Welsch and passed with all voting in favor.
10. **CDBG Loan Application – TLC Pet Salon:** City Administrator Kendal Francis reported that the TLC Pet Salon has applied for the CDBG revolving loan funds. They have applied for a \$15,000 loan for working capital. Working capital is defined as salaries/wages, inventory purchase, utilities, rent, insurance payments, etc. This is a 3-year loan @ .5% interest, and they have the option of making interest only payments for 12-months. They meet the requirements for job retention and the LMI restrictions. There is no penalty for early repayment. Mr. Moeder made a motion to approve the TLC Pet Salon CDBG Loan Application for \$15,000. The motion was seconded by Mr. Bowers and passed with all voting in favor.
11. **CDBG Loan Application – Beauty Bar Salon:** City Administrator Kendal Francis reported that the Beauty Bar Salon has applied for the CDBG revolving loan funds. They have applied for a \$5,000 loan for working capital. Working capital is defined as salaries/wages, inventory purchase, utilities, rent, insurance payments, etc. This is a 3-year loan @ .5% interest, and they have the option of making interest only payments for 12-months. They meet the requirements for job retention and the LMI restrictions. There is no penalty for early repayment. Mr. Bowers made a motion to approve the Beauty Bar Salon CDBG Loan Application for \$5,000. The motion was seconded by Ms. Krom-Craven and passed with all voting in favor.

ADJOURNMENT: Mr. Bowers made a motion that the meeting be adjourned. Mr. McPherson seconded this motion and passed with all voting in favor. The meeting was adjourned at 7:35pm.