

City of Great Bend
September 8, 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, Dana Dawson Jolene Biggs, Barry Bowers, Cory Urban, Alan Moeder, and Brock McPherson. 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 August 17, 2020.
- b) **Claim's Warrant Register 9-8-20:** Covering 2020 bills to date in the amount of \$1,295,756.97.
- c) **Payroll Register P/R 8-28-20:** Covering payroll ending August 22, 2020 in the amount of \$414,209.94.
- d) **Appointments:** Mayor Schmidt made no appointments.
- e) **Tree Trimmer License:** Brandon Tree Service from Great Bend, KS 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 Mr. Urban and passed with all voting in favor.

B. OLD BUSINESS: There were no old business.

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

The public is free to comment on items not listed on the agenda. Please address comments to the City Council as a body and be mindful of others who may also wish to speak by limiting comments to 3 minutes.

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:** Economic Development Inc. President Sara Hayden presented her monthly report.
4. **Abatements:** Property Maintenance Enforcement Manager Austin LaViolette presented the following abatements to the Governing Body:
 - a. **805 Morton Street:** Trash and refuse including, but not limited to; mattresses and other refuse that needs to be removed located at 805 Morton Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 090820-A.
 - b. **1101 Morphy Street:** Trash and refuse including, but not limited to; appliances, a mattress, and other general refuse that needs to be removed located at 1101 Morphy Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 0090820-B.
 - c. **2019 Holland Street:** Trash and refuse including, but not limited to; a mattress, furniture, and other refuse that needs to be removed located at 2019 Holland Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 0090820-C.
 - d. **2514 17th Street:** Trash and refuse including, but not limited to; pallets, scrap wood, and general refuse that needs to be removed located at 2514 17th Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 090820-D.
 - e. **2540 8th Street:** Trash and refuse including, but not limited to; construction debris, scrap metal, and general refuse that needs to be removed located at 2540 8th Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 090820-E.
 - f. **2421 12th Street:** Trash and refuse including, but not limited to; tree limbs/branches, construction debris, toilets, household garbage, and other general refuse that needs to be removed located at 2421 12th Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 090820-F.

Mr. Dawson made a motion to approve Resolution Numbers 090820A-F. The motion was seconded by Mr. Bowers and passed with all voting in favor.

6. **Water & Sewer Rate Ordinances:** City Administrator Kendal Francis reported that the City hired Ranson Financial to perform a third-party analysis of the utility rates. The analysis revealed that if rates were not addressed, expenditures would exceed revenues by \$2.5million in water & \$4.25million in sewer by 2025. Therefore, staff is recommending the following increases for both water & sewer usage rates. Water: Increase 22% from \$2.54/1,000 gals. to \$3.10/1,000 gals. & then 3% each year for next 5 years. Sewer: Increase 33% from \$3.80/1,000 gals. to \$5.05/1,000 gals. & then 3.5% each year for next 5 years. As you know, neither the water meter charges nor usage rates for customers in the Westport Addition have been adjusted since at least 1975. Therefore, we are recommending a plan to incrementally adjust water rates that will bring Westport Addition customers in line with all other users by the year 2024. This plan is included in the proposed ordinance. Mr. Francis also reported that a councilmember had proposed to consider continuing the annual 3% and 3.5% in

perpetuity, instead of stopping after 5 years. Councilmember Krom-Craven stated she would like to see an end date and for this to be revisited at that time. Councilmember Urban replied that if the increases stop, we will be right back in the same place we are now. Councilmember Bowers noted that it made sense to continue these raises as the maintenance and equipment costs will not be getting any cheaper. Ms. Biggs made a motion to approve Ordinances 4360 and 4361 without a sunset in the increases. The motion was seconded by Mr. Bowers and passed by a vote of 5-3, with Mr. McPherson, Mr. Welsch, and Ms. Krom-Craven voting no.

- 7. Land Lease at Great Bend Airport:** City Attorney Robert Suelter reported that the Spray Brothers LLC has requested the lease on one acre of land at the Great Bend Municipal Airport for the purpose of erecting an aircraft hangar. The lease will be for a period of twenty years with a lease payment for the land set at \$2,400 per year for the first year and the City's ability to increase the lease by 6% each year over the twenty year period. The building will remain under the ownership of Spray Brothers LLC. Spray Brothers LLC will be responsible for paying taxes levied on the leased real estate and the building. At the end of twenty years, the lease can be renewed on a price to be renegotiated then. If negotiations are not successful, the building will be removed, or the City can purchase the building if a negotiated price can be reached. Mr. Welsch made a motion to authorize Mayor Schmidt to sign the lease agreement with Spray Brothers LLC. The motion was seconded by Mr. Moeder and passed with all voting in favor.

ADJOURNMENT: Mr. Bowers made a motion that the meeting be adjourned. Mr. Urban seconded this motion and passed with all voting in favor. The meeting was adjourned at 7:07 pm.