

# GREAT BEND CITY COUNCIL MEETING

February 21, 2023

6:30 p.m.

Location – City Hall Council Chambers

*The Council meeting will be livestreamed for public to view on our city council Facebook page, <https://www.facebook.com/gbcitycouncil/>.*

## AGENDA

### Members present:

___ Mayor Cody Schmidt	___ Councilmember Cory Urban
___ Councilmember Kevyn Soupiset	___ Councilmember Lindsey Krom-Craven
___ Councilmember Brock McPherson	___ Councilmember Natalie Towns
___ Councilmember Alan Moeder	___ Councilmember Davis Jimenez
___ Councilmember Jolene Biggs	___ Attorney Allen Glendenning
___ Interim Administrator Logan Burns	___ Clerk/Finance Director 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.
- 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 will make appointments as appropriate.

i) **Agenda:** Approval of agenda as submitted or amended.

## B. OLD BUSINESS

## C. RECOGNITION OF VISITORS AND 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:** Councilmembers will report on the boards and commissions that they serve on.

Recommendation: Informational item.

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

Recommendation: Informational item.

3. **CVB/Community Coordinator Report:** Community Coordinator Christina Hayes will present her monthly report.

Recommendation: Information item.

4. **Holiday Inn Express Ownership Transfer for Community Improvement District (CID):** 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. City Clerk/Finance Director Shawna Schafer will report.

Recommendation: Motion to approve Resolution No. 022123-A, giving consent to the assignment of a certain development agreement relating to the lodging community improvement district.

5. **Abatements:** Code Enforcement Art Keffer will present abatements.

Recommendation: Take action on abatements.

6. **Public Hearing for Unsafe Structure at 214 Locust Street:** 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. Code Enforcement Art Keffer will report.

Recommendation: Open public hearing. Motion to close public hearing. Make appropriate findings.

7. **15-Minute Business Parking:** 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. Public Works Director Jason Cauley will report.

Recommendation: Motion to approve Resolution Number 022123-, designating 15-minute parking zone in the sixth stall east of Williams Street on the North side of Forest Street.

8. **Charter Ordinance #37 – Municipal Officers:** 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. City Attorney Allen Glendenning will report.

Recommendation: Motion to adopt Charter Ordinance No. 37, appointments of municipal officers.

**9. Sublease of Expo Building to the Fair Board:** The Chamber currently occupies the Expo properties on a holdover lease with the City. Under the terms of the original lease, the property cannot be sublet without the prior written consent of the City. The Chamber has requested that the City provide the required consent so that it can negotiate a sublease to the Fair Board. City Attorney Allen Glendenning will report.

Recommendation: Motion to give permission to the Chamber of Commerce to sublease the Expo Building to the Fair Board.

**10. Health & Dental Broker:** 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. Human Resources Director Randy Keasling will report.

Recommendation: Motion to approve the proposal from Gallagher Benefit Services, Inc/Freedom Claims Management Inc for a combined fee of \$40,000.

**11. 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.

Recommendation: A motion to recess into executive session for a period of \_\_\_ 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 regular meeting will resume at \_\_\_:\_\_\_.

## **ADJOURNMENT**

## **WORKSESSION AGENDA 02/21/2023**

### **1. Quality of Life**