

City of Great Bend
April 5, 2021

REGULAR SESSION

The Governing Body met in Regular Session in the remodeled southwest room of the Events Center. Mayor Cody Schmidt called the meeting to order at 6:30 p.m. with the following present: Councilmembers Junior Welsch, Lindsey Krom-Craven, Davis Jimenez, Jolene Biggs, Kevyn Soupiset, Cory Urban, and Alan Moeder. Absent was Councilmember 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 March 15, 2021.
- b) **Claim's Warrant Register 4-5-21:** Covering 2021 bills to date in the amount of \$838,610.60.
- c) **Payroll Register P/R 3-26-21:** Covering payroll ending March 20, 2021 in the amount of \$437,265.34.
- d) **Appointments:** Mayor Schmidt made no appointments.
- e) **Outdoor Movie Late Night Requirements:** Authorize people to be in Jack Kilby Square between 10pm to Midnight June 4th and July 15th for the Free Outdoor Movies in the Park.
- f) **Cinco De Mayo Permissions:** Authorize to close Main Street from 19th Street to Lakin Avenue on May 8, 2021 from 11am to 12pm. Authorize the City to sponsor \$250 for the festival.
- g) **Street Closure:** Close Lakin Avenue from Main Street to Kansas Avenue for the Car Show & Cruise Night, Friday June 4, 2021 from 5pm to 8pm.
- h) **Street Closure:** Close North half of Lakin Avenue from Main Street to Kansas Avenue from 7am to Midnight on Saturday June 5, 2021 for the June Jaunt events in Jack Kilby Square.
- i) **Street Closure:** Close Kansas Avenue from Broadway to Lakin Avenue from 9am to no later than 3pm to accommodate the Great Bend Strongest/Fittest competition and the Sunflower Diversified Services Poker Run on Saturday June 5, 2021.
- j) **June Jaunt Beer Garden:** Permission to host the June Jaunt Beer Garden in Jack Kilby Square.
- k) **Jack Kilby Square Curfew Extension:** Authorize people to be in Jack Kilby Square past Midnight on June 5, 2021 for the cleanup of the event.

- l) **Bat Cats AI Burns Facility Use Agreement:** Authorize the Mayor to sign the attached Facility Use Agreement with Great Bend Bat Cats.
- m) **Cereal Malt Beverage License:** Edgar Jacobs with the Odin Store has submitted a one-day Cereal Malt Beverage License for the Quail Forever Banquet that is to be held on Saturday April 17, 2021 at the Events Center. All requirements have been completed and payment has been submitted.
- n) **Agenda:** Mayor Schmidt amended the agenda to add item #11 SRCA Loan and item #12 Executive Session.

Mr. Urban made a motion to approve the amended agenda. The motion was seconded by Ms. Biggs 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 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:** 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. **110 10th Street:** Trash and refuse including, but not limited to; tires that needs to be removed located at 110 10th Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-A.
 - b. **205 10th Street:** Trash and refuse including, but not limited to; tires, scrap auto parts, and general refuse that needs to be removed located at 205 10th Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-B.
 - c. **216 Maple Street:** Trash and refuse including, but not limited to; appliances, tires, and general refuse that needs to be removed located at 216 Maple Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-C.

- d. **218 Pine Street:** There is a motorhome on the property that is not displaying current registration and/or is not in operable condition on real estate 218 Pine Street constituting a motor vehicle nuisance. This real estate is the subject of Resolution Number 040521-D.
- e. **308 Buckeye Street:** Trash and refuse including, but not limited to; oil containers, construction material, and general refuse that needs to be removed located at 308 Buckeye Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-E.
- f. **333 Fruit Street:** Trash and refuse including, but not limited to; tires and general refuse that needs to be removed located at 333 Fruit Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-F.
- g. **421 Dogwood Street:** Trash and refuse including, but not limited to; indoor furniture, cabinets, and general refuse that needs to be removed located 421 Dogwood Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-G.
- h. **424 Buckeye Street:** Trash and refuse including, but not limited to; tires that needs to be removed located at 424 Buckeye Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-H.
- i. **702 Morphy Street:** Trash and refuse including, but not limited to; tires that needs to be removed located at 702 Morphy Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-I.
- j. **810 Odell Street:** Trash and refuse including, but not limited to; appliance and carpet that needs to be removed located at 810 Odell Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-J.
- k. **1001 4th Street:** Trash and refuse including, but not limited to; tree limbs and branches that needs to be removed located at 1001 4th Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-K.
- l. **1210 Hubbard Street:** Trash and refuse including, but not limited to; tires, oil containers, and general refuse that needs to be removed located at 1210 Hubbard Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-L.
- m. **1309 8th Street:** Trash and refuse including, but not limited to; oil containers and general refuse that needs to be removed located at 1309 8th Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-M.
- n. **1311 Heizer Street:** Trash and refuse including, but not limited to; oil containers and general refuse that needs to be removed located at 1311 Heizer Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-N.
- o. **1411 19th Street:** Trash and refuse including, but not limited to; a branch pile, tires, trash bags, and general refuse that needs to be removed located at 1411 19th Street constituting an unlawful accumulation. This real estate is subject of Resolution Number 040521-O.
- p. **1509 Hubbard Street:** Trash and refuse including, but not limited to; mattresses and general refuse that needs to be removed located at 1509 Hubbard Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-P.
- q. **1615 16th Street:** Trash and refuse including, but not limited to; tires and general refuse that needs to be removed located at 1615 16th Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-Q.

- r. **1622 Adams Street:** Trash and refuse including, but not limited to; an appliance that needs to be removed located at 1622 Adams Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-R.
- s. **1812 Madison Street:** Trash and refuse including, but not limited to; an appliance that needs to be removed located at 1812 Madison Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-S.
- t. **2315 16th Street:** Trash and refuse including, but not limited to; TVs that needs to be removed located at 2315 16th Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-T.
- u. **2316 8th Street:** Trash and refuse including, but not limited to; plastic bags, mattress, tires, and general refuse that needs to be removed located at 2316 8th Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-U.
- v. **2501 Lakin Avenue:** Trash and refuse including, but not limited to; plastic tarps, foam pads, tires, plastic trash bags, and general refuse that needs to be removed located at 2501 Lakin Avenue constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-V.
- w. **2528 8th Street:** Trash and refuse including, but not limited to; an appliance that needs to be removed located at 2528 8th Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-W.
- x. **2536 8th Street:** Trash and refuse including, but not limited to; appliance and tires that needs to be removed located at 2536 8th Street constituting an unlawful accumulation. This real estate is the subject of Resolution Number 040521-X.

Ms. Krom-Craven made a motion to approve Resolution Numbers 040521A-X. The motion was seconded by Mr. Soupiset and passed with all voting in favor.

6. **Revised Nepotism Policy:** Human Resource Director Randy Keasling reported that a revised Nepotism Policy was presented to Council at the March 15th council meeting. Changes to the revision were requested and those changes have been made. Mr. Urban made a motion to approve the amended Nepotism Policy per Council recommendations. The motion was seconded by Mr. Welsch and passed with all voting in favor.
7. **Donation of Accrued Vacation & Sick Leave Policy:** Human Resource Director Randy Keasling reported that currently we have a policy that allows staff members to donate accrued vacation time to other employees who have exhausted their accrued benefit time due to extraordinary circumstances such as a critical illness or lengthy hospitalization. We are recommending a change to include the ability to donate up to 24 hours in a calendar year of accrued sick leave to other employees who have exhausted their accrued benefit time due to extraordinary circumstances such as a critical illness or lengthy hospitalization. Mr. Urban made a motion to approve the amended Donation of Accrued Vacation and Sick Leave Policy. The motion was seconded by Mr. Welsch and passed with all voting in favor.
8. **Mobile Food Unit Zones:** City Attorney Robert Suelter reported that the City has received requests for parking of Mobile Food Units (food trucks) on City real estate for private business functions. In order to accommodate a local business that is soon to

open, Dry Lake Brewing, an ordinance to create a procedure for parking of Mobile Food Units has been developed. The attached ordinance enables the City to designate one or more areas on City property to allow the parking of said Mobile Food Units if those units are sponsored by a business in the area and subject to conditions. This ordinance does not impact City sponsored events. Ms. Biggs made a motion to adopt Ordinance No. 4367 for Mobile Food Unit Zones. The motion was seconded by Mr. Moeder and passed by a vote of 6-1, with Ms. Krom-Craven voting no.

- 9. Designation of a Mobile Food Unit Parking Zone:** City Attorney Robert Suelter reported that the ordinance establishing the authority of Mobile Food Units has passed and now it has been requested that the area set out in the attached resolution be established as a Mobile Food Unit Parking Zone. This request has come from Dry Lake Brewing Company. The company is planning on opening their business in April and sponsoring Mobile Food Units to provide food on various dates. City Attorney Robert Suelter will report. Mr. Moeder made a motion to adopt Resolution No. 040521-Y. The motion was seconded by Ms. Biggs and passed by a vote of 6-1, with Ms. Krom-Craven voting no.
- 10. KDOT Cost Share Program with Barton County:** City Administrator Kendal Francis reported that the Barton County Commission has twice made application to the Cost Share Program to mill and overlay "Airport Road", and subsequently been denied. As at least half the road lies inside of the city limits, the City had agreed to cost share the portion of local match on the first two applications. However, their project was not funded. The 3rd round of Cost Share applications is now open and Airport Road remains in need of repair. To strengthen the application, it is recommended that we increase our local match contribution from 25% to 50% of construction costs. The County Engineer estimates construction costs to be approximately \$800,000. In addition, a rough estimate for design fees and construction inspection fees would be approximately \$40,000, which is split between County and City. The actual final cost would of course be dependent on the bids received. Staff has reviewed the budget and is in agreement that the City will be able to fund its portion which equates to \$220,000. Therefore, I recommend that the Council approves providing a portion of the local matching funds in an amount not to exceed \$220,000. Ms. Krom-Craven made a motion approve providing a portion of the local matching funds in an amount not to exceed \$220,000. The motion was seconded by Mr. Soupiset and passed with all voting in favor.
- 11. Artificial Turf Installation:** City Administrator Kendal Francis reported that the City recently solicited bids for installing artificial turf on the infields & bullpens of the 4 sports complex fields & Langrehr field. Bids were received from the following 3 companies; Sprinturf, Mid-American Sports Construction (MASC) & Hellas Construction. A committee comprised of staff members from the City, USD 428 & Great Bend Recreation Commission reviewed the bids. Additionally, a landscape architect with PEC independently reviewed the bids and provided comments and a recommendation. Both reviews recommended rejecting the bids from Sprinturf & MASC for failing to meet the minimum bid specifications and to accept the bid from Hellas Construction for a base proposal \$1,275,600 and add alternate for bullpen area for \$85,100, for a total project cost of \$1,360,700. Mr. Moeder made a motion approve the project to Hellas Construction for \$1,360,700. The motion was seconded by Mr. Welsch and passed with all voting in favor.

12. SRCA Loan: City Administrator Kendal Francis reported that In conjunction with the dragstrip reconstruction project, the S.R.C.A. has planned to build permanent protective retaining walls on the outside edges of the race lanes and to upgrade their electronic timing system utilizing private monies. They have been fundraising for the past year. However, they remain \$160,000 from their goal. This project can be completed in phases. However, as we are seeing a meteoric rise in material costs, delaying the project will only result in significantly higher finished costs. In order to complete the project in a timely and cost-efficient manner. I am recommending that we utilize Economic Development funds to provide a 10-year, 0% loan to S.R.C.A. for the completion of the project. I would not normally recommend an interest free loan. However, this work is to be done to improve city-owned property, and there is precedence for a 0% interest loan. In 2012, the City loaned the S.R.C.A. \$60,000 @ 0% interest. The SRCA strives to pay this loan off in less than 10 years but this at least sets a date. Ms. Biggs made a motion to loan the SRCA \$160,000 for 10 years at 0% interest. The motion was seconded by Mr. Soupiset and passed with all voting in favor.

13. Executive Session: Ms. Biggs made a motion to recess to executive session for 30 minutes to discuss financial incentives related to retention of a current business in the City pursuant to the data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships exception under K.S.A. 75-4319(b)(4). The meeting will resume at 8:12pm. The motion was seconded by Mr. Welsch and passed with all voting in favor.

The meeting resumed at 8:12pm and no action was taken.

ADJOURNMENT: Mr. Moeder made a motion that the meeting be adjourned. Mr. Welsch seconded this motion and passed with all voting in favor. The meeting was adjourned at 8:12pm.