

City of Great Bend  
March 17, 2025

## 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 presents: Councilmembers, Rickee Maddox, Alan Moeder, Cory Urban, Kevyn Soupiset (was available by phone), and Jolene Biggs. Absent were Councilmembers Davis Jimenez, Gary Parr, and Tina Mingenback. Also in attendance were City Administrator Logan Burns, City Attorney Allen Glendenning, and Deputy City Clerk Allison Urban.

### OPENING: PLEDGE OF ALLEGIANCE

#### A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on March 3, 2025.
- b) **Claim's Warrant Register 3-17-25:** Covering 2025 bills to date in the amount of \$154,305.10.
- c) **Payroll Register P/R 3-7-25:** Covering payroll ending March 1, 2025, in the amount of \$454,238.61.
- d) **Appointments:** Mayor Schmidt made no appointments.
- e) **Door-to-Door License:** Shelly Burhenn, DBA Four Soldiers Mowing LLC, out of Great Bend, Kansas, has applied for a Door-to-Door license. All requirements of the ordinance have been completed and recommend approval.
- f) **Tree Trimmers License:** Charles Roberts, DBA Roberts Tree Service, out of Larned, Kansas, has applied for a tree trimmers license. All requirements of the ordinance have been completed and recommend approval.
- g) **Sports Complex Concessions Lease Agreement:** Authorize the Mayor to sign the concessionaire lease with Jason Ward at the Sports Complex.
- h) **Firework Show at Great Bend Sports Complex:** Great Bend Rec Commission is requesting approval of a firework show on the evening of April 5<sup>th</sup>.
- i) **Agenda:** Approval of agenda as submitted or amended.

Mr. Urban made a motion to approve the consent agenda. Ms. Biggs seconded the motion and passed through a roll call vote with all voting in favor.

#### 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. **Administrators Update:** City Administrator Logan Burns presented an update on what is happening within the City organization.
3. **Dangerous Building – 201 Walnut:** City Administrator Logan Burns reported that in June 2024, a structure fire occurred at a mobile home located at 201 Walnut. Half of the structure was missing due to the fire and the remaining interior of the mobile home suffered severe smoke and fire damage as a result. In January, Matt conducted a follow up inspection after several failed attempts to contact the owner. The portions of the house with the fire damage have now collapsed on itself and there are piles of charred lumber around the exterior of the house and the house remains unsecured from entry. The full inspection letter from Matt is included in this packet. The resolution sets a public hearing date of May 5, 2025, at 6:30 PM at the City Council Chambers. Ms. Biggs made a motion to approve Resolution 031725-A, setting the public hearing for May 5, 2025. Mr. Moeder seconded the motion and passed through a roll call vote with all voting in favor.
4. **Dangerous Building – 218 Pine:** City Administrator Logan Burns reported that in February 2025, a structure fire occurred at a single-family dwelling located at 218 Pine. The entire structure sustained significant fire damage and much of the roof structure has collapsed. There are no longer any doors or windows on the structure, and it is not secure from entry. The full inspection letter from Matt is included in this packet. The resolution sets a public hearing date of May 5, 2025, at 6:30 PM at the City Council Chambers. Mr. Moeder made a motion to approve Resolution 031725-B, setting the public hearing for May 5, 2025. Ms. Biggs seconded the motion and passed through a roll call vote with all voting in favor.
5. **Art & Wine Walk:** Visitor's Service Representative Amanda Gaddis reported that the 11<sup>th</sup> annual Art & Wine Walk is set for May 2, 2025, which was developed to promote downtown shopping as well as art and culture in Great Bend. It has proven to be an extremely successful event. A unique piece to the event is that businesses provide complimentary alcohol to customers within their stores. State statutes allow for unlicensed businesses to serve complimentary alcohol on their premises for events that promote the arts, with governing body approval. Approval has been granted in the previous 9 years, and the event has occurred without incident. Ms. Biggs made a motion to adopt Ordinance 4452. Ms. Maddox seconded the motion and passed through a roll call vote with all voting in favor.
6. **Public Hearing – Creating a Community Improvement District (CID) & Sales Tax within the District:** City Administrator Logan Burns reported that as part of the incentive package for Great Bend Lodging, LLC, a public hearing shall be had on the advisability of creating a community improvement district and the proposed levy of a community improvement district sales tax within the district. The petition has been filed with the City Clerk proposing the creation of the Great Bend Lodging Community Improvement District and the imposition of a CID sales tax in the amount of 2% (Maximum) to pay the costs of the project. The estimated cost of the project is \$22,960,000 and the portion of the project proposed to be financed with CID sales tax is \$10,100,000. The developer estimates that the CID sales tax would generate \$3,406,401 over the maximum term of 22 years of the

CID. This CID sales tax would ONLY be for this property as outlined in Exhibits A & B. Notice of the public hearing was published in the Great Bend Tribune at least once each week for two consecutive weeks. The second notice was published at least 7 days prior to the date of the public hearing. The city clerk also mailed a copy of resolution 020325-B via certified mail to all property owners in such proposed district at least 10 days prior to the date of the hearing. The Mayor opened the public hearing. The Mayor closed the public hearing. Ms. Biggs made a motion to adopt Ordinance 4453, establishing the Great Bend Lodging Community Improvement district. Mr. Moeder seconded the motion and passed through a roll call vote with all voting in favor.

7. **Public Hearing – Adoption of Redevelopment Project Plan:** City Administrator Logan Burns reported that as part of the incentive package for Great Bend Lodging, LLC, a public hearing shall be had to consider adoption of a redevelopment project plan within the boundaries of the 10<sup>th</sup> Street Redevelopment District. On January 27, 2025, the Great Bend Planning Commission reviewed the proposed project plan and adopted a resolution finding that the project plan is consistent with the comprehensive plan for the development of the City. After the conclusion of the public hearing, the Governing Body is authorized to adopt the project plan by ordinance passed by not less than two-thirds vote of the Governing Body. The development agreement between the City and Great Bend Lodging, LLC, has been presented as well to the Governing Body for consideration in connection with the project plan. Notice of the public hearing was mailed certified to the County Commissioners, USD #428 and each owner and occupant of land within the proposed project area. Resolution 020325-A was published once in the Great Bend Tribune not less than one week nor more than two weeks preceding the date of public hearing. The Mayor opened the public hearing. The Mayor closed the public hearing. Mr. Moeder made a motion to adopt Ordinance 4454, adopting a redevelopment project plan for the 10<sup>th</sup> street redevelopment district. Ms. Maddox seconded the motion and passed through a roll call vote with all including the mayor voting in favor.
8. **Transportation Alternative Grant Project Agreement:** Assistant City Engineer Hitha Kadiyala reported that we applied for the Transportation Alternatives program on March 1<sup>st</sup>, 2024, for Downtown Sidewalk Repair and Accessibility Improvements for Main Street from 10<sup>th</sup> street to 17<sup>th</sup> street and we were awarded the Grant Project in October 2024. Even though our eligibility should be a 20% match if the program is awarded, KDOT awarded the grant project with 100% funding with \$0 city match which includes construction engineering and preliminary engineering. As the next steps for the process, KDOT requires the city to enter into a City/State Agreement. We are currently in process of selecting a Consultant for this project and once the selection is made, we then have to enter into a separate 3-party contract developed by the state as well. TA grant is a reimbursement project and funding for the project will come from the KDOT grants fund and the ¼ cent sales tax fund. We are seeking the council's approval to enter into agreement with the state. Mr. Urban made a motion to authorize the mayor to sign the Transportation Alternative agreement with the State. Ms. Maddox seconded the motion and passed through a roll call vote with all voting in favor.

## **ADJOURNMENT**

Ms. Biggs made a motion that the meeting be adjourned. The motion was seconded by Ms. Maddox and passed with all voting in favor. The meeting was adjourned at 6:51 p.m.