

GREAT BEND CITY COUNCIL MEETING

August 18, 2025

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 Gary Parr
— Councilmember Rickee Maddox	— Councilmember Tina Mingenback
— Councilmember Alan Moeder	— Councilmember Davis Jimenez
— Councilmember Jolene Biggs	— Attorney Allen Glendenning
— Administrator Logan Burns	— Clerk/Finance Director Shawna Schafer
— Assistant Administrator VACANT	

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on August 4, 2025.
- b) **Claim's Warrant Register 8-18-25:** Covering 2025 bills to date.
- c) **Payroll Register P/R 8-8-25:** Covering payroll ending August 2, 2025, in the amount of \$456,411.55.
- d) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- e) **Change of Date for the Next Regular Council Meeting:** The next regular council meeting falls on Labor Day which is a Holiday observed by the City. It is recommended that the meeting be held on Tuesday, September 2, 2025 at 6:30 p.m.
- f) **Tree Trimmers License:** The Royer Brothers Tree Service out of Hutchinson has applied for a Tree Trimmers License (responsible person Ashley Kent). All requirements of the ordinance have been completed and recommend approval.
- g) **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 wish to speak by abiding by the 3-minute limit. If a large group is present for the same topic, the mayor, in his discretion, may ask that you elect 1 spokesperson, and he could allow a longer time for that individual to speak.

D. NEW BUSINESS

- 1. 2026 Budget Ordinance No. 4458:** City Administrator, Logan Burns, presented the 2026 Operating Budget to the Governing Body at the July 14, 2025, budget work session. The budget is funded at a mill levy of 41.357, which is the calculated Revenue Neutral Rate of 41.357 certified by the County Clerk. Senate Bill 410 was approved in 2024 which states that if the governing body did not intend to exceed its revenue neutral rate but the final valuations of the taxing entity used to calculate the revenue neutral rate changes, the governing body shall be permitted to levy a tax rate that generates the same amount of property tax revenue as levied in the prior year. With this change in the bill, no RNR hearing is recommended. City Clerk/Finance Director Shawna Schafer will report.

Recommendation: Open for public hearing. Motion to close public hearing. Motion to adopt Ordinance No. 4458 as the 2026 Budget Ordinance.

- 2. Councilmember Reports:** Councilmembers will report on the boards and commissions that they serve on.

Recommendation: Informational item.

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

Recommendation: Informational item.

- 4. CVB Report:** CVB Director Amanda Gaddis will present her monthly report.

Recommendation: Informational item.

- 5. Great Plains Development:** Bob Wetmore with Great Plains Development would like to speak to council about the services they provide to Cities and Counties.

Recommendation: Informational item.

- 6. Great Bend Lodging LLC – Issuance of Industrial Revenue Bonds (IRB):** As part of the incentive package for Great Bend Lodging, LLC, the City of Great Bend is authorized, pursuant to the Kansas Economic Development Revenue Bond Act, to issue Industrial Revenue Bonds (IRBs) to finance the acquisition, construction, furnishing, and equipping of a hotel and two restaurants at 3017 10th Street. The total principal amount of the bonds shall not exceed \$23,000,000. Eligible construction-related purchases made with the bond proceeds will qualify for exemption from sales tax under the Kansas Sales Tax Act. It is important to note that the City of Great Bend will not be financially obligated on the bonds, and if the bonds are not issued, the City shall have no liability to the tenant. City Administrator Logan Burns will report.

Recommendation: Motion to approve Resolution 081825-A, determining the advisability of issuing taxable industrial revenue bonds for the purpose of financing the acquisition, constructing, furnishing, and equipping of a commercial facility to be located in the city.

- 7. Abatements:** City Administrator Logan Burns will present abatements.

Recommendation: Take action on abatements.

- 8. Rezoning – 217 S US Highway 281:** Emily Johnson & Noah Brown spoke at the July 28, 2025, Planning Commission meeting and requested a rezoning of property located at 217 S US Highway 281 from LM-SC (Light Manufacturing/Service Commercial) to A (Agriculture). This was being requested for Emily & Noah to rebuild the house on the subject property if an act of God were to occur and due to financing the new house from the bank. To expand a residential use in a LM-SC zone, you must either request a conditional use or rezone the property which is the route Emily & Noah chose. The Planning Commission voted unanimously to recommend approval of the rezoning request to the City Council. City Administrator Logan Burns will report.

Recommendation: Motion to adopt the findings of fact as prepared by City staff and recommended for approval by the Planning Commission. Motion to adopt Ordinance Number 4459 to rezone the subject real estate from LM-SC to Agriculture.

- 9. PETRA STAR Bond Submittal & Project Development:** PETRA has been actively engaged in the planning phase of the STAR Bond project in collaboration with the City of Great Bend and Great Bend Economic Development since November 2023. With the operational feasibility study nearing completion, the project is now approaching a key milestone, the final submittal to the Kansas Department of Commerce. PETRA proposes a multi-phase development partnership with the City of Great Bend and Great Bend Economic Development to create a mixed-use STAR Bond destination project aimed at enhancing the offerings of Great Bend and Barton County. The project will be executed in two main steps. Step 1 involves oversight of the operational feasibility study, refinement of the project narrative, and submission of the final proposal to the Kansas Department of Commerce. This phase will include

regular check-ins, in-person meetings, and the final submittal by September 30. The Step 1 fee is \$28,515 and is eligible for reimbursement from STAR Bond proceeds once the project is funded. Following state approval of the STAR Bond District, PETRA will proceed to Step 2: full project development. In this phase, PETRA will take the lead on entitlement planning, incentive procurement, architectural planning, and capital stack execution. As development partner, PETRA will oversee all aspects of implementation and will collaborate closely with the City, external consultants, and other stakeholders. A 4.75% development fee, based on total project costs, will apply during this phase, with terms defined in the final development agreement that will need to be drafted and approved by the City Council. PETRA will assist the City in aligning public and private funding sources to support the project's financial structure. This includes updating feasibility inputs, coordinating disbursements of STAR Bond proceeds and other funding, and developing a detailed capital deployment plan. PETRA will also maintain open communication among all project stakeholders to ensure transparency and financial accountability throughout the development process. In managing the project, PETRA will issue RFPs to select and oversee architectural and construction partners, manage project schedules and budgets, secure necessary entitlements, and provide owners' representation throughout construction. The company will guide the project from planning through to final certificate of occupancy, ensuring all elements are aligned with the City's financial, public benefit, and operational goals. All final deliverables will be reviewed with the City to confirm alignment with the approved framework. City Administrator Logan Burns will report.

Recommendation: Motion to approve step 1 for a fee of \$28,515 and step 2 for the full project development as part of the multi-step proposal for the proposed STAR Bond located at the Expo Complex.

10. UV System Maintenance: To maintain compliance with our NPDES discharge permit and ensure UVI levels continue to effectively control disinfection in accordance with KDHE requirements, we will be replacing all lamps in both UV channels. Additionally, wipers in Channel 2 will be replaced. While this work is underway, a UV ballast in Channel 2 will also be replaced to ensure optimal system performance. The quote we received from Trojan Technologies is for \$52,321.74 and this will be paid from year end transfers for sewer equipment. Utilities Supervisor Darren Doonan will report.

Recommendation: Motion to approve the quote from Trojan Technologies for the UV System Maintenance for \$52,321.74.

ADJOURNMENT