

GREAT BEND CITY COUNCIL MEETING

January 20, 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:

- | | |
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| <input type="checkbox"/> Mayor Cody Schmidt
<input type="checkbox"/> Councilmember Kevyn Soupiset
<input type="checkbox"/> Councilmember Rickee Maddox
<input type="checkbox"/> Councilmember Alan Moeder
<input type="checkbox"/> Councilmember Jolene Biggs
<input type="checkbox"/> Administrator Logan Burns
<input type="checkbox"/> Assistant Administrator VACANT | <input type="checkbox"/> Councilmember Cory Urban
<input type="checkbox"/> Councilmember Gary Parr
<input type="checkbox"/> Councilmember Tina Mingenback
<input type="checkbox"/> Councilmember Davis Jimenez
<input type="checkbox"/> Attorney Allen Glendenning
<input type="checkbox"/> Clerk/Finance Director Shawna Schafer |
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OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on January 6, 2025.
- b) **Claim's Warrant Register 1-20-25:** Covering 2025 bills to date.
- c) **Payroll Register P/R 1-10-25:** Covering payroll ending January 4, 2025, in the amount of \$444,067.63.
- d) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- e) **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. **Councilmember Reports:** Councilmembers will report on the boards and commissions that they serve on.

Recommendation: Informational item.

2. **Administrators Update:** 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: Informational item.

4. **Abatements:** City Administrator Logan Burns will present abatements.

Recommendation: Take action on abatements.

5. **Recommendation from Administrative Review Committee on Request from Fuller Industries, Inc. for 10-year Tax Exemption:** In 2013, Fuller Industries was granted a 10-year property tax exemption but terminated in 2021 after the property was sold to new owners. The new owners filed for another 10-year property tax exemption in 2024 where it was denied by the City Council. The applicant is wanting the property tax exemption to be retroactive back to 2021 as there are outstanding taxes on the property currently. Fuller has now provided a new application and impact reports from the Kansas Department of Commerce and the application was then reviewed by the Administrative Review Committee as part of Resolution 21593-A. The Administrative Review Committee met on Monday, January 6th to discuss the EDX request from Fuller Industries, Inc. and the committee's recommendation is that the request be denied based off the property already having a previous property tax exemption, outstanding taxes due, and the projected revenue for 2025 remaining substantial. City Administrator Logan Burns will report.

Recommendation: Motion to deny the application for the property tax exemption from Fuller Industries Inc.

6. **DC Real Estate – Option to Purchase:** DC Real Estate Holdings, LLC is the owner of Golden Belt Cinema 6, located at 1222 Kansas. The industrial revenue bonds, originally issued by the City of Great Bend in 2011, under Ordinance 4235 with an initial amount of \$2,500,000, reached their final maturity on 12/31/23. The tenant now has the option to purchase the property from the City of Great Bend. Sarah Steele, with Gilmore & Bell, has drafted a resolution

authorizing the sale and conveyance of the property located at 1222 Kansas to DC Real Estate Holdings, LLC. The resolution includes a special warranty deed, a bill of sale, and a release of lease City Administrator Logan Burns will report.

Recommendation: Motion to approve Resolution 012025-, to authorize the Mayor and City Clerk to execute a special warranty deed, a bill of sale, and a release of lease.

7. **SRO/DARE Vehicle Replacement:** The Great Bend Police Department vehicle replacement plan for 2025 includes the replacement of one of the vehicles assigned to a School Resource/DARE Officer. This vehicle is utilized extensively for community outreach and events as well as for educational opportunities. This vehicle will be purchased with funds provided to the DARE program by the State of Kansas. Our 2025 budget also has approval for the purchase of a new Detective vehicle. Instead of purchasing a new Detective vehicle this year, the current SRO / DARE vehicle that is being replaced will be retained by the PD and will be utilized as a Detective Unit vehicle, which will save the city money during this budget cycle. We contacted Marmie Ford in Great Bend as well as Superior Emergency Response Vehicles in Andover to seek quotes for the vehicles. The quote from Superior Emergency Response Vehicles was a base price of \$56,750 and a quote of \$69,238 total for the vehicle and upfitting. The base price quote for Marmie's was \$55,000. The upfitting portion of the quote given by SERV is likely high, as some of the equipment currently installed in the SRO/DARE vehicle will not be necessary in a Detective vehicle and can be reused in the new vehicle. The PD plans to utilize SERV for the vehicle upfitting. The Police Department currently has \$105,000 in the DARE program fund. As Marmie Ford's quote is the least expensive, we are seeking authorization to order an SRO/DARE vehicle from Marmie Ford for \$55,000 and authorization for upfitting in an amount not to exceed \$12,000. Police Chief Steve Haulmark will report.

Recommendation: Motion to approve the bid from Marmie Ford for a new SRO/DARE vehicle in the amount of \$55,000 and authorization for upfitting the vehicle from SERV in an amount not to exceed \$12,000 for a total cost of \$67,000.

8. **Dragstrip Rebuild Design Contract:** After settlement from SRCA dragstrip lawsuit, the City of Great Bend wishes to move forward with design for the rebuild of the track. Bartlett & West (B&W) was an expert for the rebuild as part of the lawsuit and the city has been in conversation with Bartlett & West to provide the design for the rebuild. The contract in front of you provides for a lump sum design fee in the amount of \$40,000 to develop schematic concept design defining project requirements coordinating with the City of Great Bend, SRCA, NHRA, along with engineers who were experts in the lawsuit, Larry Mott and Ernie Schrader to consult during this concept development. The deliverable will be a thorough Project Criteria defining design, schedule, budget, and performance expectations. Also included in this contract is preconstruction services for a lump sum fee of \$15,000 providing: comprehensive preconstruction management, developing budgets, project planning, scheduling, coordinating design meetings, and begin developing bid packages throughout

the initial Schematic Concept Design phase. This approach anticipates the Guaranteed Maximum Price proposal will develop based on bidding a Owner and Design-Builder mutual agreement of Design Development. The design-builder's fee shall be 8% of the Cost of the work and this will be determined after work is bid out to contractors to complete the project. B&W is hoping for 60% conceptual drawings by April and anticipate all work to be completed in time for racing before the season in Spring 2026. City Administrator Logan Burns will report.

Recommendation: Motion to authorize the Mayor to sign Contract Document No. 530 and Contract Document No 535 with Barlett & West for the Rebuild Design in the amount of \$55,000.

ADJOURNMENT

WORKSESSION AGENDA

1/20/2025

- 1. Year End Transfers, June Jaunt, Party in the Park, & Airfest**