

## 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, Jolene Biggs, Davis Jimenez and Tina Mingenback. Absent was councilmember Gary Parr and Kevyn Soupiset. Also in attendance were City Administrator Logan Burns, City Attorney Allen Glendenning and Finance Director/City Clerk Shawna Schafer.

### 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 in the amount of \$412,608.40.
- 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 made no appointments.
- 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:** Mayor Schmidt amended the agenda to add an Executive Session to discuss non-elected personnel matters.

Mr. Urban made a motion to approve the consent agenda as amended. Mr. Moeder seconded the motion and passed 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. **2026 Budget Ordinance No. 4458:** City Clerk/Finance Director Shawna Schafer reported that 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. Mayor Schmidt opened for public hearing. Mr. Urban made a motion to close public hearing. Mr. Moeder seconded the motion and passed with all voting in favor. Ms. Biggs made a motion to adopt Ordinance No. 4458 as the 2026 Budget Ordinance. Ms. Mingenback seconded the motion and passed with all voting in favor.

2. **Councilmember Reports:** There were no Councilmember reports.
3. **Administrators Update:** City Administrator Logan Burns presented an update on what is happening within the City organization.
4. **CVB Report:** CVB Director Amanda Gaddis presented her monthly report.
5. **Great Plains Development:** Bob Wetmore with Great Plains Development spoke to council about the services they provide to Cities and Counties.
6. **Great Bend Lodging LLC – Issuance of Industrial Revenue Bonds (IRB):** City Administrator Logan Burns reported that 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. Mr. Moeder made a 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. Ms. Maddox seconded the motion and passed with all voting in favor.
7. **Abatements:** City Administrator Logan Burns presented the following abatement;
  - A. 1415 Jefferson: There are tires on the west side of the property and that said Unlawful Accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Great Bend Code. This real estate is located at 1415 Jefferson. and is the subject of Resolution Number 081825-B.

Ms. Biggs made a motion to approve Resolution 081825-B. The motion was seconded by Ms. Mingenback and passed with all voting in favor.
8. **Rezoning – 217 S US Highway 281:** City Administrator Logan Burns reported that 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. Ms. Biggs made a motion to adopt the findings of fact as prepared by City staff and recommended for approval by the Planning Commission. Ms. Maddox seconded the motion and passed with all voting in favor. Ms. Mingenback then made a motion to adopt Ordinance Number 4459 to rezone the subject real estate from LM-SC to Agriculture. Mr. Jimenez seconded the motion and passed with all voting in favor.

9. **PETRA STAR Bond Submittal & Project Development:** City Administrator Logan Burns reported that 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. Mr. Moeder made a 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. Ms. Maddox seconded the motion and it passed with all voting in favor.

10. **UV System Maintenance:** Utilities Supervisor Darren Doonan reported that 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 for from year-end transfers for sewer equipment. Ms. Biggs made a motion to approve the quote from Trojan Technologies for the UV System Maintenance for \$52,321.74. Mr. Jimenez seconded the motion and passed with all voting in favor.

- 11. Executive Session:** An executive session has been requested to discuss personnel matters concerning non-elected personnel for the review of the applicants for the Utilities Director position. Mr. Urban made a motion to recess into executive session for a period of 15 minutes to discuss personnel matters concerning non-elected personnel for the review of the applicants for the Utilities Director position, under K.S.A. 75-4319(b)(1). Mr. Moeder seconded the motion and passed with all voting in favor. The regular meeting will resume at 7:12 p.m. The meeting resumed at 7:12p.m. Mr. Urban made a motion to appoint Darren Doonan as Utilities Director. Mr. Moeder seconded the motion and passed 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 7:12 p.m.