

City of Great Bend  
January 20, 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, Jolene Biggs, Davis Jiminez, Gary Parr, and Tina Mingenback (who arrived at 6:54pm). Absent was Kevyn Soupiset. Also in attendance were City Administrator Logan Burns, City Attorney Allen Glendenning, and City Clerk/Finance Director Shawna Schafer.

### 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 in the amount of \$642,203.18.
- 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 made no appointments.
- e) **Agenda:** Approval of agenda as submitted or amended.

Mr. Urban made a motion to approve the consent agenda. The motion was seconded by Ms. Biggs and passed with all voting in favor.

#### B. OLD BUSINESS: There was no old business.

#### C. RECOGNITION OF VISITORS AND ANNOUNCEMENTS

- Councilman Parr wanted to know why we didn't have a vote on the Façade Grant. Mayor Schmidt responded that it was brought up in a Friday report and, Logan reported to a council meeting that he received no interest from councilmembers and no councilmember spoke up to oppose that.

#### 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. **CVB/Community Coordinator Report:** Community Coordinator Christina Hayes presented her monthly report.

- 4. Abatements:** City Administrator Logan Burns presented abatements.
  - A. 425 Buckeye: There is a recliner and refuse in the front yard** and that said Unlawful Accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Code of Ordinances of the City of Great Bend, Kansas. This real estate is located at 425 Buckeye, and is the subject of Resolution Number 012025-A.
  - B. 2811 21st St: There is a shed that has burned down** and that said Unlawful Accumulation constitutes a nuisance pursuant to Section 8.08.110 of the Code of Ordinances of the City of Great Bend, Kansas. This real estate is located at 2811 21<sup>st</sup> St. and is the subject of Resolution Number 012025-B.
- Ms. Biggs made a motion to approve Resolutions 012025A-B. The motion was seconded by Ms. Maddox and passed with all voting in favor.
- 5. Recommendation from Administrative Review Committee on Request from Fuller Industries, Inc. for 10-year Tax Exemption:** City Administrator Logan Burns reported that 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 6<sup>th</sup> 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. Dale Hogg, representing Fuller Industries, asked the council to table the matter for one month so that the VP and CEO could be present at the meeting. After discussion, Ms. Biggs made a motion to deny the application for the property tax exemption from Fuller Industries Inc. Ms. Maddox seconded the motion and it passed by a vote of 5-1, with Mr. Moeder voting against.
- 6. DC Real Estate – Option to Purchase:** City Administrator Logan Burns reported that 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. Mr. Urban made a motion to approve Resolution 012025-C, to authorize the Mayor and City Clerk to execute a special warranty deed, a bill of sale, and a release of lease. Ms. Biggs seconded the motion and passed with all voting in favor.
- 7. SRO/DARE Vehicle Replacement:** Police Chief Steve Haulmark reported that 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 Chevrolet 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 re-used 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 Chevrolets quote is the least expensive, we are seeking authorization to order an SRO/DARE vehicle from Marmie Chevrolet for \$55,000 and authorization for upfitting in an amount not to exceed \$12,000. Gary Parr made a motion to approve the bid from Marmie Chevy 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. Mr. Jimenez seconded the motion, and it passed with all voting in favor.

8. **Dragstrip Rebuild Design Contract:** City Administrator Logan Burns reported that 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. Ms. Mingenback made a 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. Mr. Urban 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 7:04 p.m.