

GREAT BEND CITY COUNCIL MEETING

December 19, 2022

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 Lindsey Krom-Craven
___ Councilmember Brock McPherson	___ Councilmember Natalie Towns
___ Councilmember Alan Moeder	___ Councilmember Davis Jimenez
___ Councilmember Jolene Biggs	___ Attorney Allen Glendenning
___ Administrator Kendal Francis	___ Clerk/Finance Director Shawna Schafer

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on December 5, 2022.
- b) **Claim's Warrant Register 12-19-22:** Covering 2022 bills to date.
- c) **Payroll Register P/R 12-16-22:** Covering payroll ending December 10, 2022, in the amount of \$491,148.92.
- d) **Change of Date for the Next Regular Council Meeting:** The next regular council meeting falls on Monday January 2, 2023, which is the New Years Holiday observed by the City. It is recommended that the meeting be held on Tuesday, January 3, 2023, at 6:30 p.m.
- e) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- f) **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 also wish to speak by limiting comments to 3 minutes.

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 Kendal Francis will present an update on what is happening within the City organization.

Recommendation: Informational item.

3. **Abatements:** Code Enforcement Art Keffer will present abatements.

Recommendation: Take action on abatements.

4. **Blizzard Energy Inc. Lease:** The current 10-year lease with Blizzard Energy Inc. expires on December 31, 2022. Blizzard suspended operations during Covid and are attempting to restart. We have been working with them to find terms that would help them get back up to speed. They desire to renew the lease, but on a 1-year term, with 4 renewable 1-year options. Initial rent is \$1,779 per month. This amount will remain the same from their current agreement. Rent increases 5% each renewal. Rent will increase to \$2,850 per month upon return of the facility to full-time operations. Termination is 90-days without cause. City Administrator Kendal Francis will report.

Recommendation: Motion to approve the lease agreement with Blizzard Energy Inc.

5. **Amber Meadows Resolution:** At the November 7th work session, the council was presented with information regarding Rural Housing Incentives Districts (RHID). Additionally, it was proposed that the undeveloped, city-owned property at Amber Meadows be designated an RHID to promote future housing development. The council gave consensus to move forward with seeking an RHID designation for that property. The first step is to pass a resolution requesting the Secretary of Commerce to approve the designation. This designation does not commit the city to any future expenditures, but simply provides this incentive for developers. City Administrator Kendal Francis will report.

Recommendation: Motion to approve Resolution Number 121922-, designating Amber Meadows undeveloped city property as an RHID.

6. **Housing Opportunities Inc. (HOI) – Brynwood Addition Rezoning:** HOI has filed an application to rezone a property from A (Agricultural) to PUD (Planned Unit Development) within city limits. This first phase of development will be named Cambridge Park and will consist of 6 duplexes, 2 SROs (Single Room

Occupancy) and a community building. It will also entail constructing a portion of Grant Street connecting 6th Street to 2nd Street. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to adopt the Findings of Fact prepared by City Staff and as recommended by the Planning Commission. Motion to adopt Ordinance Number 4399 rezoning the subject real estate from A (Agricultural) to PUD (Planned Unit Development).

- 7. Housing Opportunities Inc. (HOI) – Brynwood Addition Final Plat Submittal:** HOI has submitted the final plat for the Brynwood Addition. Staff has reviewed the final plat and Planning Commission has recommended approval to the City Council. Supporting documents include the drainage study completed by Kaw Valley Engineering as well as the Development Plan. All appropriate parties will need to sign the plat and then it will be recorded with the Barton County Register of Deeds. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to adopt Ordinance Number 4400 for the Brynwood Addition. Motion to approve the Mayor to sign the plat.

- 8. Boundary Resolution:** K.S.A 12-517 requires the governing body to declare by resolution the entire boundary of the city before the last day of December in any year in which territory has been added to the city. The city annexed the Brynwood addition this year and the governing body, therefore, needs to update the boundary resolution to include the new territory. City Attorney Allen Glendenning will report.

Recommendation: Motion to approve Resolution No 121922-, to declare boundaries of the City.

- 9. Proposed Approval of Airport FBO Lease Assignment:** Under the attached FBO Agreement (July 2020), P & N had appeared to assign the agreement to another entity (Coulson Corporation). Without City consent, this would be a violation of the July 2020 agreement (paragraphs 40 & 41). In response to the City Attorney's letter, P & N is requesting the City's approval to assign the Agreement to Coulson Corporation, subject to the transfer of ownership of Coulson Corporation to Ryan and Ashley Coulson. This request has the unanimous support of the Airport Advisory Committee. Airport Manager Martin Miller will report.

Recommendation: Motion to approve the FBO Lease assignment and authorize the Mayor to execute the agreement.

- 10. Fee Schedule Resolution:** At the previous council meeting, proposed updates to the Master Fee Schedule were presented. The attached schedule contains the changes as discussed. The team will be prepared to further discuss the Events Center fees. City Administrator Kendal Francis will report.

Recommendation: Motion to approve Resolution Number 121922-, setting the master fees schedule for 2023.

11. 2023 Vac-Con Freightliner Combination Truck: We are looking to purchase a 2023 Vac-Con Combination truck on a freightliner chassis. This truck has a more powerful vacuum system with a 3-stage fan than the Vactor trucks. It also has a triplex pump that is minimal maintenance and a steady spray stream with no surging when hydro excavating. It also has a fan placement that allows it to be more durable compared to the Armor truck that has the fan placement on top of the tank. The Armor truck, though the least costly of the three options, in our opinion has a greater possibility for damage to the fan if overfilled. For the applications we utilize our equipment for happens with relative frequency, especially when being used during water main breaks. It would be replacing a 2001 Vactor combination truck that has a vacuum fan that has delaminated making the truck unusable. Parts for replacement would cost \$50,000 which would be equivalent to an annual payment. Currently we have FEMA reimbursement funds and unencumbered funds in the Street/Storm/Sewer fund that would give us a down payment of \$352,505.76. We are looking to utilize a Lease to Purchase from First Kansas Bank for the remainder of the funds of \$167,710.24 at 4 years for 4% interest with an annual payment of \$44,611.54. Farmer's Bank and Trust gave us quotes of 4.38% interest for both 48 months and 60 months. First Kansas Bank and Farmer's Bank and Trust gave us quotes. We are currently putting \$40,000 annually in the Capital Outlay for a vac truck. Public Works Director Jason Cauley will report.

Recommendation: Motion to approve a 48-month 4% interest lease purchase agreement with First Kansas Bank for the purchase of an 2023 Vac-Con Freightliner Combination Truck from Red Equipment LLC for \$514,216.50.

12. City Administrator Search Firm Proposal: Mayor Schmidt will report.

Recommendation: Take appropriate action.

ADJOURNMENT

WORKSESSION AGENDA 12/19/2022

1. Lead & Copper Rule