

## 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, Kevyn Soupiset Jolene Biggs, Davis Jimenez, Lindsey Krom-Craven, and Natalie Towns. Also in attendance were City Administrator Brandon Anderson, Assistant City Administrator Logan Burns, City Attorney Allen Glendenning, and City Clerk Shawna Schafer.

### OPENING: PLEDGE OF ALLEGIANCE

#### A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on October 16, 2023.
- b) **Claim's Warrant Register 11-6-23:** Covering 2023 bills to date in the amount of \$1,535,906.32
- c) **Payroll Register P/R 10-20-23 and P/R 11-3-23:** Covering payroll ending October 14, 2023, in the amount of \$506,653.16 and covering payroll ending October 28, 2023, in the amount of \$414,320.00.
- d) **Appointments:** Mayor Schmidt appointed Max Nichols to the Airport Advisory Board to replace Brock McPherson.
- e) **Home for the Holiday Street Closures and Permissions:** Close Main Street from 24<sup>th</sup> Street to 12<sup>th</sup> Street during the parade from 5:15 pm to 6:30 pm on November 25<sup>th</sup>, 2023. Keep Main Street closed from Broadway Avenue to 12<sup>th</sup> Street for an additional 2 hours after the parade to allow for activities. Close Lakin Avenue between Kansas Avenue to Main Street from 4:00 pm to 9:00 pm, and parking on the north side of Lakin Avenue from noon to 9:00 pm on November 25<sup>th</sup>, 2023. Permission for approved event vendors to set up in Jack Kilby Square on Thursday & Friday prior to November 25, 2023 (this includes temporary walls for Foundry Community Church pictures, and hot dogs and hot chocolate stands).
- f) **Horse Drawn Carriage Ride in Brit Spaugh Park:** Permission to allow Horse Drawn carriage rides provided by Chris Clausen for purchase during the Trail of Lights Season on December 15, 16, 22, 23, of 2023 from 5:30 to 7:30pm.
- g) **Agenda:** Mayor Schmidt amended the agenda to remove item #4, report from the Commission on Aging.

Mr. Urban made a motion to approve the consent agenda. The motion was seconded by Mr. Moeder 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. **Councilmember Reports:** There were no council member reports.
2. **Administrators Update:** City Administrator Brandon Anderson presented an update on what is happening within the City organization.
3. **Economic Development Report:** Economic Development Inc. President Sara Arnberger presented her monthly report.
4. **EPA Plating Inc. Cleanup:** Clint Sperry with EPA Plating Inc addressed the Governing Body about the cleanup process.
5. **Abatements:** Property Maintenance Logan Burns presented the following abatements:
  - A. **1719 Morphy St:** There is trash and refuse on the property including, but not limited to: **Brush pile** 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 1719 Morphy St. and is the subject of Resolution Number 110623-A.
  - B. **222 Fruit St:** There is trash and refuse on the property including, but not limited to: **Car parts** 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 222 Fruit St. and is the subject of Resolution Number 110623-B.

Mr. Soupiset made a motion to approve Resolutions 110623 A-B. Ms. Krom-Craven seconded the motion and passed with all voting in favor.

6. **Master Fee Schedule:** City Clerk/Finance Director Shawna Schafer reported that each year, staff review the master fee schedule and make recommended changes as they see fit. Attached is a copy of the previous fees and any recommended changes for 2024. Mr. Moeder made a motion to approve Resolution 110623-C as the master fee schedule for 2024. The motion was seconded by Mr. Urban and passed with all voting in favor.
7. **Ordinance Amending Short Term Rental Regulations:** City Attorney Allen Glendenning reported that the existing short-term rental (STR) regulations were the culmination of considerable hard work on the part of the Assistant City Administrator Logan Burns, Building Inspector Matt Schafer, their staffs and the Planning Commission. Considerable research was done into the regulations in place in various cities in Kansas and neighboring states and that information was discussed and considered in multiple meetings of the Planning Commission. Statutory notice of those

meetings was given but no STR owners attended to provide input into the process at that time. However, after the regulations were passed by the Council, at least two STR owners have contacted city staff and the Council with concerns about some of the provisions of the regulations. In response, The City Administrator, Assistant City Administrator, Building Inspector and City Attorney have met among themselves and with the STR owners to further discuss the concerns and draft proposed changes to the regulations that would address the concerns. Ordinance 4423 is the result of that process. The three substantive changes this ordinance would make is the removal of the requirement to obtain approval of 55% of property owners within 200 feet, make the licenses for a period of two years instead of one, and allow the building inspector to license a higher maximum occupancy where it is reasonable for the particular property. Mr. Moeder noted that he thinks we should do away with the ordinance all together. He said if we are going to regulate short term rentals, then we should also regulate long-term rentals. He has done work in both, and the short-term rentals are kept up much better than long-term rentals. Ms. Biggs made a motion to adopt Ordinance 4423, regulating the operation of short-term rentals. The motion was seconded by Mr. Soupiset and passed by a vote of 7-1, with Mr. Moeder voting against.

**8. 2024 Blue Cross Blue Shield (BCBS):** City Administrator Brandon Anderson and Brenna Marshall with Gallagher reported Gallagher was still negotiating final numbers with BCBS at our last council meeting. Fortunately, with the addition of the competitive proposals, BCBS revised their renewal proposal with an additional 9% reduction in stop loss premiums which amounted to roughly \$50,000. Mr. Soupiset made a motion to approve the BCBS final numbers for our insurance carrier for 2024. The motion was seconded by Ms. Towns and passed with all voting in favor.

**9. Oxidation Ditch Aerator Gear Box Rebuild:** Public Works Director Jason Cauley reported that we currently have an oxidation ditch gear box that was bought as a backup in the 1995 rebuild. It has sat since then with no use. We are wanting to rebuild it to put into use on the current Oxidation basin. The current gearbox and mixer have had 25 years of use without being rebuilt. A failure would cause us not to be able to meet the current EPA standards for nutrient reduction. The purpose of this mixer is to provide the right amount of oxygen to microbes that “eat” and change the structure of chemical compounds that help us meet our reduction for ammonia and phosphate. We have in recent years, due to the success of our efforts, the Wastewater Treatment Plant has been the example of how to meet the EPA standards without the building of a new plant. The quote to rebuild from JCI is \$39,377.00. Ms. Biggs made a motion to approve the quote from JCI to rebuild the oxidation ditch aerator gearbox for \$39,377.00. The motion was seconded by Ms. Maddox and passed with all voting in favor.

## **ADJOURNMENT**

Ms. Krom-Craven made a motion that the meeting be adjourned. Ms. Biggs seconded the motion and passed with all voting in favor. The meeting was adjourned at 7:16p.m.