

GREAT BEND CITY COUNCIL MEETING

April 15, 2024

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 Rickee Maddox	___ Councilmember Tina Mingenback
___ Councilmember Alan Moeder	___ Councilmember Davis Jimenez
___ Councilmember Jolene Biggs	___ Attorney Allen Glendenning
___ Administrator Brandon Anderson	___ Clerk/Finance Director Shawna Schafer
___ Assistant Administrator Logan Burns	

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on April 1, 2024.
- b) **Claim's Warrant Register 4-15-24:** Covering 2024 bills to date.
- c) **Payroll Register P/R 4-5-24:** Covering payroll ending March 30, 2024, in the amount of \$409,533.84.
- d) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- e) **Door-to-Door License:** Gannon Reichert with Ready /Roofer, Inc has applied for a door-to-door license. All requirements of the ordinance have been completed and recommend approval.
- f) **Agenda:** Approval of agenda as submitted or amended.

B. OLD BUSINESS

1. **Economic Development Incentive:** The Economic Development Incentive Committee met on Tuesday, February 27th to discuss the EDX request from Fuller Industries, Inc., the committee recommendation is that the initial request is not worthy of further consideration. This item was tabled at the council meeting on March 4, 2024 for 1 month and is being presented back to the council for action. As of April 9, 2024, no new information has been provided.

Recommendation: Motion to deny the application for an extension of the property tax exemption for economic development purposes from Fuller Industries, Inc.

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 Brandon Anderson 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:** Assistant City Administrator Logan Burns will present abatements.

Recommendation: Take action on abatements.

- 5. Davin Mills Rezoning – 1923 Holland:** Davin Mills spoke at the March 25, 2024 Planning Commission and requested a rezoning of 1923 Holland (Property Owner is Walter & Betty Button) from R-2 (Multi-Family) to C-2 (General Commercial). This was requested in order for the applicant to build a shop on the property that would store trailers and material inside the shop. The Planning Commission voted unanimously to recommend approval of the rezoning request to the City Council. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to adopt the findings of fact as prepared by City staff and recommended for approval by the Planning Commission. Motion to adopt Ordinance Number 4435 to rezone the subject real estate from R-2 to C-2.

- 6. Tanner Davis Rezoning – 00 NE Baker Street:** Tanner Davis spoke at the March 25, 2024 Planning Commission and requested a rezoning of 00 NE Baker Street (Property Owner is Jim & Kathy Vopat) from R-1 (Single-Family) to A (Agricultural). This was requested in order for the applicant to build a shed on the property to house 4-H animals that would be 12'x24'. The Planning Commission voted unanimously to recommend approval of the rezoning request to the City Council. Assistant City Administrator Logan Burns will report.

Recommendation: Motion to adopt the findings of fact as prepared by City staff and recommended for approval by the Planning Commission. Motion to adopt Ordinance Number 4436 to rezone the subject real estate from R-1 to Agricultural.

- 7. Brit Spaugh Billboard:** For the past five years, our Brit Spaugh Billboard sign has operated beyond its warranty period. While we encountered minimal issues during this time, recent developments indicate the need for significant upgrades. Specifically, the screen portion and underlying technology require replacement to maintain functionality, necessitating a thorough assessment of potential solutions. After soliciting bids from both Marks Custom Signs and Commercial Sign Company out of Hays, we have determined that Marks offers a more cost-effective solution, with their bid coming in at \$41,107.60 which is \$14,651 lower than that of Commercial Sign Company. For the past few years, we have proactively allocated funds to a Billboard savings account, anticipating such expenses which the account is currently at \$55,010.00. Community Coordinator Christina Hayes will report.

Recommendation: Motion to approve the bid from Marks Custom Signs for \$41,107.60 for the replacement of the Brit Spaugh Billboard.

ADJOURNMENT