

GREAT BEND CITY COUNCIL MEETING

September 16, 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:

<input type="checkbox"/> Mayor Cody Schmidt	<input type="checkbox"/> Councilmember Cory Urban
<input type="checkbox"/> Councilmember Kevyn Soupiset	<input type="checkbox"/> Councilmember Lindsey Krom-Craven
<input type="checkbox"/> Councilmember Rickee Maddox	<input type="checkbox"/> Councilmember Tina Mingenback
<input type="checkbox"/> Councilmember Alan Moeder	<input type="checkbox"/> Councilmember Davis Jimenez
<input type="checkbox"/> Councilmember Jolene Biggs	<input type="checkbox"/> Attorney Allen Glendenning
<input type="checkbox"/> Administrator Logan Burns	<input type="checkbox"/> Clerk/Finance Director Shawna Schafer
<input type="checkbox"/> Assistant Administrator VACANT	

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on September 3, 2024.
- b) **Claim's Warrant Register 9-16-24:** Covering 2024 bills to date.
- c) **Payroll Register P/R 9-6-24:** Covering payroll ending August 31, 2024, in the amount of \$396,339.97.
- d) **Appointments:** Mayor Schmidt will make appointments as appropriate.
- e) **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 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 Logan Burns 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. **Public Hearing for Dangerous Building – 2521 12th Street:** An investigation was conducted from public right-of-way on the principal structure. The building official's letter referencing the deficiencies is attached for your reference. Deficiencies include; 4 windows around the house which are broken including one on the address side, one on the East side, and two on the West side. The two windows on the West side still have remnants of broken glass hanging in the window frames. Due to the condition of the windows, this property is not secure from entry creating a hazard to the public and any curious passerby. The roof has sections of asphalt shingles that are missing, exposing the structural sheathing to the elements. The front fascia is missing along the West side of the house, exposing the bottom sections of roof trusses to the elements. The bottom sections of roof trusses along the East side are exposed to the elements due to lack of roof covering. Matt was able to confirm that this house has no utilities currently in service which could create an unsanitary condition if any person were to try to occupy the house. The resolution presented would give the property owner until October 20, 2024, to remedy the issues or the City would be authorized to repair the issues as set out above. City Administrator Logan Burns will report.

Recommendation: Open public hearing. Motion to close public hearing. Motion to approve Resolution 091624-A.

5. **Takkion Lease Agreement:** At the July 15, 2024 Council meeting, the Council approved a lease agreement with Takkion Operating LLC for 9.6 acres at the airport. The understanding at the time was once WATCO's lease expired at the end of the year, Takkion would like to assume their additional acreage. WATCO has now expressed a need to get out of their current lease and Takkion has expressed they would like to assume the additional 5 acres in a new lease which is attached to this agenda. The lease agreement would go along with \$365/acre as in the previous agreement for a 3-year term. Takkion will be

storing solar and wind power components on the property and the attached survey shows the entire 14.6 acres that Takkion will be utilizing for the lease. Attached in your packet is the resolution to authorize the contract and rescinding the previous authorization for the 9.6-acre lease as well as the lease termination agreement with WATCO. City Administrator Logan Burns will report.

Recommendation: Motion to approve Resolution 091624-B, which authorizes the Mayor to sign the lease termination with WATCO and sign lease 2024-01a with Takkion for the 14.6-acre.

- 6. Weirs, Baffles, & Launder Covers:** KDHE has been insisting for the last 3 years of inspections that we replace our weirs, baffles and have launder covers installed. Weirs are a v notched device that sits at the top of the clarifier to allow a small amount of water to cascade over them holding back the suspended solids. Baffles are another layer to keep solids from entering into the channel. Launder covers are placed over the launder which is a small channel that the water flows into after passing over the weirs. Launder covers help prevent the growth of algae in the launder which then allows for improved treatment of the effluent by the UV channel as well as the reduced cleaning of the UV lights. We have reached out to Ray Lindsey, Fluid Equipment, Motion, Haynes and JCI. JCI was the only company to return a quote. Each contractor was contacted multiple times to allow them the opportunity to quote. We are utilizing year-end transfers and capital improvement funds to fund the purchase. We recommend moving forward with JCI for the quote of \$170,772. The quote is for equipment and installation. Public Works Director Jason Cauley will report.

Recommendation: Motion to approve the bid from JCI for the weirs, baffles, & launder covers for \$170,772.

- 7. 2024 Asphalt Resurfacing Project:** The City put out bids for construction of the Asphalt Resurfacing project for 2024 Financial Year. Project limits are approximately 13 blocks; 281 Bypass Street (10th to Main Street), 24th street (McCormick Street to 281 Bypass), Harrison Street (10th to Broadway Street). The intent for this resurfacing project is to get a high-volume street (281 Bypass and Harrison) doing full depth repairs and capped with asphalt and an effort to prioritize residential streets as well (24th street from bypass to McCormick). Venture Corporation is the only bid we received at \$938,900.00, and the start date is expected to begin the last week of September. Funding will come from ¼ cent sales tax. Assistant City Engineer Hitha Kadiyala will report.

Recommendation: Motion to approve the bid from Venture for \$938,900.00 for the 2024 asphalt resurfacing project.

ADJOURNMENT