

GREAT BEND CITY COUNCIL MEETING

November 18, 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 November 4, 2024.
- b) **Claim's Warrant Register 11-18-24:** Covering 2024 bills to date.
- c) **Payroll Register P/R 11-15-24:** Covering payroll ending November 9, 2024, in the amount of \$553,104.19.
- 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. **Master Fee Schedule:** 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 2025. City Administrator Logan Burns will report.

Recommendation: Motion to approve Resolution 111824-A, Master Fee Schedule.

5. **.5% Sales Tax Ordinance No 4447:** The voters approved of the sales tax question that was on the November ballot. The Governing Body will need to adopt an Ordinance authorizing the levy of the citywide retailers' sales tax at the rate of one-half of one percent (.5%). City Clerk/Finance Director will report.

Recommendation: Motion to adopt Ordinance No 4447, authorizing the levy of the citywide retailers' sales tax at the rate of one-half of one percent (.5%).

6. **Conditional Use Permit for NexTech Wireless Cell Tower:** On October 28, 2024, the Great Bend Planning Commission held a public hearing to consider a proposed Conditional Use Permit (CUP) application from NexTech Wireless on property in an A (Agriculture) zoning district in the 3-mile limits of Great Bend. The CUP involves NexTech Wireless constructing a 150' self-support cell tower on land owned by Barton Community College just to the southeast of the new Ag building. The tower meets all the setbacks that match the height of the tower and engineered plans have been provided. The Planning Commission voted 5-0 to recommend approval to the City Council with conditions as stated in the Findings of Fact that include; This conditional use permit shall expire 180 days from the date of issuance unless, during said 180-day period, the use of a cell tower is started, if the cell tower use is stopped for any reason, the Conditional Use Permit shall be null and void, the construction and use of the cell tower

shall comply with all local, state, and federal regulations, and a 911 address for the facility. 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 4448 for a CUP.

- 7. Public Hearing – Creation of TIF District at 10th Street Redevelopment District:** As part of the incentive package for Great Bend Lodging, LLC, a public hearing shall be had to consider the creation of a TIF district at 3017 10th Street for the new proposed hotel and restaurants. Projects financed through TIF involve the creation of an “increment” in real estate property tax income. The increment is generated by segregating the assessed values of real property located within a defined geographic area (See Exhibit A) such that a portion of the resulting property taxes flow to the City to fund projects in the redevelopment district, and the remaining portion flows to all remaining taxing jurisdiction. The portion of property taxes flowing to the City is determined by the increase in the assessed value of the properties within the redevelopment district as a result of the new development occurring within the same area. When the current aggregate property tax rates of all taxing jurisdictions are applied to this increase in assessed property value from new development, increment income is generated. Public improvements within the district and other qualified expenditures are funded by the Developer and repaid over a specified period of time with this increment income. The property taxes attributable to the assessed value existing prior to redevelopment, the “original valuation,” continue to flow to all taxing jurisdictions just as they did prior to redevelopment. This condition continues for the duration of the established district, as defined by statute, or until all eligible project costs are funded, whichever is of shorter duration. Notice of the public hearing was mailed certified to the Board of County Commissioners, USD 428, and each owner and occupant of land within the proposed District. City Administrator Logan Burns will report.

Recommendation: Motion to adopt Ordinance 4449 to create a TIF District for the 10th Street Redevelopment District.

- 8. Executive Session:** An executive session has been requested to discuss personnel matters concerning non-elected personnel for the discussion of the Assistant City Administrator Position.

Recommendation: Motion to recess to executive session for a period of ___ minutes to discuss personnel matters concerning non-elected personnel for the discussion of the Assistant City Administrator position under K.S.A 75-4319(b)(1). The regular meeting will resume at __:___p.m.

ADJOURNMENT