

## 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 Tina Mingenback. Also in attendance were City Administrator Logan Burns, City Attorney Allen Glendenning, and City Clerk/Finance Director Shawna Schafer.

### OPENING: PLEDGE OF ALLEGIANCE

#### A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on September 16, 2024.
- b) **Claim's Warrant Register 10-7-24:** Covering 2024 bills to date in the amount of \$901,594.69.
- c) **Payroll Register P/R 9-20-24 and P/R 10-4-24:** Covering payroll ending September 14, 2024, in the amount of \$517,291.54 and payroll ending September 28, 2024, in the amount of \$425,015.46.
- d) **Appointments:** Mayor Schmidt appointed Amanda Staab to the Great Bend Recreation Board to replace Jessica Milsap.
- e) **Resolution 100724-A – Salary Resolution:** Approval for Resolution 100724-A, that sets the salary ranges effective October 13, 2024, that was approved as part of the 2025 budget. The effective date is the start of the payroll for November 1, 2024.
- f) **Home for the Holiday Street Closure 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 30<sup>th</sup>, 2024. 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 30<sup>th</sup>, 2024. Permission for approved event vendors to set up in Jack Kilby Square on Thursday & Friday prior to November 30, 2024 (this includes temporary walls for Foundry Community Church pictures, and hot dogs and hot chocolate stands).
- g) **Tree Trimmers License:** Blane Oberney, DBA Rainbow Tree Services, out of Rush Center, Kansas, has applied for a tree trimmers license. All requirements of the ordinance have been completed and recommend approval
- h) **Agenda:** Approval of agenda as submitted or amended.

Mr. Urban made a motion to approve the consent agenda. The motion was seconded by Ms. Biggs 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:** Mayor Schmidt made an announcement on the Interview Panel for the Assistant City Administrator opening: Rikki Maddox, Lindsey Krom-Craven, Kevyn Soupiset, Megan Barfield, Jordan Elliott, Jenna Pitchford, Allen Glendenning, Logan Burns and Mayor Schmidt.
2. **Administrators Update:** City Administrator Logan Burns 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. **Abatements:** City Administrator Logan Burns presented the following abatements;
  - A. **809 Main St:** There is a desk and drawers located on the west side of this property 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 809 Main St. and is the subject of Resolution Number 100724-B.

Mr. Moeder made a motion to approve Resolution 100724-B. The motion was seconded by Ms. Krom-Craven and passed with all voting in favor.

5. **Urban Area Boundaries:** City Attorney Allen Glendenning reported that the Urban Area Boundaries (UAB) of a city are used to determine the applicability of federal aid for highway and street construction, repair and maintenance. These boundaries are based on information gathered in the national census. Every 10 years when new census information comes out, it is necessary to update the UAB in accordance with the new information and definitions from the most recent Census, for the purpose of including any undeveloped areas that may take on urban characteristics in the next 5-10 years as well as any expected annexations. The attached map and description were prepared by KDOT from the 2020 census data. It has also been reviewed by the Great Bend Public Works Director, the City Administrator and City Attorney and the appropriate County Official. Mr. Soupiset made a motion to approve Resolution 100724-C, establishing urban area boundary lines. Ms. Mingenback seconded the motion and passed with all voting in favor.
6. **Vehicle and Body Worn Cameras:** Police Chief Steve Haulmark reported that the Great Bend Police Department has deployed In-Car cameras since 2006 and Body Worn cameras since 2014. Throughout this duration, the vendor that we have utilized has been Digital Ally. Unfortunately, the cameras that we are currently utilizing are obsolete and are nearing "end of life". We have experienced and are continuing to experience increasingly significant issues with this equipment. Digital Ally has still been providing support and replacement parts as necessary, however, they advise that this will not be available for much longer. We researched several vendors and spoke with multiple police agencies for feedback regarding the vendors and their products. We contacted both Digital Ally and Axon Enterprise to seek quotes for the equipment. Both quotes were for a 5-year contract. The quote from Axon was \$257,232.42. The quote

from Digital Ally was \$187,846.00. While both companies offer varied and different options, the quotes listed are as close to “apples to apples” as is possible. Further, Digital Ally is a company based in Lenexa, Kansas. The Police Department currently has \$65,000 funded for In-Car and Body Worn cameras through fiscal year 2025, and we are requesting an additional \$35,000 per budget year through fiscal year 2029. As Digital Ally’s quote meets the provisions of the City’s Procurement Policy, we are seeking authorization to enter into a 5-year contract for cameras from Digital Ally in the amount of \$187,846.00. Mr. Urban made a motion to approve the bid for \$187,846.00 from Digital Alley for a 5-year contract. Ms. Maddox seconded the motion and passed with all voting in favor.

- 7. 2025 Health Insurance Rates:** Mike Minton with Aurthur Gallagher reported that the health insurance committee meeting was held on 9/18/2024 with Gallagher and Freedom Claims. Gallagher’s actuaries are recommending a 24% increase, however, that is a very conservative number, whereas Mike Minton with Gallagher is recommending a 12% increase. As a committee, we chose to move forward with a 9% increase (6% was budgeted for 2025) and then use the Health Insurance Benefit Fund from our cash balance report which has a balance of \$240,983.13 to get up to our 12% recommended. The Health Insurance Benefit Fund was from when we were fully insured back in 2011 and then the City switched to self-funded, and it has been sitting on our books and never transferred over to our self-funding account. Mr. Soupiset made a motion to approve the 2025 health insurance rates with a 9% increase to city and employee cost and to approve BCBS as our Third-Party Administrator. Ms. Biggs seconded the motion and passed with all voting in favor.
  
- 8. Great Bend Lodging, LLC MOU:** City Administrator Logan Burns reported that the memorandum of understanding (MOU) presented tonight is made and entered into between the City of Great Bend, Great Bend Economic Development, Great Bend Lodging, LLC. This MOU would establish a Community Improvement District (CID), the establishment of a tax increment financing (TIF) district, and the issuance of one or more series of Industrial Revenue Bonds (IRB) to enable a sales tax exemption on construction materials, and a grant to be utilized for construction costs. The purpose of this MOU would be to establish the party’s intentions and is intended to be non-binding. No contract or agreement shall be deemed to exist until a development agreement is executed between the parties and are subject to approval by the governing body. The scope of this project includes an approximately 80 room hotel with development costs of approximately \$14,000,000 that is affiliated with a nationally recognized brand, specifically Hampton Inn or a brand of comparable quality and stature. The scope would also include one or more restaurants with anticipated development costs of approximately \$5,000,000. Great Bend Lodging, LLC will negotiate the terms of the real estate purchase from GBED for the aggregate purchase price of \$700,000. The development incentives would include a 2% CID, property tax TIF for a period of 20 years, IRBs for a sales tax exemption on construction materials for the project and a grant in the amount of \$500,000 to be utilized for the costs incurred after the commencement of the project. The grant of \$500,000 would be utilized from the remaining monies from the Loft Grant program. Mr. Soupiset made a motion to approve the Memorandum of Understanding between City of Great Bend, Great Bend Economic Development, and Great Bend Lodging, LLC. Ms. Biggs seconded the motion and passed with all voting in favor.
  
- 9. Request for Public Hearing – Creation of TIF District at 10<sup>th</sup> Street Redevelopment District:** City Administrator Logan Burns reported that as part of the incentive package for Great Bend Lodging, LLC, a public hearing shall be set to consider creation of a TIF

district at 3017 10<sup>th</sup> 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 City 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 shall be mailed certified to the Board of County Commissioners, USD 428, and each owner and occupant of land within the proposed District within 10 days of this date. The resolution including Exhibit A shall be published once in the Great Bend Tribune not less than one week nor more than two weeks preceding the date of the public hearing. We are planning to publish on November 7, 2024. The public hearing shall occur on November 18, 2024. Mr. Moeder made a motion to approve Resolution 100724-D, to call a public hearing on November 18, 2024, to create a TIF District for the 10<sup>th</sup> Street Redevelopment. Ms. Biggs seconded the motion and passed with all voting in favor.

**10. Request for Public Hearing – Creation of Great Bend STAR Bond District:** City Administrator Logan Burns reported that in conjunction with the proposed hotel and restaurants at 3017 10<sup>th</sup> Street, City staff and GBED have been working with the State of Kansas on a proposed STAR bond project at the Great Bend Expo Complex. The work to take place would include but not be limited to improvements to the drag strip including increased seating capacity and additional amenities, a livestock arena with amenities, a banquet hall with four multi-purpose courts for sporting events, an amphitheater, improvements to the existing rodeo grounds, and an additional hangar/restaurant. The proposed plans and project costs are not final until approved by the State of Kansas and are subject to change. This would be a substantial investment of approximately \$70,000,000 made at the Expo complex that would get paid back through the increased sales tax revenue generated by the development. The base sales tax revenue is calculated and the increase in sales tax revenue is used to pay off the STAR bond. The STAR bond project costs are to be paid by the issuance of bonds of the City and the bonds may be issued to reimburse expenditures and the purchased bonds must be paid off in 20 years. There would be no additional sales tax that the City of Great Bend citizens would be subject to and taxpayers are never responsible for bond payments. STAR bonds are an important tool for local communities to attract new visitors and new revenues to Kansas while improving the quality-of-life for both Great Bend and Kansas residents. The resolution presented will call for a public hearing to consider the establishment of the STAR bond project district and shall give notice of the public hearing on October 21, 2024. Following the conclusion of the public hearing, the City Council will consider an ordinance making certain findings related to and establishing the Great Bend STAR Bond Project District. Notice of the public hearing which shall include a copy of the attached resolution and Exhibits A & B shall be mailed certified to the Board of County Commissioners, USD 428, and each owner and occupant of land within the proposed District within 10 days of this date. The resolution including Exhibits A & B shall be published once in the Great Bend Tribune not less

than one week nor more than two weeks preceding the date of the public hearing and posted at a prominent location on the first page of the City website. We will publish on October 10, 2024. The public hearing shall occur on October 21, 2024. Mr. Soupiset made a motion to approve Resolution 100724-E, to call for a public hearing on October 21, 2024 to create a STAR Bond District. Mr. Urban seconded the motion and passed with all voting in favor.

## **ADJOURNMENT**

Ms. Maddox made a motion that the meeting be adjourned. The motion was seconded by Ms. Mingenback and passed with all voting in favor. The meeting was adjourned at 7:27 p.m.