

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 November 4, 2024.
- b) **Claim's Warrant Register 11-18-24:** Covering 2024 bills to date in the amount of \$382,223.21.
- 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 made no appointments.
- e) **Agenda:** Mayor Schmidt amended the agenda to add another executive session to discuss information deemed privileged in the attorney-client relation.

Mr. Soupiset made a motion to approve the amended 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 Councilmember reports.
2. **Administrators Update:** City Administrator Logan Burns presented an update on what is happening within the City organization.
3. **CVB/Community Coordinator Report:** Community Coordinator Christina Hayes presented her monthly report.

- 4. Master Fee Schedule:** City Administrator Logan Burns 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 2025. Ms. Biggs made a motion to approve Resolution 111824-A, Master Fee Schedule. Ms. Mingenback seconded the motion and passed with all voting in favor.
- 5. .5% Sales Tax Ordinance No 4447:** City Clerk/Finance Director Shawna Schafer reported that 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%). This is a renewal of the sales tax, not a new sales tax. Mr. Urban made a 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%). Ms. Maddox seconded the motion and passed with all voting in favor.
- 6. Conditional Use Permit for NexTech Wireless Cell Tower:** City Administrator Logan Burns reported that 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. Mr. Soupiset made a motion to adopt the findings of fact as prepared by City staff and recommended for approval by the Planning Commission. Ms. Maddox seconded the motion and passed with 7 voting in favor and Ms. Krom-Craven abstaining. Mr. Moeder made a motion to adopt Ordinance 4448 for a CUP. Mr. Soupiset seconded the motion and passed with 7 voting in favor and Ms. Krom-Craven abstaining.
- 7. Public Hearing – Creation of TIF District at 10th 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 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. The public meeting was opened by the Mayor. Mayor Schmidt closed the public meeting. Mr. Urban made a motion to adopt Ordinance 4449 to create a TIF District for the 10th Street Redevelopment District. Mr. Soupiset seconded the motion and passed with all voting in favor.

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. Ms. Biggs made a motion to recess to executive session for a period of 20 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 7:09 p.m. Ms. Mingenback seconded the motion and passed with all voting in favor. The regular meeting resumed at 7:09 pm. Mayor Schmidt requested for an additional 10 minutes in executive session 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), Ms. Biggs made a motion to recess into executive session for a period of 10 minutes with the regular meeting resuming at 7:19. Mr. Soupiset seconded the motion and it passed with 7 voting in favor, Ms. Mingenback was not in the room to vote. The regular meeting resumed at 7:19pm and no action was taken. Mayor Schmidt announced that the Assistant City Administrator position is on pause until a contract can be determined.

9. Executive Session: An executive session has been requested to discuss Information deemed privileged in attorney-client relation. The executive session shall include the Governing Body, the City Administrator, and the City Attorney. Mr. Urban made a motion to recess into executive session for a period of 15 minutes to seek legal advice for pending legal matters pursuant to K.S.A. 75-4319(b)(2), consultation with an attorney for the body which would be deemed privileged in the attorney-client relationship. The regular meeting will resume at 7:34 pm. Ms. Maddox seconded the motion and passed with 7 voting in favor. Ms. Mingenback was not in the room to vote. The regular meeting resumed at 7:34pm. City Attorney Allen Glendenning explained to the Council that an agreement had been reached with Suchy Construction regarding the dragstrip and his recommendation to Council was to approve the agreement. Ms. Biggs made a motion to approve the settlement agreement regarding the dragstrip lawsuit with Suchy Construction. Mr. Soupiset seconded the motion and passed with all voting in favor.

ADJOURNMENT

Mr. Soupiset made a motion that the meeting be adjourned. The motion was seconded by Ms. Biggs and passed with all voting in favor. The meeting was adjourned at 7:34 p.m.