

AGENDA
CITY COMMISSION MEETING
Tuesday, October 16, 2012
1:00 P.M.

- I. **Note: Pre-meeting at 11:00 a.m. – 11:45 a.m., located at the Clarion Inn for the Black Hills Energy Public Officials luncheon. Administrative staff will be present and the pre-meeting is open to the public.**
- II. **REGULAR MEETING CALLED TO ORDER AND CITY CLERK ANNOUNCING QUORUM PRESENT.**
- III. **PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION.**
- IV. **APPROVAL OF THE MINUTES OF THE LAST REGULAR MEETING, WHICH IF NO CORRECTIONS ARE OFFERED, SHALL STAND APPROVED.**
- V. **PUBLIC COMMENT Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)**
- VI. **CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES.**
 - A. Governing Body consideration of authorizing the Mayor to proclaim October 16, 2012 as Linda Doll Day on the occasion of her thirtieth anniversary of service to the Lee Richardson Zoo.
- VII. **REPORT OF THE CITY MANAGER.**
 - A. The FAA annual inspection of Garden City Regional Airport was conducted on September 20, 2012. The inspection report is enclosed.
 - B. The City received notification from the Kansas Housing Resource Corporation of a \$300,000 award for a Moderate Income Housing project proposed by GC Residential Builders, LLC.
 - C. Detective Clint Brock will be present to discuss the next Neighborhood Improvement Project set for October 27, 2012.
 - D. Staff has provided several items of information for Governing Body review including the following: from Director of Aviation Powell, the monthly enplanement reports; from Zoo Director Sexson the monthly zoo report; from Community Development Director Kentner the building and code enforcement reports; from Public Works Director Curran the City Link Ridership report and CIP schedule; from Police Chief Hawkins the monthly police activity report; from Assistant Engineer Mestdagh the monthly construction update; from Finance Director Hitz the monthly financial reports;
 - E. Meetings of note:
 - ✓ October 18, 2012 – Garfield Early Childhood Center Dedication – 4:00 p.m.
 - ✓ October 18, 2012 – Third Thursday Downtown, 5:00 p.m. – 8:00 p.m.
 - ✓ October 18, 2012 – Rocky Horror Picture Show at State Theatre at 8:00 p.m.
 - ✓ October 20, 2012 – Boo at the Zoo

- ✓ October 21, 2012 – Grand Opening/Ribbon Cutting for the African Spurred Tortoise exhibit from 2:00 p.m. – 4:00 p.m. at the Tortoise exhibit between the aviary and elephant exhibits.
- ✓ October 23, 2012 – FCEDC Annual Board Retreat at approximately 9:00 a.m. at the City Administrative Center, 2nd Floor Meeting Room.
- ✓ October 23, 2012 – League of Kansas Municipalities 2012 Regional Supper
- ✓ October 30, 2012 – Town Hall Meeting
- ✓ November 3, 2012 – Hanging of the lights at Stevens Park at 9:00 a.m.
- ✓ November 3, 2012 – Banner Art Auction at Clarion Inn Ballroom at 7:00 p.m.
- ✓ November 10, 2012 – Veteran’s Day Parade at 10:00 a.m.
- ✓ November 15, 2012 – Third Thursday Downtown, 5:00 p.m. – 8:00 p.m.
- ✓ November 15, 2012 – Stevens Park Lighting Ceremony, 6:00 p.m.

VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.

- A. Appropriation Ordinance No. 2326-2012A.

IX. CONSIDERATION OF ORDINANCES AND RESOLUTIONS.

- A. 1:15 p.m. Mr. Chuck Bouly of George K. Baum & Company, the City’s Financial Advisor, will be present to review with Governing Body the recommendation for accepting bids for the sale of \$925,000 in General Obligation Bonds of the City. Following acceptance of the bid, the Governing Body is asked to approve the following;

- 1. Ordinance No. _____-2012, an ordinance of the City of Garden City, Kansas, authorizing issuance of the City’s General Obligation Bonds, Series B, 2012, in the principal amount of \$925,000; providing for the levy and collection of an annual tax to pay the principal of and interest on such bonds; authorizing other documents and acts and making covenants with respect to the bonds.
- 2. Resolution No. _____-2012, a resolution prescribing the form and details of General Obligation Bonds, Series B, 2012, in the principal amount of \$925,000, of the City of Garden City, Kansas, as authorized by Ordinance No. ____-2012 of the City; making covenants and agreements and authorizing certain other documents regarding the bonds.
- 3. Bond Purchase Agreement
- 4. Post Issuance Compliance Policy

- B. Resolution No. _____-2012, a resolution authorizing the removal of motor vehicle nuisances from certain properties in the City of Garden City, Kansas, pursuant to Section 38-63 of the Code of Ordinances of the City of Garden City, Kansas. (2315 Tonio Avenue – white GMC Suburban).

- C. Resolution No. _____-2012, a resolution authorizing the removal of nuisance conditions from the property listed below In the City of Garden City, Kansas, pursuant to Section 38-139 of the Code of Ordinances of the City of Garden City, Kansas. (2203 N. 8th Street).

- D. Mr. Cecil O'Brate, requests Governing Body consideration and approval of rezoning from "R-R" Rural Residential to "R-1" Single Family Residential District. (2815 N. Jennie Barker Road)
1. Ordinance No. _____-2012, an ordinance approving the rezoning of land from "R-R" Rural Residential District to "R-1" Single Family Residential District; amending the zoning ordinance, the Comprehensive Plan of the City, and the District Zoning map of the City; and repealing the current zoning ordinance, Comprehensive Plan, and District Zoning map; all to the Code of Ordinances of the City of Garden City, Kansas.
- E. Mr. Benjamin Flores, requests Governing Body consideration and approval of rezoning from "C-2" General Commercial to "R-2" Single Family Residential District. (1107 W. Olive Street)
1. Ordinance No. _____-2012, an ordinance approving the rezoning of land from "C-2" General Commercial District to "R-2" Single Family Residential District; amending the Comprehensive Plan of the City, and the District Zoning map of the City; and repealing the current Comprehensive Plan, and District Zoning map; all to the Code of Ordinances of the City of Garden City, Kansas.
- F. Mr. Cole M. & Glenda I. Owens, requests Governing Body consideration and approval of rezoning from "C-s" General Commercial to "R-3" Multiple Family Residential District. (1008 N. Main Street)
1. Ordinance no. _____-2012, an ordinance approving the rezoning of land from "C-3" Central Business District to "R-1" Single Family Residential District; amending the Comprehensive Plan of the City, and the District Zoning map of the City; and repealing the current Comprehensive Plan, and District Zoning map; all to the Code of Ordinances of the City of Garden City, Kansas.
- G. Resolution No. _____-2012, a resolution making certain findings and determinations as to the need for housing within the City of Garden City, Kansas and setting forth the legal description of real property proposed to be designated as a Rural Housing Incentive Districts within the City.

X. OLD BUSINESS.

- A. At October 2, 2012 meeting, the Governing Body considered offers for the lot at Mary & Fleming Streets, adjacent to the Labrador Fire Station. The interested parties were both given until 1:00 pm on October 16, 2012 to submit a final sealed offer. The Governing Body is asked to open and consider the offers.
- B. Since the adoption of the new "burst" logo, staff and the Convention and Visitors Bureau have been working on new entrance signage. A design-build process was authorized by the Governing Body. A memorandum and recommendation from the selection committee is provided for Governing Body consideration.
- C. Continuation of hearing and discussion regarding right of way maintenance and a nuisance violation at 2509 N. Taylor Avenue which began at the October 2, 2012 City Commission Meeting.

- D. 4:00 p.m. Presentation by CSS Properties LLC on their proposal received by the Governing Body on October 2nd for use of the American Legion building.

XI. NEW BUSINESS.

- A. The Finney County Preservation Alliance is working with GC Windsor Developers, LLC, for development of the Windsor Hotel. The Governing Body is asked to consider and approve a Letter of Intent regarding RHID and CID financing with GC Windsor Developers, LLC. Representatives of GC Windsor Developers, LLC, will be present to review their plan with the Governing Body.
- B. Governing Body consideration and approval of a Memorandum of Understanding from Siemens Industry to develop and obtain a preliminary analysis of potential energy and operation savings of City facilities.
- C. Governing Body consideration and approval of a \$10,000 payment to SKC and approval of the proposal from Pinegar, Smith & Associates.
- D. The Traffic Advisory Board makes the following recommendations for Governing Body consideration:
 - a) Install pavement markings to visually narrow Spruce Street at its intersection with Fleming Street
 - b) Appointing the following applicants to Board vacancies:
- E. Governing Body consideration and approval of the Compensation Committee's recommendations for implementing 2013 pay and benefit plans.
- F. Janet Doll, chairperson of Local Housing Authority requests Governing Body appointment of a residential representative to the Housing Authority Board of Directors.
- G. ***Consent Agenda for approval consideration:*** (The items listed under this "consent agenda" are normally considered in a single motion and represent items of routine or prior authorization. Any member of the Governing Body may remove an item prior to the vote on the consent agenda for individual consideration.)
 - 1. Governing Body consideration and approval of a utility easement from Stone Creek Development LLC on a portion of Lot 2, Block 1, Stone Creek Addition, as related to the Schulman Crossing project.
 - 2. Governing Body consideration and approval of bids received October 9, 2012 for the 2013 Crack Sealing Project and on October 11, 2012 for the 2012 Watermain Construction project.
 - 3. Governing Body consideration and approval of a Lease Extension made and entered into on October 16, 2012, by and between City of Garden City, Kansas and Enterprise Leasing Company-Southwest.

4. Governing Body consideration and approval of a Lease Extension made and entered into on October 16, 2012, by and between City of Garden City, Kansas and Wheat Lands, Inc. (d/b/a Hertz).
5. KDOT has provided Agreement No. 128-12, for the FY2012 Federal Fund Exchange Program. Project No. 28-U-0051-12 is for the reconstruction of the north block of Chainey Street. Governing Body approval of the agreement is requested.

6. Licenses:

(2012 New)

- a) Dave Tabor Construction..... Class B General
- b) Eugene Hoffman. Class B General
- c) Stareck Construction. Class B General
- d) Starr Construction..... Class B General
- e) Ed’s Handyman Service Class E-Soc Spec
- f) A-M Russell Excavating..... Class E-Soc Spec
- g) Solida Tree Service, Inc. Class E-Soc Spec
- h) Pro-Cut Tree Service, Inc. Class E-Soc Spec
- i) Towns & Sons Enterprises Class E-Soc Spec
- j) A-1 Sign Source Class D-SI Sign Installation
- k) Jonathan T. Tran Class E-L Landlord
- l) Bounnhang Phitsanoukanh Class E-L Landlord
- m) Weber Refrigeration and Heating Class D-M Mechanical
- n) Simpson Bros. Electric, Heat, A/C Class D-M Mechanical
- o) Weber Refrigeration and Heating Class D-E Electrical
- p) Simpson Bros. Electric, Heat, A/C Class D-E Electrical
- q) Quality Electric Class D-E Electrical
- r) Baier Electric Class D-E Electrical
- s) Weber Refrigeration and Heating Class D-P Plumbing with Gas

F. Staff requests Governing Body consideration of an Executive Session pursuant to K.S.A. 75-4319(b)(2) pertaining to consultation with an attorney for the body or agency which would be deemed privileged in the attorney-client relationship.

I. CITY COMMISSION REPORTS.

A. Commissioner Fankhauser

B. Commissioner Law

C. Commissioner Cessna

D. Mayor Crase

E. Commissioner Doll

II. ADJOURN.