

**AGENDA**  
**CITY COMMISSION MEETING**  
**Tuesday, August 6, 2013**  
**1:00 P.M.**

- I. **Note: Pre-meeting at 11:00 a.m. – 11:45 a.m. located in the large meeting room at the City Administrative Center to update Governing Body on current housing projects. 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. The Friends of Lee Richardson Zoo requests Governing Body approval to allow possession and consumption of cereal malt beverages and/or wine at the zoo on September 19, 2013 from 6:00 p.m. to 8:00 p.m. for a donor reception. The Governing Body may grant the approval pursuant to Code Sections 6-35 and 6-133.
  - B. Lindsey Becker requests Governing Body consideration and approval for a waiver to the noise ordinance on August 23 and August 24, 2013 from 8:00 p.m. to 12:00 a.m. at Jax Sports Grille, 1907 E. Mary Street, for outdoor music concerts.
  - C. Mr. Daryl Hamlett, President of the Tumbleweed Festival, Inc., requests Governing Body consideration for the use of the west green at Lee Richardson Zoo on August 23, 24, and 25, 2013 for the 22<sup>nd</sup> annual Tumbleweed Festival. The request includes set-up August 19 – 23 and teardown August 26 – 27. The request also includes allowing volunteers to drive in gates at no charge, and closing the drive in gates during the festival to maintain safe walking areas.
  - D. Susan Escareno, Executive Director of Finney County United Way requests a waiver of sign regulations for off-site signage and a waiver of the temporary sign fees during the United Way fundraising campaign from August 2013 – March 2014.
- VII. **REPORT OF THE CITY MANAGER.**
  - A. Public Utilities Director Muirhead will be present to give an update on the water infrastructure improvements and rates.
  - B. Garden City Police Department is applying for a Justice Assistance Grant that will fund motor data terminal computer replacements for patrol cars.

- C. The City has received the June 2013 franchise payment in the amount of \$5,891.53 from AT&T and from Black Hills Energy the second quarter franchise payment in the amount of \$112,927.70.
- D. Staff has provided several items of information for Governing Body review including the following: from Finance Director Hitz the city and county sales tax report, from Community Development Director Kentner the building report, from Fire Chief Shelton the second quarter fire activity report, from Public Utilities Director Muirhead the quarterly utilities report, and from Public Works Director Curran the CIP schedule.
- E. Meetings of note:
  - ✓ August 6, 2013 – National Night Out at the Big Pool from 6:00 – 8:00 p.m.
  - ✓ August 7 – 11, 2013 – Southwest Kansas Pro-Am
  - ✓ August 8, 2013 – SHRM of SWKS – 5<sup>th</sup> Annual HR Workshop, 8:00 a.m. – 4:00 p.m.
  - ✓ August 24 – 25, 2013 – Tumbleweed Festival, Lee Richardson Zoo
  - ✓ August 26 – 27, 2013 – Battle of the Badges Blood Drive at Trinity Lutheran Church
  - ✓ September 7, 2013 – A Wild Affair at Lee Richardson Zoo
  - ✓ September 10, 2013 – Finney County Job Fair
  - ✓ September 14, 2013 – 87<sup>th</sup> Garden City Community Mexican Fiesta
  - ✓ September 18, 2013 – The Mayor’s “State of the City” address at Chamber Breakfast
  - ✓ September 21, 2013 – FallFest 2013 featuring Art in the Park, Knights of Columbus’ OktoberFest, Doxie Derby & Nasduck 500 Duck Races – 8:30 a.m. to 3:00 p.m.
  - ✓ September 21, 2013 – Chamber of Commerce “Fire and Ice” Wine Tasting – 7:00 p.m.
  - ✓ September 22, 2013 – Lee Richardson Zoo’s Cat Canyon Grand Opening from 1:00 -3:00 p.m.
  - ✓ October 10, 2013 – Diversity Dinner at the Clarion Inn - 6:30 p.m. – 8:30 p.m.
  - ✓ October 11, 2013 – Multi-Cultural Summit – Garden City Community College 8:00 a.m. – 5:30 p.m.
  - ✓ October 19, 2013 – Boo! At the Zoo

**VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.**

- A. Appropriation Ordinance No. 2345-2013A.

**IX. CONSIDERATION OF ORDINANCES AND RESOLUTIONS.**

- A. Ordinance No. \_\_\_\_\_-2013, an ordinance regulating building setbacks on arterial, collector and local streets in the City of Garden City, Kansas; amending the zoning regulations for the City of Garden City, Kansas; amending zoning regulation Articles 25 and 7; repealing in their entirety current zoning regulation Articles 25 and 7; all to the Code of Ordinances of the City of Garden City, Kansas.
- B. 2:00 p.m. - Public Hearing pursuant to Resolution No. 2532-2013 on the matter of the establishment of the District and adoption of the Plan (Prairie Ridge Phase II).
  - 1. Ordinance No. \_\_\_\_\_ -2013, an ordinance of the Governing Body of the City of Garden City, Kansas, establishing a Rural Housing Incentive District within the city and adopting a plan for the development of housing and public facilities in such

district, and making certain findings in conjunction therewith (Prairie Trails Partners, LLC Project).

- C. Resolution No. \_\_\_\_\_-2013, 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 (503 N. Taylor Avenue, 510 St. John Street, 305 W. Mary Street, 1410 A Street, 631 Briar Hill Drive, 302 N. Fifth Street).
- D. Resolution No. \_\_\_\_\_ -2013, 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 (1410 A Street – black Ford Mustang).
- E. Resolution No. \_\_\_\_\_ -2013, a resolution of the City of Garden City, Kansas, authorizing the execution of a Hydro Power Pooling Contract (LAO Power Project), between the City of Garden City, Kansas, and the Kansas Municipal Energy Agency (KMEA) relating to the purchase of electricity by the city from the KMEA for sale or use by the city.

**X. OLD BUSINESS.**

- A. The Governing Body is asked to consider and approve several items related to the Schulman Crossing Phase 2 Development.
  - 1. Ordinance No. \_\_\_\_\_ - 2013, an ordinance approving the rezoning land from “A” Agricultural District to “C-2” General Commercial District; amending the zoning ordinance and the district zoning map of the city; and repealing the current zoning ordinance, and district zoning map; all to the Code of Ordinances of the City of Garden City, Kansas.
  - 2. Governing Body approval and consideration of the final plat for Schulman Crossing Phase 2 Development.
  - 3. 1:30 p.m. - Public Hearing pursuant to Resolution No. 2533-2013 on the matter of creating a Tax Increment Financing District and approving the Redevelopment Project Plan for Schulman Crossing Phase 2.
  - 4. Ordinance No. \_\_\_\_\_ - 2013, an ordinance approving and adopting a redevelopment project plan for a project area in the 2012 Redevelopment District in the City of Garden City, Kansas. (Schulman Crossing Phase 2 and approving documents.)

**XI. NEW BUSINESS.**

- A. 2:15 p.m. - Governing Body consideration and approval of the semi-annual report for the CDBG Revolving Loan Fund on behalf of Great Plains Development, Inc.
- B. Governing Body consideration and approval of the Garden City Downtown Master Plan (2013).

C. City Engineer Cottrell requests Governing Body consideration and approval of an application for KDOT funding under the fund exchange program.

D. Advisory Board Recommendations:

1. Cultural Relations Board – 2 appointments
2. Planning Commission – 1 appointment

E. **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 final plat for the East Cambridge Square Phase II property located on the south side of Spruce Street.
2. Governing Body consideration and approval of an annexation agreement with Iglesia Pentecostal Jesucristo Es El Señor for their property on North Eighth Street.
3. Governing Body consideration and approval of a Fiduciary Engagement Letter between the City of Garden City, Kansas and George K. Baum & Company. This agreement is to engage and retain a qualified investment banking firm to provide advisory services with regard to Schulman Crossing Phase 2 Development project.
4. Governing Body consideration and approval of continued participation in the South West Local Environmental Planning Group (LEPG).
5. Governing Body consideration and acceptance of bids received April 11, 2013 for the Fairgrounds Watermain Replacement Project and authorization for the Mayor and City Clerk to execute the contracts.
6. Governing Body consideration and acceptance of bids received July 24, 2013 for a 4WD Half Ton Super Crew Cab and authorization for the Mayor and City Clerk to execute the contracts.
7. Governing Body consideration and acceptance of bids received on July 16, 2013 for the purchase of various sizes and lengths of PVC and Rigid Steel Conduit and Spacers for Substations #10 and #11.
8. Governing Body consideration and acceptance of bids received on July 24, 2013 for the purchase of grounding conductor and control cable for Substations #10 and #11.
9. Governing Body consideration and acceptance of bids received on July 23, 2013 for the purchase of overhead conductor for the 34.5 KV Jameson Energy Center feed and for the distribution circuits 111 and 410.
10. Permission for Juan Andrade to reserve Space 2, Lot 38, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.
11. Permission for Roberto &/or Martha Robles to reserve Space 6, Lot 89, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.

12. Licenses:

(2013 New)

- a) Barnett Home Improvements.....Class A General
- b) Stanhope Builders .....Class A General
- c) American Warrior Construction. ....Class B General
- d) Above & Beyond Home Improvement. ....Class B General
- e) DV Vital Construction .....Class B General
- f) Colorado Fire Sprinkler, Inc.....Class E-F Fire Sprinkler
- g) Acosta Homes, Inc. .... Class E-SOC Specialized Other
- h) Star Lumber & Supply Co., Inc. .... Class E-SOC Specialized Other
- i) Inland Electric Co. .... Class D-E Electrical

**XII. CITY COMMISSION REPORTS.**

A. Commissioner Doll

B. Mayor Fankhauser

C. Commissioner Law

D. Commissioner Cessna

E. Commissioner Dale

**XIII. ADJOURN.**