

**AGENDA**  
**CITY COMMISSION MEETING**  
**Tuesday, April 1, 2014**  
**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 for a review and update on cell towers. 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)**
  - A. Kim Inderlied, Finney County Convention & Tourism, will be present to update the Governing Body on recent activities at Convention & Tourism offices.
- VI. **CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES.**
  - A. Eric Cenatiempo with The Appliance and Furniture Mart requests Governing Body consideration to approve a waiver to the sign and temporary structure requirements from April 23, 2014 – May 5, 2014 at 1117 Fleming in order to hold a tent sale.
  - B. Bible Christian Church is requesting Governing Body's consideration and approval for a waiver of the sign fee to promote the Day of Service on Saturday, April 12, 2014. The banner would be placed north of the right-of-way at the Family Life Center at 1501 E. Mary Street from Wednesday, April 2 – 7<sup>th</sup>, 2014.
  - C. The Governing Body and the employees and citizens of Garden City wish to take this opportunity to recognize and celebrate Zoo Director Kathy Sexson, her 30 years of service on the occasion of her retirement and her service to this community. In addition, the Governing Body is requested to allow the Mayor to proclaim April 1, 2014 as Kathy Sexson Day.
  - D. Ms. Lori Jacobs, Spirit of the Plains, CASA and Tammy Murillo, Kansas Children's Service League request Governing Body consideration and approval to allow the Mayor to proclaim the month of April 2014 as Child Abuse Prevention Month.
- VII. **REPORT OF THE CITY MANAGER.**
  - A. Staff has provided the following information for Governing Body review: from Public Works Director Curran the monthly transit report.

B. The United States Department of Transportation released Order 2014-3-9 selecting American Airlines to provide Essential Air Service (EAS) at Garden City Regional Airport for another two-year term ending July 31, 2016.

C. Meetings of note:

- ✓ April 2-4, 2014 – Administrative Assistants of Kansas Cities – Spring Conference at the City Administration Building
- ✓ April 3, 2014 - Kansas Municipal Energy Agency Regional meeting 10:00 a.m. – 2:00 p.m. at the Finnup Center.
- ✓ April 11 – 12, 2014 – Tree Selection, Planting & Maintenance Guidelines presentation at Finnup Center
- ✓ April 19, 2014 – Legislative Coffee in Classroom B at St. Catherine Hospital at 10:00 a.m.
- ✓ April 23, 2014 – 11:00 a.m. for a ribbon cutting at the Pioneer Road Estates Development
- ✓ April 23, 2014 – Earth Day Celebration “Party for the Planet” at Lee Richardson Zoo from 9:00 a.m. – 2:00 p.m.
- ✓ May 17, 2014 – Legislative Coffee in Classroom B at St. Catherine Hospital at 10:00 a.m.
- ✓ May 28 - June 1, 2014 - The Commemorative Air Force B-17 will be at the Garden City Regional Airport. The B-17 will be available to the public from 9:00 am – 6:00 pm.

## **VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.**

A. Appropriation Ordinance No. 2361-2014A.

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

A. Ordinance No. \_\_\_\_\_ - 2014, an ordinance amending accessory uses, temporary uses and non-conforming uses, for the City of Garden City, Kansas; amending the zoning regulations for the City of Garden City, Kansas by adding R-3 to the districts allowing detached mother-in-law houses/guest houses.

B. Ordinance No. \_\_\_\_\_ - 2014, an ordinance approving the rezoning of land from “C-O” Commercial Office District to “C-3” Central Business District. (515 N. 8<sup>th</sup> Street)

C. Ordinance No. \_\_\_\_\_ - 2014, an ordinance amending the fence regulations, for the City of Garden City, Kansas; amending the zoning regulations for the City of Garden City, Kansas by removing the fee amount and referring to the building permit and inspection fee schedule.

D. Salvador Rojo owns the property at 109 S. Thirteenth Street and requests partial vacation Santa Fe Street adjacent to his property.

1. Ordinance No. \_\_\_\_\_ - 2014, an ordinance vacating a portion of Santa Fe Street, lying south of block 57, Original Plat.

- E. Resolution No. \_\_\_\_\_ -2014, 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. (907 Inge Avenue and 209 N. 13<sup>th</sup> Street)
- F. Resolution No. \_\_\_\_\_ -2014, 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. (304 N. 1<sup>st</sup> Street – Gold Ford Taurus and Red Chevy pick-up, 1913 B Street – dark blue SUV, 1509 St. John Street – Red Ford 4-door car and 907 Inge – white and green RV)

**X. OLD BUSINESS.**

- A. None at this writing.

**XI. NEW BUSINESS.**

- A. Governing Body consideration and approval of bids for the Restroom Remodel Project at Garden City Regional Airport.
- B. The City has received application materials from KDOT for the FY 2016 KLINK and FY 2017 Geometric Improvement programs. The Governing Body is asked to consider and select projects.
- C. Several projects authorized in the 2014 budget and/or proposed in the 2014 Capital Improvement Programs require debt financing. City Engineer Cottrell has provided a memorandum for the Governing Body consideration and approval.
- D. KMEA (Kansas Municipal Energy Agency) has requested appointment of representatives from the City of Garden City, Kansas to serve on their Board of Directors and to execute certificates in accordance with the agency's bylaws.
- E. Staff requests Governing Body consideration and approval of the 2014-2015 City Commission Goals.
- F. ***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 contract between Maguire Iron, Inc. and the City of Garden City, Kansas for work related to removal of the internal platform and spider rods in the amount of \$24, 960 and consideration of optional work not to exceed \$10,000.
  - 2. Governing Body consideration and approval of accepting the low bid from Professional Turf for the Tri-Plex Mower.
  - 3. Governing Body consideration and approval of a preliminary plat for Prairie View Acres Subdivision.

4. Quit Claim Deed from Kevin Thomas transferring Space 3, Lot 139, Zone H of Valley View Cemetery to Kenneth or Norma Thomas.
5. Quit Claim Deed from Kenneth or Norma Thomas transferring Spaces 3 & 4, Lot 139, Zone H of Valley View Cemetery to Kevin or Lynette Thomas.
6. Quit Claim Deed from Sandra K. Heinrichs transferring Space 5, Lot 68, Zone H of Valley View Cemetery to the City of Garden City, Kansas.
7. Permission for Lawrence A. Garcia to reserve Space 4, Lot 91, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.
8. Licenses:

**(2014 New)**

a) Z-2 ..... Class C General

**(2014 Renewal)**

b) Ducts In A Row ..... Class D-M Mechanical  
 c) Ramos Concrete ..... Class E- SOC Specialized

**XII. CITY COMMISSION REPORTS.**

A. Commissioner Doll

B. Mayor Fankhauser

C. Commissioner Law

D. Commissioner Cessna

E. Commissioner Dale

**XIII. ADJOURN.**

**THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

City of Garden City

March 18, 2014

The regular meeting of the Board of Commissioners of the City of Garden City was held at 1:00 p.m. at the City Administrative Center on Tuesday, March 18, 2014 with all members present except Commissioner Cessna. Commissioner Dale opened the meeting with the Pledge of Allegiance to the Flag and Invocation.

Michael Gian, owner of Naab Electric was present and stated he was upset about the license procedures in the Community Development and Inspections Department.

Mayor Fankhauser moved to deny the request from David Litton, on behalf of Check n-Go, 2312 E. Kansas Avenue, to waive Section 62-10 of the Code of Ordinances to allow placement of advertising stickers on vehicles. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Law moved to approve the requests from Mr. Daryl Hamlett, President of the Tumbleweed Festival, Inc., for the use of the west green at Lee Richardson Zoo on August 22, 23, and 24, 2014 for the 23rd annual Tumbleweed Festival. The request includes set-up August 18 – 23 and teardown August 25 – 26. 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. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Dale moved to approve a request from Mr. Wes Chambers, American Warrior Construction, the general contractor for the Pioneer Road Estates development, to extend the deadline for the City’s Residential Housing Incentive Program from the current April 23, 2014 completion deadline for 60 days. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Doll moved to deny a request from Mr. Mark Miller, the property owner at 503 E. Kansas Avenue, for a parking waiver asking for three (3) on-street spaces to be counted toward the strip center’s required off-street parking requirement or to consider the Check Into Cash business as a retail establishment, which would require three (3) spaces instead of a professional office, which requires six (6) spaces. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Public Works Director Sam Curran provided information for Governing Body review concerning the 2014 Spring Clean-up Program to be undertaken March 31 – April 11, 2014.

The City received an annual royalty check in the amount of \$4,296.72 from Service Line Warranties of America.

Finance Director Melinda Hitz provided correspondence on the Development & Disposition Agreement regarding sales tax increment financing between the City of Garden City, Kansas and Home Depot U.S.A., Inc. (Home Depot).

Staff provided several items of information for Governing Body review including the following: from Director of Aviation Powell the monthly enplanement report, from Community Development Director Kentner the monthly building report and code enforcement report, from Finance Director Hitz the sales tax report and the monthly financials, from Public Works Director Curran the monthly City Project Updates and the City Link ridership report, from Police Chief Hawkins the monthly activity report, and from Zoo Director Sexson the monthly report.

Meetings of note:

- ✓ March 15, 2014 – Legislative Coffee in Classroom B at St. Catherine Hospital at 10:00 a.m.
- ✓ March 22-25, 2014 – Western Kansas Congressional Reception in Washington, D.C.
- ✓ March 28, 2014 – Come & Go Retirement Reception for Zoo Director Kathy Sexson from 3:00 p.m. – 5:00 p.m. in the Finnup Center for Conservation Education
- ✓ April 2-4, 2014 – Administrative Assistants of Kansas Cities – Spring Conference at the City Administrative Center
- ✓ April 19, 2014 – Legislative Coffee in Classroom B at St. Catherine Hospital at 10:00 a.m.
- ✓ April 23, 2014 – Earth Day Celebration “Party for the Planet” at Lee Richardson Zoo from 9:00 a.m. – 2:00 p.m.
- ✓ May 17, 2014 – Legislative Coffee in Classroom B at St. Catherine Hospital at 10:00 a.m.

Appropriation Ordinance No. 2360-2014A, “AN APPROPRIATION ORDINANCE MAKING CERTAIN APPROPRIATIONS FOR CERTAIN CLAIMS IN THE AMOUNT OF \$1,499,688.17,” was read and considered section by section. Commissioner Dale moved to approve and pass Appropriation Ordinance No. 2360-2014A. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Bond Counsel Mary Carson provided a Resolution authorizing the 2014 Schulman Crossing Phase 1 TIF Bond sale for April 15, 2014. Financial Advisor Chuck Bouilly provided the Financial Advisory Services Agreement with George K. Baum & Co. for Governing Body consideration and approval.

Resolution No. 2574-2014, “A RESOLUTION OF THE CITY OF GARDEN CITY, KANSAS, AUTHORIZING AND PROVIDING FOR THE PUBLIC SALE OF THE CITY’S GENERAL OBLIGATION BONDS, SERIES A, 2014, IN THE APPROXIMATE PRINCIPAL AMOUNT OF \$10,750,000,” was read and considered section by section. (This resolution erroneously has the same number as a resolution adopted on March 4, 2014. For purposes of identification, this resolution may be referred to as 2574-2014 (March 18, 2014). Commissioner Doll moved to approve Resolution No. 2574-2014 (March 18, 2014). Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Doll moved to approve the Financial Advisory Services Agreement with George K. Baum & Co. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Law moved to deny the amendment to the Lease and Operations Agreement between Sherif Dullovi and the City of Garden City, Kansas for the leased premises known as Napolis – Flight Deck Restaurant. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Law moved to approve the request from Reynaldo Mesa, on behalf of Amro Samy and K & S LLC, owner of the Clarion Inn and Sleep Inn, for a vacation of Kansas Plaza on the south and east sides of the property to accommodate parking lot expansion at the Clarion Inn. Prior to consideration of a vacation ordinance at a later date, staff will provide a proposed determination of the property’s value and the will submit a plan for the area, which will include enhanced landscaping, pathway, and public art. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Doll moved to approve the cost sharing (50/50) the cost of \$20,600.00 associated with the necessary outside engineering for the Towns Riverview water main extension project. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Law moved to approve and authorize the City of Garden City, Kansas to enter into an electrical engineering “General Services Agreement” with SEGA, Inc. Mayor Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissoiner Doll moved to approve and appoint Mellaina Johnson to the Police Citizens Advisory Board for 3-year board appointment from March 2014 – December 2016. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Dale moved to approve the following:

1. KDOT has transmitted Supplemental Agreement No. 2 to Agreement No. 128-13 for Governing Body consideration and approval relating to the Schulman Crossing road improvements.
2. Governing Body consideration and rejection of bids received March 13, 2014 for the Finnup Park Walking Trail Phase 2.
3. Licenses:
  - (2014 New)
  - a) BG Construction..... Class B General

Mayor Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Commissioner Law moved to approve the bids received at 2:00 p.m. on March 13, 2014 for the renovation project at the Windsor Hotel. The request includes authorization for the Mayor and City Clerk to execute the contracts. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Absent	Yea	Yea	Yea	Yea

Mayor Fankhauser adjourned the meeting since there was no further business before the Governing Body.

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Dan Fankhauser, Mayor

ATTEST:

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Celyn N. Hurtado, City Clerk

**City Commission Reports**

Commissioner Cessna was absent.

Commissioner Dale had no comments.

Commissioner Doll had no comments

Mayor Fankhauser stated that representatives from the City would be attending the Western Kansas Congressional Reception in Washington, D.C. on March 24, 2014.

Commissioner Law stated the Governing Body and staff finished up the 2014-2015 goals for the City and stated it was a good process.

# Petitions



# Special Event Request

301 N 8th Street  
 PO Box 998  
 Garden City, KS 67846  
 620-276-1130

xx Other  
 \_\_\_\_\_ Carnival/Circus\*  
 \_\_\_\_\_ Sports Event\*  
 \_\_\_\_\_ Haunted House\*  
 \*License Required

March 18, 2014

Today's Date

The Appliance & Furniture Mart Tent Sale/Sidewalk

Name of Event (if applicable)

1117 Fleming (front parking lot)

Location of Event

Tent sale/sidewalk

Purpose of the Event

April 23rd-May 5th, 2014

Date of Event

business hours 8:00 a.m. - 6:00 p.m.

Start and End Time of Event

Eric Cenatiempo

1117 Fleming, GC

620-275-4197

Applicant Name (please print)

Address

Phone

Additional Contact Names & Phone Numbers

**Please mark all that you are requesting. (Note: Amenities are not available at all locations.)**

Street Closure	n/a	Steven's Park Bandshell	n/a	Noise Waiver**	n/a
Extra Trash Receptacles	n/a	Restrooms (Park Shelter Keys)	n/a	Electricity Access	n/a
Additional Request/Remarks	Waive sign and temporary structure requirements				

**\*\* Sec. 62-9. Excessive sound, music or noise.**

(a) It shall be unlawful for any person to play, use, operate or permit to be played, used, or operated any radio receiving, set musical instrument, or any machine equipment, equipment, or device used for the production, reproduction or creation of sound at a louder volume than is necessary for the reasonable hearing of the person so playing, using or operating such instrument, equipment, machine, or device, and the reasonable hearing of other persons who are voluntary listeners thereto, or in such a manner so to disturb the peace, quiet, and comfort of neighboring inhabitants or other residents of the city.

(b) This prohibition shall include sound, music, or noise created by automobile radios, musical bands, groups or orchestras in public or private buildings. It shall be prima facie evidence of a violation of this sections of the sound, music, or noise is plainly audible at the real property line on the real property from which the sound, music, or noise is emanating; provided, however, that nothing in this section shall be construed to prohibit the playing of church chimes or the ringing of church bells, the testing or use of the civil defense warning system, or the authorized use of public safety vehicle sirens.

(Ord. No. 1858, § 4(20-142), 8-23-94)

**\*\*Please note that a waiver of noise ordinance does not prohibit an officer or City official from advising you to lower the amplified noise of your event or issuing a citation upon failure to comply with such warnings.**

**RESOLUTION NO. 2435-2011**

A Resolution granting to the City Manager, or Designee, the authority to grant certain request of persons, businesses of groups for special events or activities.

**By signing below, I hereby certify that I have read and understand the statements above and that all related information which I have provided are true, accurate and complete to the best of my knowledge.**

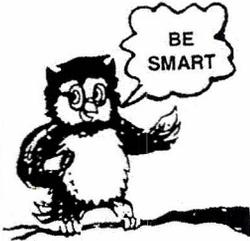
**Request on File**

March 18, 2014

Signature

Date

For office use only	GC Downtown Vision	n/a
Police	JH 3/20/14	Electric n/a
Fire	AS 3/19/14	Public Works SC 3/19/14
Inspection	no sign violations at this time KK 3/24/14	Parks/Grounds n/a
City Manager/Commission	Application Received by	RS 3/18/2014



# The Appliance & Furniture Mart

1117 Fleming  
Garden City, KS 67846  
(620)275-4197

March 11, 2014

City of Garden City  
City Council  
Attention: Matt Allen  
PO Box 499  
Garden City, KS 67846

Dear, Matt Allen,

The Appliance Mart, Inc. at 1117 Fleming would like to plan a tent sale/sidewalk sale. We will be setting up and holding this event April 23rd, through May 5<sup>th</sup> of 2014. It will be in the front parking lot at our stores location. Employees will park in the back of the store to provide adequate parking for customers. We appreciate the opportunity to work with the city on this successful event this year. Please waive sign and temporary structure requirements for this event. Thank you for your consideration in this matter, we hope to have another successful tent sale.

Sincerely,

A handwritten signature in blue ink that reads "Eric Cenatiempo".

Eric Cenatiempo  
The Appliance Mart, Inc.  
d.b.a The Appliance & Furniture Mart

March 26, 2014

City of Garden City  
City Commissioners  
301 N 8<sup>th</sup> Street  
Garden City, KS 67846

RE: Sign fee waiver

Dear City Commissioners,

Bible Christian Church is requesting a waiver of the sign fee to promote our Day of Service on Saturday, April 12, 2014. We would like to place a banner north of the right-of-way at the Family Life Center, 1501 E Mary Street, next to the entrance turning off of Mary Street into the parking lot. The banner would be staked in place on Wednesday, April 2<sup>nd</sup> and taken down Monday, April 7<sup>th</sup>.

This is Bible Christian Church's 9<sup>th</sup> year to hold Day of Service. It is a one day event from 9:00 a.m. – 2:00 p.m. where we open our doors to the public. We offer clothing, health checks, EKG testing, children's eye checks and haircuts, ident-a-kid, Russell Child hearing screenings and sandwiches at no cost to the public.

We would appreciate your consideration of waiving the sign fee. Thank you for your time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raelene Stoecklein". The signature is fluid and cursive, with a long horizontal stroke at the end.

Raelene Stoecklein  
Co-Chair  
Bible Christian Church  
Day of Service

# ***PROCLAMATION***

***WHEREAS*** *Kathy Sexson began working for the City of Garden City at Lee Richardson Zoo on February 6, 1984; and*

***WHEREAS,*** *She served as Education Curator, Deputy Director and was promoted to Zoo Director on December 1, 2005; and*

***WHEREAS,*** *Director Sexson provided great care to Lee Richardson Zoo, devoted a significant amount of her career educating the community and moving the Zoo forward while showing unbelievable passion for her coworkers, volunteers, Lee Richardson Zoo, the animals and the zoo profession; and*

***WHEREAS,*** *Director Sexson will retire from employment with the City of Garden City on April 1, 2014 after 30 years of service; and*

***WHEREAS,*** *Director Sexson will long be regarded as one of the hardest working, most dedicated and most recognizable public servants in Garden City's history,*

***NOW, THEREFORE, I, Dan Fankhauser, Mayor of the City of Garden City, Kansas, do hereby proclaim April 1, 2014 as***

## ***KATHY SEXSON DAY***

*in Garden City, Kansas and urge all citizens to acknowledge and express their sincere appreciation and thanks for her service to her community, and highly commend her for the manner in which she has carried out her responsibilities and duties as Zoo Director at Lee Richardson Zoo and the City of Garden City.*

***SIGNED AND SEALED*** *this 1<sup>st</sup> day of April, 2014.*

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*Dan Fankhauser, Mayor*

***ATTEST:***

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*Celyn N. Hurtado, City Clerk*

## ***Proclamation***

**WHEREAS,** children are key to the state's future success, prosperity and quality of life and, while children are our most valuable resource, they are also our most vulnerable; and

**WHEREAS,** children have a right to be safe and to be provided an opportunity to thrive, learn and grow; and

**WHEREAS,** child abuse and neglect can be prevented by supporting and strengthening Kansas' families, thus preventing the far-reaching effects of maltreatment, providing the opportunity for children to develop healthy, trusting family bonds; and consequently, building the foundations of communities; and

**WHEREAS,** we must come together as partners so that the voices of our children are heard by all and we are as a community extending a helping hand to children and families in need; and

**WHEREAS,** by providing safe, stable and nurturing relationships for our children, free of violence, abuse and neglect, we can ensure that Kansas' children will grow to their full potential as the next generation of leaders, helping to secure the future of this state and nation;

**NOW, THEREFORE,** I, Dan Fankhauser, Mayor of the City of Garden City, Kansas do hereby proclaim April 2014 as

### **Child Abuse Prevention Month**

in Garden City and call upon all citizens, community agencies, religious organizations, medical facilities, and businesses to increase their participation in our efforts to prevent child abuse, thereby strengthening the communities in which we live.

Signed and sealed this 1<sup>st</sup> day of April, 2014.

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Dan Fankhauser, Mayor

Attest:

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Celyn N. Hurtado, City Clerk

# Report of the City Manager

# Staff Reports

FINNEY COUNTY TRANSIT  
*City Link*  
MINI BUS ADA PARATRANSIT SERVICE  
1008 N. ELEVENTH STREET  
GARDEN CITY, KANSAS 67846  
620-272-3626 FAX 620-271-6191  
TOLL FREE 877-323-3626  
[www.seniorcenterfc.com/transportation.html](http://www.seniorcenterfc.com/transportation.html)

**TRANSPORTATION DEPARTMENT REPORT FOR FEBRUARY, 2014**

As can be expected with a short month like February, extreme cold and two snow days the City Link ridership was down finishing the month with 4,870 rides with a daily average of 270. Mini Bus ridership was also down with 953 door to door rides with a daily average of 53. Thankfully we did not have any accidents due to the icy road conditions.

We provided dispatching for Dodge City's scheduled door to door bus service for 1,542 rides with a daily average of 82. They too experienced some severe weather affecting riders and also had a snow day where they were closed.

The CTD's A-133 audit is finally complete and has been submitted to the federal clearing house. We are now gearing up for the board of director's 2013 A-133 audit.

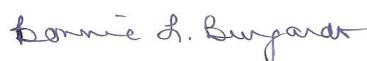
Marcy attended a meeting in Denver on a new computer aided dispatching software that KDOT is considering moving us to. The vendor is Route Match. They provided funding for her to attend. We also had a follow up conference call with all the regional dispatch providers in the state. The consensus was to move forward with the new provider. Their demo of their product took place at actual provider locations in Colorado and appears to meet all the requirements for the providers in Kansas as well as provide the state with the reports they desire.

We were approved for three new buses later this summer through our KDOT grant. We will utilize funds from the sale of older vehicles that has been placed in reserve accounts to pay for these buses. It is great that we don't have to request capital dollars from the City of Garden City or Finney County Commissioners for these much needed upgrades.

Unfortunately KDOT did not approve any additional operating and administration funding for the new grant year that begins July 1. We ran out of administration funding before the end of February even though we have tightened our belts as much as possible. We continue to encourage KDOT to revisit the minimal amount they provide for administration expense especially in light of the increased cost of the new computer aided dispatching program and software. We also continue to pursue additional Purchase of Service Contracts to offset costs.

A big heart-felt thank you to my staff for covering for me while I took some time off to have reconstructive surgery on my dominant hand. It is healing, but makes typing and running a calculator challenging to say the least. When it is necessary to be away from the office it is comforting to know you have such a dedicated group of people to keep the wheels on the bus turning.

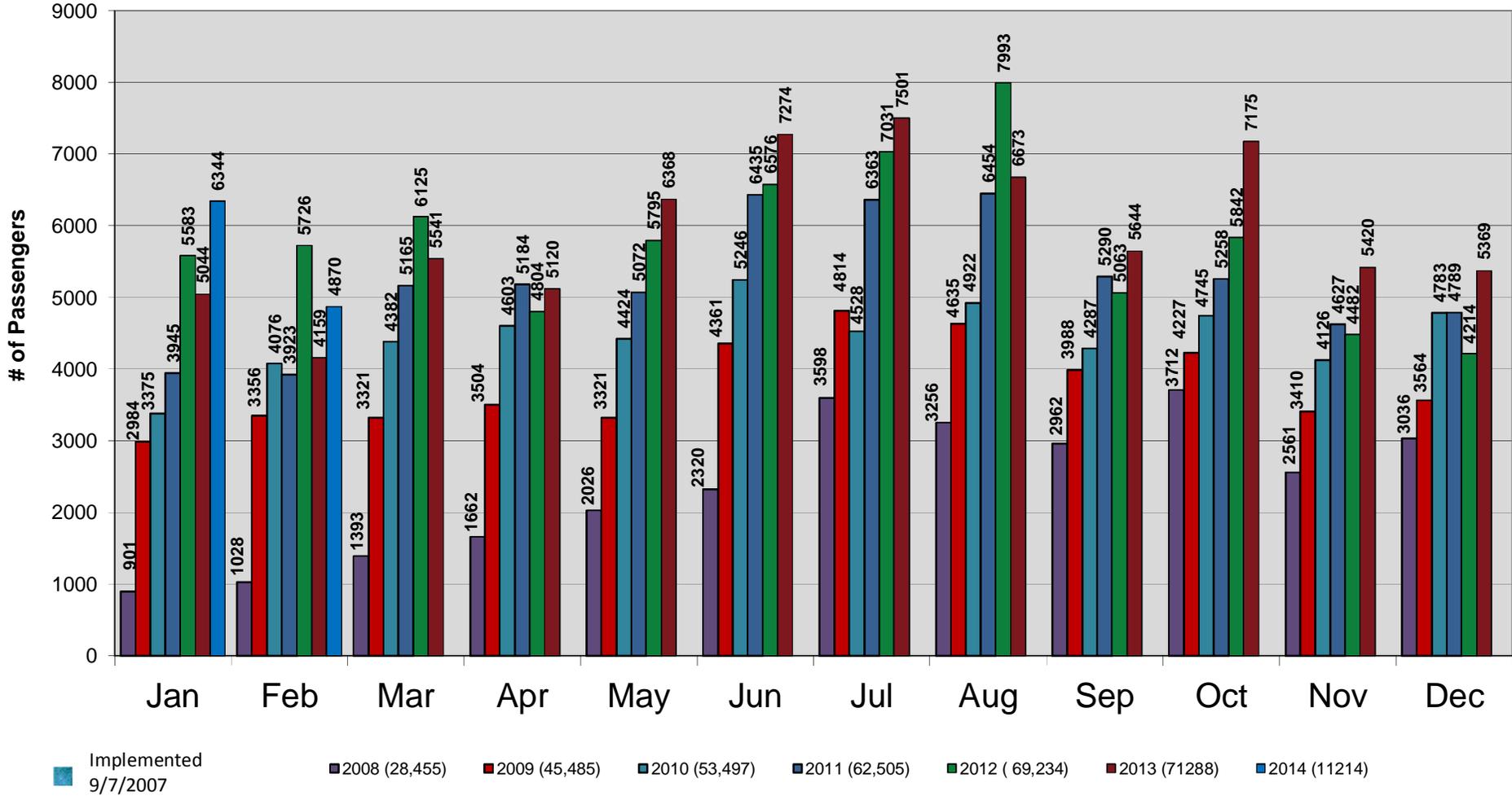
Respectfully Submitted,



Bonnie L. Burgardt  
Transportation Director

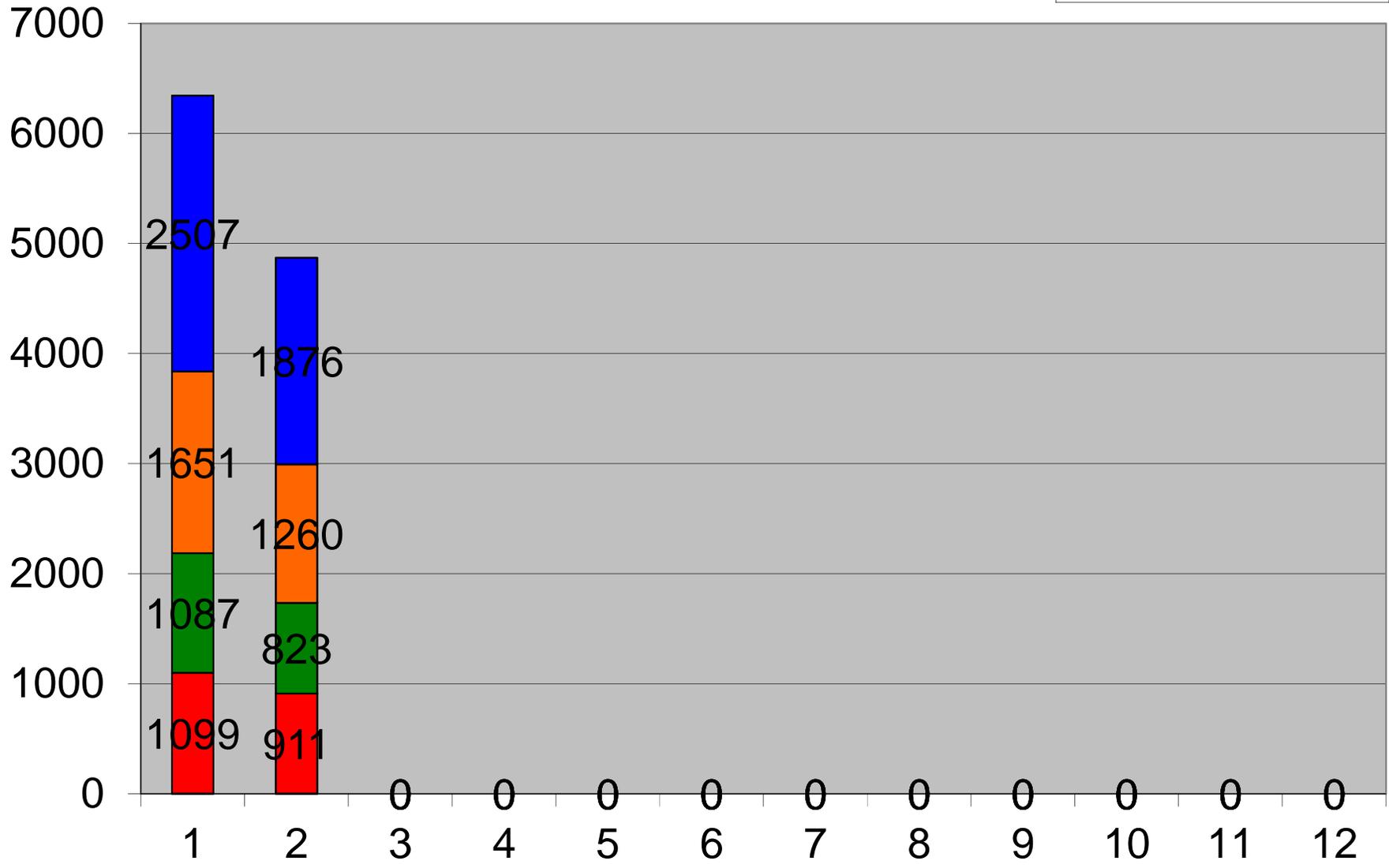
Sponsored by the Finney County Committee on Aging, Inc.; Finney County; City of Garden City; KDOT Public Transit Program; FTA and donations from friends like you.

# City Link Ridership Yearly Comparison



# CITY LINK RIDERSHIP 2014

- RED ROUTE
- GREEN ROUTE
- ORANGE RTE
- BLUE ROUTE



JANUARY 2014 THRU DECEMBER 2014

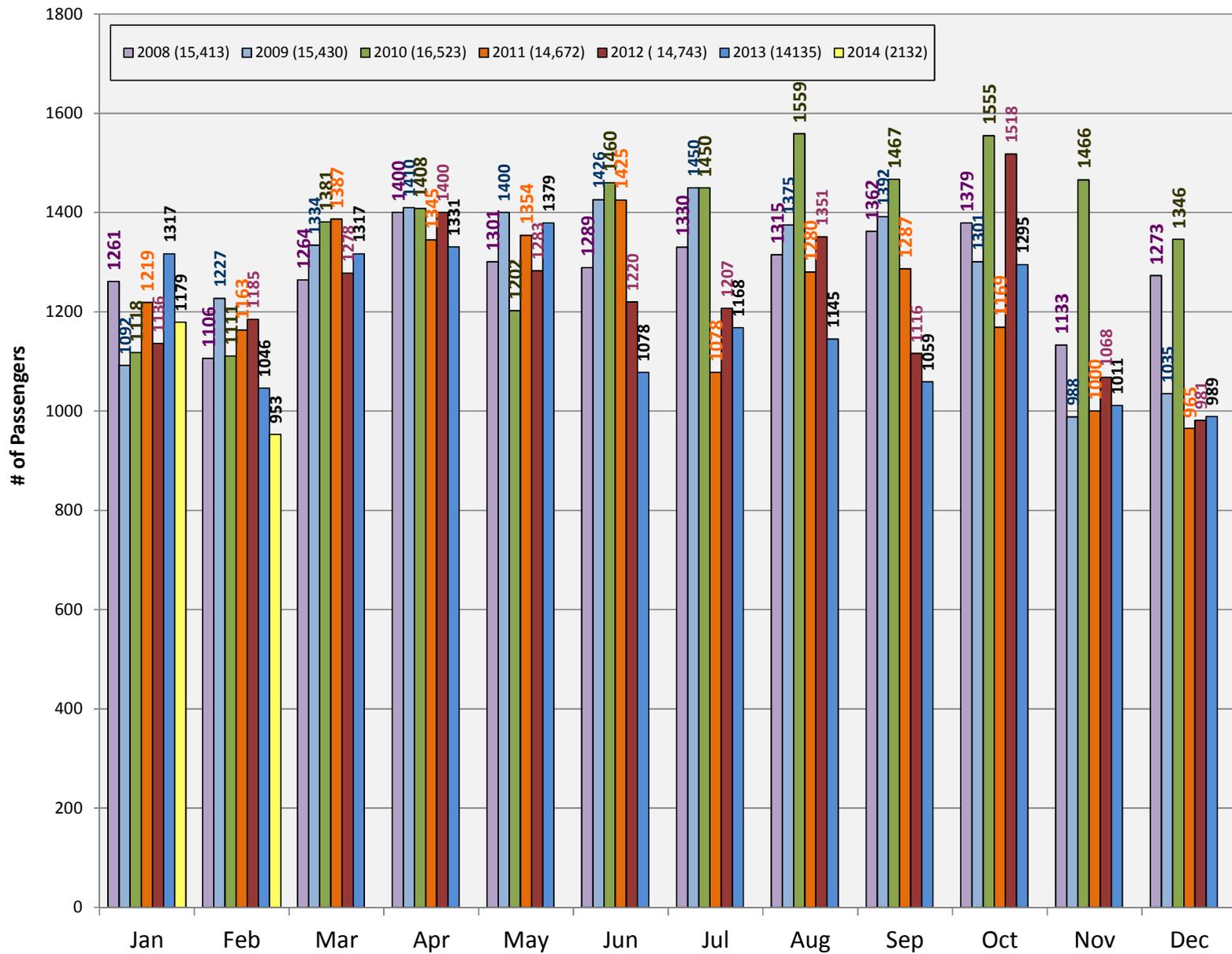
## AIRPORT SHUTTLE RIDERSHIP BOARDINGS

BUS ROUTE DESCRIPTIONS	FEBRUARY 2014					ROUTE TOTALS
	M	T	W	T	F	
AIRPORT SHUTTLE - 6 AM	5	8	6	7	6	<b>32</b>
AIRPORT SHUTTLE - 5 AM	13	6	9	9	13	<b>50</b>
AIRPORT SHUTTLE - 2 PM	34	18	17	16	28	<b>113</b>
<b>MONTHLY TOTALS</b>	<b>52</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>47</b>	<b>195</b>

## PILOT AND CREW MEMBER RIDERSHIP BOARDINGS

DESCRIPTIONS	FEBRUARY 2014					TOTALS
	M	TU	W	TH	F	
PILOTS - AM	12	9	9	9	12	<b>51</b>
PILOTS - PM	19	18	15	12	24	<b>88</b>
BILLABLE PASSENGERS	0	3	2	3	8	<b>16</b>
<b>PILOT MONTHLY TOTALS</b>	<b>31</b>	<b>30</b>	<b>26</b>	<b>24</b>	<b>44</b>	<b>155</b>

# Mini Bus Ridership Yearly Comparison



**FINNEY COUNTY TRANSIT REPORT  
FEBRUARY, 2014**

	REPAIRS/ MAINT./ OTHER	FUEL	MILES DRIVEN	MILES ON VEHICLE	FARES	ELDLY	DSBL	GEN. PUBLIC	TOTAL PASS.	NON- AMBUL.	LIFT STANDEE	CANE/ WLKR.	INSURANCE	NON- ON-TIME
#27	\$71.17 Tire repair, oil, serviced-oil change/lube/filter	\$2,202.03	3,838	31185	\$353.14	41	2	949	992	0	0	0	\$0.00	0
#8	\$202.63 Replaced belt, charged batteries	\$76.96	305	126319	\$97.00	4	10	64	78	0	0	0	\$0.00	0
#10	\$23.83 Tire repair, tires rotated, replaced tail pipe hanger and rear shocks	\$280.42	575	50613	\$91.10	54	43	19	116	22	13	24	\$0.00	0
#11	\$0.00	\$173.11	1,089	123946	\$118.32	18	0	274	292	0	0	0	\$0.00	0
#12	\$0.00	\$327.44	447	32042	\$127.00	61	37	4	102	25	10	12	\$0.00	0
#14	\$252.35 Repair body damage from wind, serviced-oil change/lube/filter	\$102.01	390	66449	\$142.00	7	5	30	42	0	0	2	\$0.00	0
#15	\$47.34 Hydrotex bulk oil	\$371.36	690	29053	\$192.00	104	66	15	185	33	19	40	\$0.00	0
#16	\$47.34 Hydrotex bulk oil	\$92.98	287	27492	\$38.00	43	20	4	67	16	7	11	\$0.00	0
#17	\$47.34 Hydrotex bulk oil	\$481.43	701	34701	\$146.00	104	40	10	154	43	2	33	\$0.00	0
#18	\$69.00 Hydrotex bulk oil, tire repair, serviced-oil change/lube/filter, turned rotors and replaced front pads	\$220.90	385	25721	\$143.25	50	33	8	91	37	2	5	\$0.00	0
#19	\$94.12 Hydrotex bulk oil, serviced-oil change/lube/filter, replaced gas spring, serviced batteries-switched and cleaned, installed fold up seat strut	\$393.02	635	25021	\$136.00	107	38	10	155	37	11	27	\$0.00	0
#20	\$47.34 Hydrotex bulk oil, replaced back turn signal	\$98.46	168	16517	\$43.00	21	15	5	41	10	3	8	\$0.00	0
#21	\$222.15 Hydrotex bulk oil, serviced-oil change/lube/filter, repair tire, Burgardt KustuMetal donated labor/time to repair circuit board	\$760.94	1,682	95043	\$387.39	85	134	984	1203	0	0	0	\$0.00	0
#22	\$47.34 Hydrotex bulk oil	\$483.45	0	0	\$0.00	0	0	0	0	0	0	0	\$0.00	0
#23	\$47.34 Hydrotex bulk oil, serviced-oil change/lube/filter, replaced bolt on left front caliper	\$994.86	953	75404	\$163.80	2	0	152	154	0	0	0	\$0.00	0
#24	\$47.34 Hydrotex bulk oil, serviced-oil change/lube/filter, installed 2 new batteries	\$1,025.53	1,737	79560	\$332.22	74	65	617	756	0	0	0	\$0.00	0
#25	\$332.12 Hydrotex bulk oil, repaired radiator, pulley and bearing repaired radio	\$601.84	1,878	71037	\$297.40	51	71	528	650	0	0	0	\$0.00	0
#26	\$968.51 Hydrotex bulk oil, replaced all 6 tires	\$1,363.08	2,416	69424	\$356.33	72	68	605	745	0	0	0	\$0.00	2
<b>TOTALS</b>		<b>\$2,567.26</b>	<b>\$10,049.82</b>	<b>18,176</b>	<b>\$3,163.95</b>	<b>898</b>	<b>647</b>	<b>4,278</b>	<b>5,823</b>	<b>223</b>	<b>67</b>	<b>162</b>	<b>\$0.00</b>	<b>2</b>

Rides This Month:	Year to Date Rides:	REIMBURSEMENTS:	50449.17 FROM:KDOT	FOR :DECEMBER, 2013
CITY LINK RIDERSHIP:	4,870	11,214		# on Mini Bus ADA List: 281
MINI BUS RIDERSHIP:	953	2,132		# on Mini Bus DR List: 29
		13,346		# on City Link Half Fare: 142

# Meetings of Note

# TREE SELECTION, PLANTING and MAINTENANCE GUIDELINES

**FINNUP CENTER FOR CONSERVATION**

**312 Finnup Drive  
Garden City, Kansas**

**Friday, April 11, 2014 – 1:00pm-4:00pm  
Saturday, April 12, 2014 – 9:00am-12:00pm**

## **TOPICS**

- ***Tree Selection for Garden City and Southwest Kansas***

*John Klempa, Kansas Forest Service*

- ***Do's and Don'ts of Tree Planting***

*David Coltrain, Finney County Extension Agent*

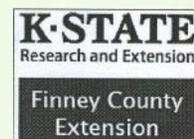
- ***Environmental Stress on Trees***

*David Coltrain, Finney County Extension Agent*

- ***Pruning Trees***

*John Klempa, Kansas Forest Service*

***Come to all or part of the presentations - admission is FREE***



**CONSIDERATION OF  
APPROPRIATION ORDINANCE**

# Ordinances & Resolutions



# Memo

To: City Commission  
From: Kaleb Kentner  
CC: File  
Date: January 29, 2014  
Re: An Amendment to Section 21.020 Accessory Uses Permitted item K: Mother-in-Law/Guest Houses.

COMMUNITY  
DEVELOPMENT  
DEPARTMENT  
SERVING  
GARDEN CITY  
HOLCOMB  
AND  
FINNEY COUNTY  
620-276-1170

---

**ISSUE:** An Amendment to Article 21, Section 21.020 Accessory Uses Permitted item K: Mother-in-Law/Guest Houses.

**BACKGROUND:** Art Contreras is requesting an Amendment to Section 21.020 to add single family uses in R-3 Districts to the areas that are permitted to have Mother-in-Law/Guest Houses. Currently, detached Mother-in-Law/Guest Houses are allowed in R-1 and R-2 Districts.

**The current Section 21.020 (K) reads:**

In R-1 and R-2 Districts: Mother-in-Law/Guest Houses to be detached and subordinate in area and height to the main house.

**The amended Section 21.020 would read:**

In R-1, R-2 and single family uses in R-3 Districts: Mother-in-Law/Guest Houses to be detached and subordinate in area and height to the main house.

**ALTERNATIVES:** The Commission may

1. Approve the amendment as presented.
2. Approve the amendment with changes.
3. Not approve the amendment.

**RECOMMENDATION:** Staff is unable to recommend approval at this time. When Section 21.020 was created, it did not include R-3 as an acceptable District for Mother-in-Law/Guest Houses to discourage single family homes being built in the R-3 District. This Section was to be a benefit for the R-1 and R-2 Districts.

**PLANNING COMMISSION RECOMMENDATION:** Approved

**Present- 6**

**Yea- 6**

**Nay- 0**

*\*Attached you will find an excerpt from the Planning Commission minutes regarding this case.*

**INSPECTIONS**  
620-276-1120  
[inspection@garden-city.org](mailto:inspection@garden-city.org)

**CODE COMPLIANCE**  
620-276-1120  
[code@garden-city.org](mailto:code@garden-city.org)

**PLANNING AND ZONING**  
620-276-1170  
[planning@garden-city.org](mailto:planning@garden-city.org)

CITY ADMINISTRATIVE  
CENTER  
301 N. 8<sup>TH</sup>  
P.O. BOX 998  
GARDEN CITY, KS  
67846-0998  
620.276.1170  
FAX 620.276.1173  
[www.garden-city.org](http://www.garden-city.org)



\*These minutes are draft only. They have not been approved by the Planning Commission.

3/13/2014

**GC2014-04: Amendment for Mother-in-law suites in R-3, Art Contreras**

*Secretary Kentner explains case.*

*Chairman Rishel-* In R-1 and R-2 where mother-in-law suites are allowed, are those rentable?

*Secretary Kentner-* Yes they are. They are usable as a guest home, mother-in-law suite or a rentable unit. The owner of the property must live in the main structure on the property.

*Art Contreras-* I am building a house there already, which I will live in, and we just want to get my mother-in-law closer.

*Mrs. Contreras-* Two years ago my mother became a widow. My father did everything for her and since I'm the youngest, I'd like to be able to take care of her but also give her privacy and independence.

*OPEN PUBLIC COMMENT*

*CLOSE PUBLIC COMMENT*

*Member Laubach-* The R-3 district is for multi-family correct? Why was this done to prevent mother-in-law suites in this district? Is it that we don't want a detached unit?

*Secretary Kentner-* Part of it is the lot size of many of the lots in the R-3 district. The zoning has changed over the years and the R-3 has become a little bit of a leftover because it is mixed use.

*Member Gigot-* So is a detached garage allowed in R-3?

*Secretary Kentner-* Yes.

*Member Gigot-* So what would be the difference?

*Secretary Kentner-* Someone would be living in it. The only issue would be lot coverage since most of the lots in R-3 are smaller.

*Member Gigot-* So if it meets the size requirements, it's okay?

*Secretary Kentner-* Yes.

*MEMBER GIGOT MAKES MOTION TO APPROVE.*

*MEMBER LAUBACH SECONDS MOTION.*

Votes were taken by yeas and nays and recorded as follows:

Weber	Lucas	Gigot	Howard	Law	Lopez	Laubach	Rishel	Sheets
Not Present	Not Present	Yea	Yea	Yea	Yea	Yea	Yea	Not Present

Motion passed.

COMMUNITY  
DEVELOPMENT  
DEPARTMENT  
SERVING  
GARDEN CITY  
HOLCOMB  
AND  
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**ORDINANCE NO. \_\_\_\_\_-2014**

AN ORDINANCE AMENDING ACCESSORY USES, TEMPORARY USES AND NON-CONFORMING USES, FOR THE CITY OF GARDEN CITY, KANSAS; AMENDING THE ZONING REGULATIONS FOR THE CITY OF GARDEN CITY, KANSAS BY ADDING R-3 TO THE DISTRICTS ALLOWING DETACHED MOTHER-IN-LAW HOUSES/GUEST HOUSES; AMENDING ZONING REGULATION SECTION 21.020; REPEALING IN ITS ENTIRETY CURRENT ZONING REGULATION SECTION 21.020; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS:**

**SECTION 1.** Section 21.020 of the Zoning Regulations for the City of Garden City, Kansas, is hereby amended to read as follows:

21.020 ACCESSORY USES PERMITTED. Accessory uses and structures may be permitted in any zoning district provided such uses or structures conform to the definition in Section 21.010. Permitted accessory uses and structures include but are not limited to the following:

- (A) Buildings such as garages, carports, bath houses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with and incidental to a principle use or structure.
- (B) Children's playhouses provided they shall be in keeping with the principle structure.
- (C) Swimming pools.
- (D) Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter.
- (E) Barbecue stoves, flagpoles, fences, walls, trellises, statuary, arbors, gazebos, and green houses.
- (F) Fallout/storm shelters provided that they shall not be used for any other purpose.
- (G) Off-street parking and loading in conformance with Article 24.
- (H) Signs as permitted by Article 23.

- (I) Satellite TV reception dish located in side or rear yards only.
- (J) Uses incidental to permitted hotels or motels such as clubs, gift shops, restaurants, etc.
- (K) In R-1 and R-2 and single family uses in R-3 Districts: Mother-in-Law/Guest Houses to be detached and subordinate in area and height to the main house.
- (L) In R-1, R-2, R-3, R-C, MHP, and MHS Districts: the keeping of fowl and pigeons shall be permitted as follows:

(1) Keeping of Fowl - It shall be unlawful to own or keep fowl, other than permitted fowl, within the city. The maximum total number of permitted fowl allowed to be owned or kept on an individual lot is one (1) animal (fowl) per five hundred (500) square feet of lot size, rounded down, but in no event shall the total number of permitted fowl on any lot exceed six (6).

(a.) Definitions:

- (i) "Fowl" shall mean those domestic birds commonly kept for the production of meat, eggs or feathers. This shall include chickens, ducks, turkeys, geese, swans, peafowl, and guinea fowl, ostriches and emus.
- (ii) "Permitted fowl" shall mean ducks and female chickens.

(b.) Coops, Roosts, and Laying Boxes

- (i) In addition to the other requirements of this chapter that specify standards applicable to the keeping of animals, any person who owns chickens or ducks shall provide a coop or other similar shelter and adequate laying boxes, and roosts for the chickens or ducks. Such shelter shall be screened or walled in a manner that allows the chickens or ducks to be reasonably protected from predators.
- (ii) The coop shall be a minimum of three square feet in size per chicken or duck if the birds have a fenced outdoor run, or 10 square feet per chicken or duck if the birds do not have a fenced outdoor run.
- (iii) A minimum of one square foot of laying box space shall be provided per three (3) chickens. Each laying box will contain adequate clean bedding material such as hay or other similar soft material.
- (iv) One 8" or larger roost is required per chicken. Ducks do not require roosts.

- (v) Coops shall be constructed in a manner that is consistent with the requirements of the city's Supplemental Development Standards for Accessory Structures in Articles 21 and 22 of the city Zoning Regulations. No coop shall be located closer than five (5) feet from any neighboring property line.
  - (vi) In the event that a mobile coop is utilized, the coop shall be kept in compliance with all city ordinances that apply to the outdoor storage of property.
  - (vii) A coop shall be kept in a clean and sanitary condition to prevent the unreasonable accumulation of waste or any other noxious substances, noxious odors or the presence of vermin.
- (2) Keeping of Pigeons - It shall be unlawful to own or keep pigeons, other than permitted pigeons, within the city. The maximum total number of pigeons allowed to be owned or kept on an individual lot is five (5) pigeons per five hundred (500) square feet of lot size, rounded down, but in no event shall the total number of pigeons on any lot exceed seventy (70).
- (a.) Definitions:
    - (i) "Pigeon" shall mean a member of the Columbidea Family of birds that include 'racing', 'fancy', and 'sporting' pigeons.
  - (b.) Lofts
    - (i) Any person who owns pigeons shall provide a loft or other similar shelter designed according to a commercially available plan. Such shelter shall be screened or walled in a manner that allows the pigeons to be reasonably protected from predators.
    - (ii) The loft shall be a minimum of one (1) square foot in size per pigeon. That portion of the pigeon loft designated as the fly pen shall be constructed so that it faces the residence of the owner.
    - (iii) Lofts shall be constructed in a manner that is consistent with the requirements of the City's Supplemental Development Standards for Accessory Structures defined in Articles 21 and 22 of the city Zoning Regulations. No loft shall be located closer than five (5) feet from any neighboring property line.

- (iv) A loft shall be kept in a clean and sanitary condition to prevent the unreasonable accumulation of waste or any other noxious substance, noxious odors or the presence of vermin.
  
- (v) Pigeons shall be confined to a loft at all times except when released for necessary exercise, training or racing flights, with no more than fifty percent (50%) of an owner's pigeons to be released at any one (1) time. Exercising, training or racing flights shall not be undertaken during the hours of 10:00 a.m. to 7:00 p.m. from June to September so as to not disturb the yard use and enjoyment of abutting neighbors.

**SECTION 2.** The Zoning Regulations for the City of Garden City, Kansas, Section 21.020 as previously existing, is hereby repealed, to be replaced as specified in this ordinance. All Zoning Regulation Sections not specifically amended or deleted herein shall remain in full force and effect.

**SECTION 3.** This ordinance shall be in full force and effect from and after its publication in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 1<sup>st</sup> day of April, 2014.

\_\_\_\_\_  
DAN FANKHAUSER, Mayor

ATTEST:

\_\_\_\_\_  
CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
RANDALL D. GRISSELL

City Counselor

**STAFF REPORT**

**GC2014-10: Rezoning from “C-O” Commercial Office District to “C-3” Central Business District,  
515 N. 8<sup>th</sup> Street, Garden City, KS**

**GENERAL INFORMATION**

<b>Date:</b>	January 31, 2014	<b>Jurisdiction:</b>	Garden City
<b>Owner:</b>	Francesco Dorigo		
<b>Applicant:</b>	Francesco Dorigo		
<b>Requested Action:</b>	Rezoning from “C-O” Commercial Office District to “C-3” Central Business District		
<b>Purpose:</b>	Rezone property to allow for a retail bakery		
<b>Location address:</b>	515 N. 8 <sup>th</sup> Street, Garden City		
<b>Comprehensive Plan:</b>	Proposed land use is consistent with the Comprehensive Plan		
<b>Sites Existing Zoning:</b>	“C-O” Commercial Office		
<b>Surrounding Zoning:</b>	North “C-O” Commercial Office District South “C-O” Commercial Office District East “C-3” Central Business District West “R-3” Multifamily Residential District		
<b>Land Area:</b>	Contains .31 acres +/-		
<b>Notice Date:</b>	This project was published and noticed by mail as required by code.		

**COMMENTS & REQUIRED IMPROVEMENTS**

1. The applicant would like to rezone this property to put in a bakery on the main floor. In addition, the applicant will be remodeling the entire building, including the existing second floor apartments.
2. The building is vacant, and the current “C-O” zoning does not allow bakeries or second floor apartments. The property does border the “C-3”, Central Business District to the East.
3. There is no conflict with the Comprehensive Plan for the City, as it shows this property as part of the Central Business District.

**RECOMMENDATION**

Staff Recommends approval.

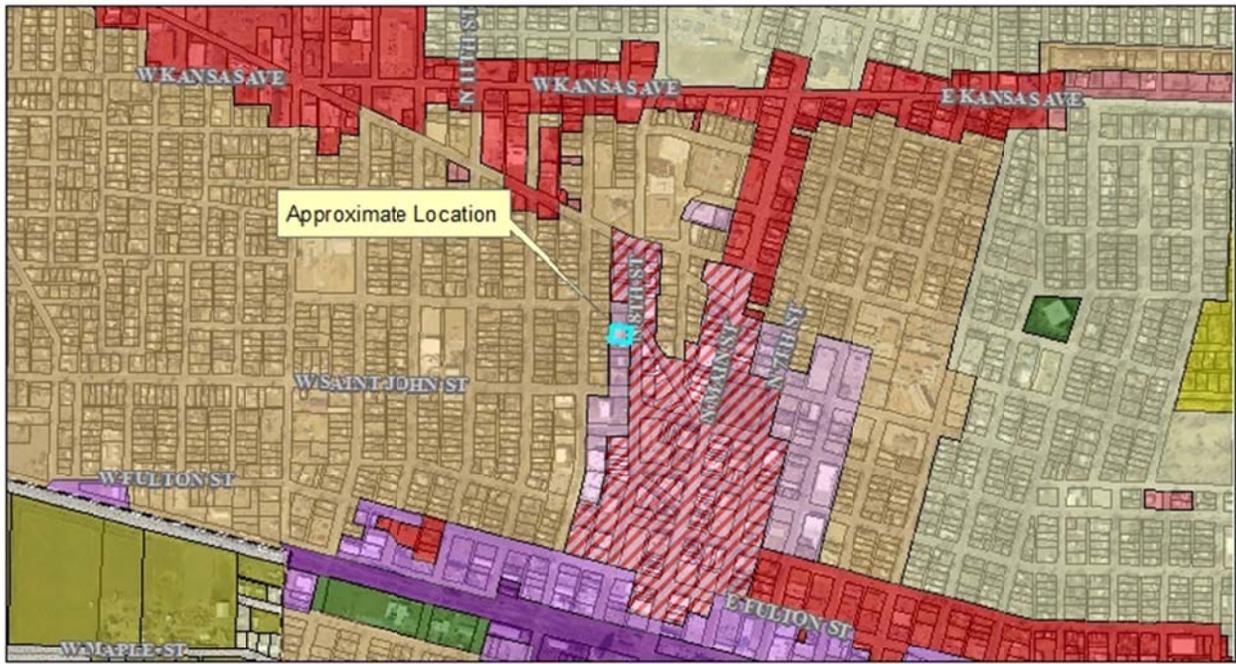
**PLANNING COMMISSION RECOMMENDATION:** Approved

Members Present- 7

Yea vote- 7

Nay vote- 0

*\*Attached you will find an excerpt from the Planning Commission minutes regarding this case.*



Case Number: GC2014-10  
 Applicant: Francesco Dorigo  
 Address: 515 N. 8th  
 Request: Rezone from "C-O" to "C-3"





Front of Property, Southeast Corner



Front of Property, Northeast Corner



View of Properties Directly East of Property



View of Properties to the South



View of Properties to the North



View of the Back of the Parcel



View of the Back of the Parcel looking North

*\*These minutes are draft only. They have not been approved by the Planning Commission.*

3/13/2014

**GC2014-10: Rezone 515 N. 8<sup>th</sup> from CO to C3, Francesco Dorigo**

*Staff Davidson reads staff report.*

*Secretary Kentner explains case.*

**OPEN PUBLIC COMMENT**

*Jose Renteria, owner of bakery across the street; opposed because it would be competition with his business that has been in place for 12 years.*

*Secretary Kentner-* It's my understanding that it's going to be part of the Italian Restaurant. We hope it helps everyone's business. This board does not control what use actually goes in it as long as it meets the regulations.

*A.J. Musick, 521 N. 8<sup>th</sup>-* We aren't necessarily opposed to the bakery being there but is the American Legion not big enough for two businesses?

*Secretary Kentner-* The same person owns both buildings and wants to open both businesses.

*A.J. Musick-* So what are the implications to it becoming commercial? Does that mean that when they receive their supplies, that they will come in on a big tractor trailer? Is that one of the situations that's not allowed now that will be allowed?

*Secretary Kentner-* No, the zoning across the street is C-3 so what you see across the street is what would go on at this location.

*A.J. Musick-* The residential begin at the alley between 8<sup>th</sup> and 9<sup>th</sup>?

*Secretary Kentner-* If you look at the map, this red striped area is the C-3 district; the light pink color is C-O. The alley behind it is residential.

*A.J. Musick-* So both sides of 9<sup>th</sup> street are residential.

*Secretary Kentner-* Yes.

*A.J. Musick-* I understand if he wants to put in a bakery, he has to change the zoning. The south and north side of the property have driveways and according to the regulations, there has to be a buffer. Does the driveway count as a buffer?

*Secretary Kentner-* Well, to the north and south there are no buffers because it is all zoned commercial. To the back where it abuts a residential neighborhood, a buffer is required.

*A.J. Musick-* I believe there is already a buffer in the back but there isn't anything to the north or south. Is it even possible to change it to C3? There isn't a buffer.

*Secretary Kentner-* There's no need for a buffer to the north and south because both sides of the property are zoned commercial. The only time you need a buffer is when the commercial abuts a residential district.

*A.J. Musick-* Oh, I see. I was confused because both properties on either side are residential and have been for some time. That whole block has been mixed use since that building was built.

*A.J. Musick's daughter-* Concerned with kids in neighborhood, increased traffic, feral cats, and there is already a bakery across the street.

*Secretary Kentner-* As it stands right now, the upstairs can't be used as apartments because it's been vacant for more than a year and second story residential is only allowed in C-3.

*A.J. Musick's daughter-* Is that a law that changed? There used to be people that lived in there.

*Secretary Kentner-* Because it was built in the 1950's, it was grandfathered in. However, since it's been vacant for over a year, it loses its grandfather status. That's one of the other reasons why they want to rezone.

*A.J. Musick's daughter-* I think you also need to consider the lack of parking. The parking lot is not very big which means that there will be more people parking on the street which is frustrating for the neighbors. Regardless of how the area is zoned, it is still widely used as residential and I don't think this is the best location.

**CLOSE PUBLIC COMMENT**

*Secretary Kentner-* I think the City is fully aware of the feral cat issue throughout the community. It's no doubt that businesses the deal with food are no help to that situation. However, it is still required by code to control those situations. As far as the parking, the C-3 district does not have parking requirements. The parking area in the back, historically, has been used for tenants and employees. Parking would be occurring on the street as it does in all of the C-3 district. They would have to handle any waste and the buffer in the back would have to be redone and maintained. Because the properties to the north and south are zoned commercial, there is no need for buffer. All we are looking at is the zoning of the structure, not the uses that are allowed. As far as traffic for deliveries and waste management, that would all be discussed during the site plan review. Sam Curran would have to weigh in on that.

*Member Lopez-* Due to the fact that there are some public concerns, I'd feel better if the applicant were here and maybe even Downtown Vision. I know that they had particular interest in the building. I would feel a lot more comfortable proceeding with this if one or both parties were present.

*Secretary Kentner-* We did speak with Downtown Vision. All of this would bring the area into compliance with the Downtown Master Plan that was voted on the community has a whole. The Vision's hopes were that we give it the stamp of approval because it did fit in with the Master Plan and they had a huge part in the adoption of the plan.

*Member Lopez-* I just feel that someone is missing from the party.

*Chairman Rishel-* I think we have two issues: first, the Planning Commission has suggested that the applicant be present. On the other hand, we are looking at a situation where if it remains C-O, it will probably stay vacant for who knows how long. If we rezone it to C-3, it still has to meet construction standards and regulations but it could be used for residential above.

*Member Laubach-* If they put up a fence for the buffer in the back, what type of fencing would be required?

*Secretary Kentner-* Normally, a 6' privacy fence is what's required. It helps with noise.

*Member Laubach-* If they had deliveries, they'd have to go through a gate.

*Secretary Kentner-* Yes. The primary reason for a buffer is to protect the residential district.

*Member Laubach-* I understand the concerns presented here, but if that building isn't changed now, it will never conform and will remain empty.

**MEMBER LAUBACH MAKES MOTION TO APPROVE REZONING.**

**MEMBER HOWARD SECONDS MOTION.**

Votes were taken by yeas and nays and recorded as follows:

Weber	Lucas	Gigot	Howard	Law	Lopez	Laubach	Rishel	Sheets
Yea	Not Present	Yea	Yea	Yea	Yea	Yea	Yea	Not Present

Motion passed.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING THE REZONING OF LAND FROM "C-O" COMMERCIAL OFFICE DISTRICT TO "C-3" CENTRAL BUSINESS 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.

**BE IT ORDAINED by the Governing Body of the City of Garden City, Kansas:**

**SECTION 1.** The Zoning Ordinance of the City of Garden City, Kansas, adopted by Ordinance No. 2528-2011 with all amendments thereto, is hereby amended and shall read as follows:

Lots Five (5), Six (6), Seven (7) and Eight (8), Block "B" of Jones Second Addition to the City of Garden City, Finney County, Kansas

**SECTION 2.** The District Zoning Map referred to in the Zoning Regulations Article 3, Section 3, of the Garden City, Kansas, adopted by Ordinance No. 2528-2011, as previously existing and amended, be and the same is hereby amended, to be consistent with the amendments set forth herein.

**SECTION 3.** The current Zoning Ordinance and District Zoning Map of the City of Garden City, Kansas, as previously existing and amended, be and the same hereby are repealed, to be replaced as specified in this ordinance.

**SECTION 4.** That this ordinance shall be in full force and effect from and after its publication in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 1<sup>st</sup> day of April, 2014.

\_\_\_\_\_  
DAN FANKHAUSER, Mayor

ATTEST:

\_\_\_\_\_  
Celyn N. Hurtado, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
RANDALL D. GRISELL, City Counselor



COMMUNITY  
DEVELOPMENT  
DEPARTMENT  
SERVING  
GARDEN CITY  
HOLCOMB  
AND  
FINNEY COUNTY  
620-276-1170

INSPECTIONS  
620-276-1120  
[inspection@garden-city.org](mailto:inspection@garden-city.org)

CODE COMPLIANCE  
620-276-1120  
[code@garden-city.org](mailto:code@garden-city.org)

PLANNING AND  
ZONING  
620-276-1170  
[planning@garden-city.org](mailto:planning@garden-city.org)

CITY ADMINISTRATIVE  
CENTER  
301 N. 8<sup>TH</sup>  
P.O. Box 998  
GARDEN CITY, KS  
67846-0998  
620.276.1170  
FAX 620.276.1173  
[www.garden-city.org](http://www.garden-city.org)

# Memo

To: City Commission  
From: Kaleb Kentner  
CC: File  
Date: February 5, 2014  
Re: GC2014-16, Amend Section 22.110 of Article 22, Fence Regulations, to change the fee amount to make it compatible with the building fee schedule

**ISSUE:** To amend Section 22.110 of Article 22, Fence Regulations, to change the fee amount to make it compatible with the building fee schedule.

**BACKGROUND:** Staff has found a conflict with Section 22.110 (A), Permit and Fees of the Fence Regulation from the Zoning Regulations, and Section 42-121, Building Permit Fees, from the Code of Ordinances. When issuing building permits, the fee schedule listed in Section 42-121 is used to determine the amount of the fees charged. Since a building permit is required to install a fence, staff is requesting to use the Building Permit and Inspection Fee schedule and remove the reference of the fee amount in the Fence Regulations Section. In addition, staff has requested to amend the rest Section 22.110 to make formatting adjustments.

**The current Section 22.110 (A) reads:**

22.110 FENCE REGULATIONS

(A) Permit & Fee

- (1) Building permits are required for all fences constructed, altered, or repaired within the City. A permit fee of ten \$10.00 dollars shall be included with the application. Permit applications shall include type of materials, sketch plan of fence location and other pertinent information as required by the Building inspector. Construction without a permit, and the subsequent investigative fee, and re-inspection fee shall be assessed as outlined in the building code.

**The amended Section 22.220 (A) would read:**

22.110 FENCE REGULATIONS

(A) Permit & Fee

- (1) Building permits are required for all fences constructed, altered, or repaired within the City. The permit fee will be based on the Building Permit and Inspection Fees schedule and shall be included with the application. Permit applications shall include type of materials, sketch plan of fence location and other pertinent information as required by the Building inspector. Construction without a permit, and the subsequent investigative fee, and re-inspection fee shall be assessed as outlined in the building code.

**ALTERNATIVES:** The Commission may

- 1. Approve the amendment as requested
- 2. Approve the amendment with changes
- 3. Not approve the amendment.

**STAFF RECOMMENDATION:** Staff recommends approval of this amendment.

**PLANNING COMMISSION RECOMMENDATION:** Approved

**Present- 6**

**Yea- 6**

**Nay- 0**

*\*Attached you will find the Planning Commission minutes pertaining to this case.*



*\*These minutes are draft only. They have not been approved by the Planning Commission.*

3/13/2014

**GC2014-16: Amendment to fence regulations**

*Secretary Kentner explains case.*

*Member Laubach- So the new rule is as the fee schedule changes, you won't have to amend anything.*

*Secretary Kentner- Exactly. It would be valuation based instead of a flat fee which is what the City Commission voted on for all the building codes.*

*OPEN PUBLIC COMMENT*

*CLOSE PUBLIC COMMENT*

*MEMBER LAUBACH MAKES MOTION TO APPROVE.*

*MEMBER GIGOT SECONDS MOTION.*

Votes were taken by yeas and nays and recorded as follows:

Weber	Lucas	Gigot	Howard	Law	Lopez	Laubach	Rishel	Sheets
Not Present	Not Present	Yea	Yea	Yea	Yea	Yea	Yea	Not Present

Motion passed.

COMMUNITY  
DEVELOPMENT  
DEPARTMENT  
SERVING  
GARDEN CITY  
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**ORDINANCE NO. \_\_\_\_\_-2014**

AN ORDINANCE AMENDING THE FENCE REGULATIONS, FOR THE CITY OF GARDEN CITY, KANSAS; AMENDING THE ZONING REGULATIONS FOR THE CITY OF GARDEN CITY, KANSAS BY REMOVING THE FEE AMOUNT AND REFERRING TO THE BUILDING PERMIT AND INSPECTION FEE SCHEDULE; AMENDING ZONING REGULATION SECTION 22.110; REPEALING IN ITS ENTIRETY CURRENT ZONING REGULATION SECTION 22.110; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS:**

**SECTION 1.** Section 22.110 of the Zoning Regulations for the City of Garden City, Kansas, is hereby amended to read as follows:

22.110 FENCE REGULATIONS.

(A) Permit & Fee:

- (1) Building permits are required for all fences constructed, altered, or repaired within the City. The permit fee will be based on the Building Permit and Inspection Fees schedule and shall be included with the application. Permit applications shall include type of materials, sketch plan of fence location and other pertinent information as required by the Building Inspector. Construction without a permit, and the subsequent investigative fee, and re-inspection fee shall be assessed as outlined in the building code.

(B) General Provisions:

- (1) All fencing shall be constructed of brick, wood, metal, concrete block, chain link, vinyl, or other material normally intended to be used for fencing. Electric and Razor wire fences are prohibited in all zoning districts.
- (2) No fence shall be constructed that may constitute a hazard to traffic or a danger to persons or animals.
- (3) On any corner lot that abuts another street a sight triangle shall be required if the fence is greater than three (3) feet in height or seventy percent (70%) or more visually closed. Sight triangles are measured twenty-five (25) feet along the property lot lines from the point of intersection, the third line being a diagonal line connecting the first two (2) lines. At the intersection of a collector or arterial street, the sight triangle may be increased to provide adequate sight distance as determined by the City Engineer. Fences placed adjacent to driveways shall not cause sight visibility issues or present safety hazards.

- (4) A fence may be located along any property line and shall not be placed on any right-of-way.
- (5) Solid or privacy type fences three (3) feet or less in height shall be permitted in any yard.
- (6) Solid or privacy type fences exceeding three (3) feet shall be permitted in any yard, at or behind the setback line outlined in these regulations or by plat, so long as sight triangles are maintained. On lots with frontages of one hundred (100) feet or more a privacy type fence exceeding three (3) feet shall be permitted at or behind the property line so long as sight triangles are maintained.
- (7) Seventy percent (70%) visually open fences may be permitted in any yard.
- (8) Fences on public property, school grounds and parks may be constructed of a height no higher than ten (10) feet.

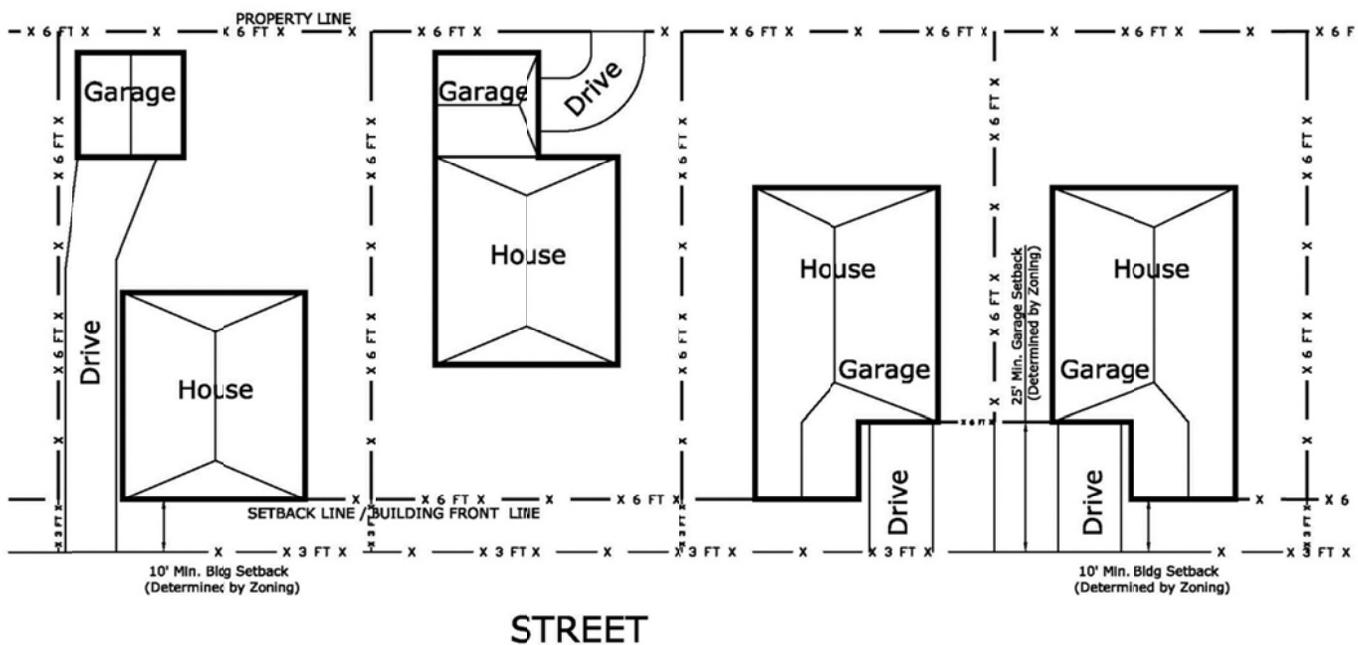
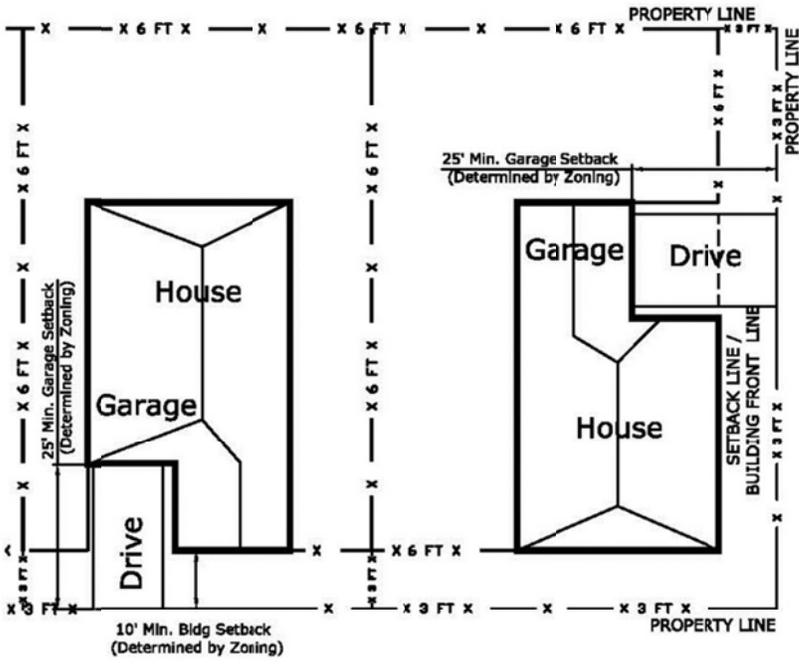
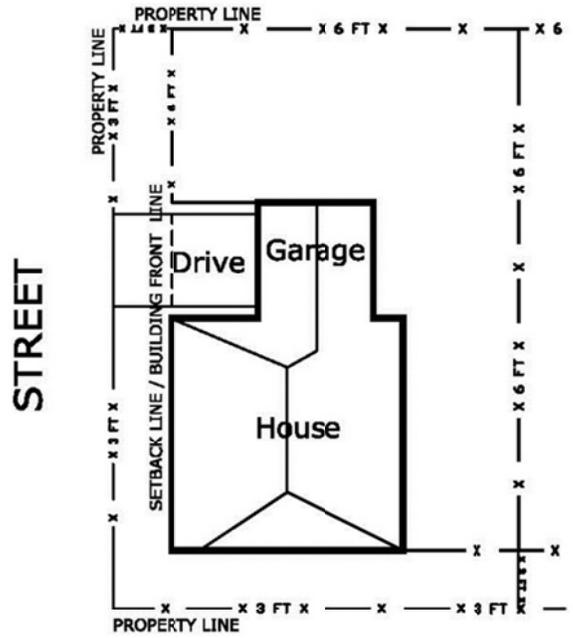


Fig. 22.100 (a) - Typical Fences for Central Lots

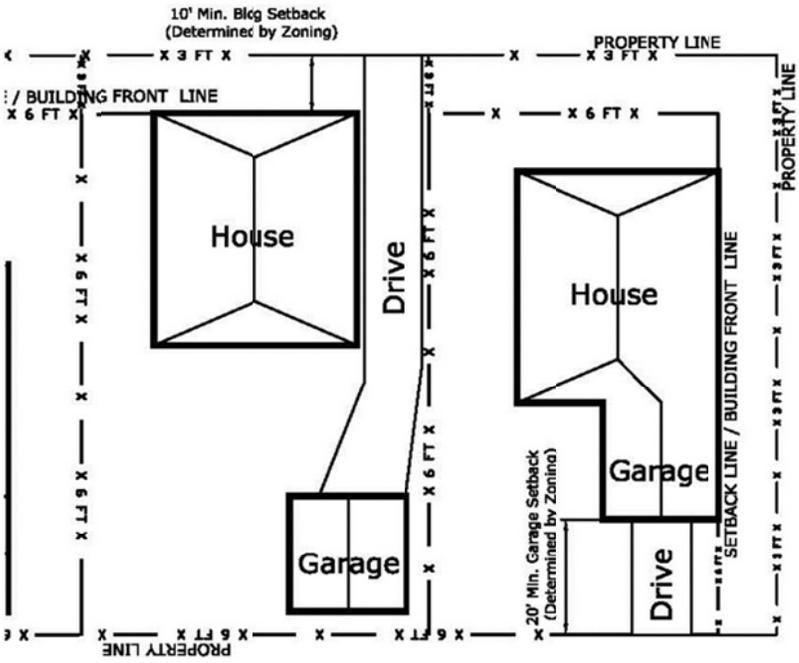
ALLEY



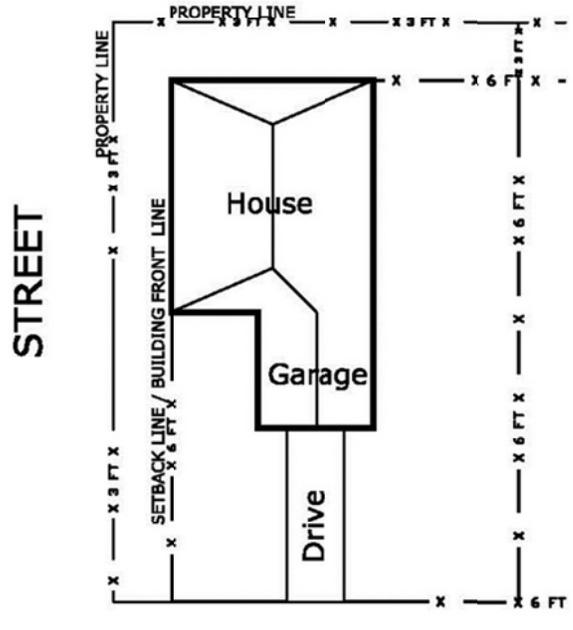
ALLEY



STREET



STREET



ALLEY

ALLEY

Fig. 22.100 (b) - Typical Fences for Corner Lots

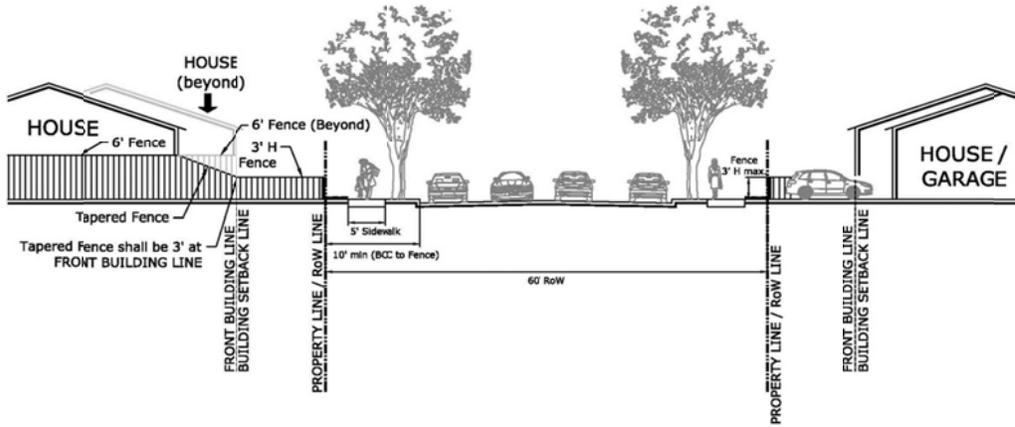


Fig. 22.100 (c) - Typical Cross Section with Landscaped Area and Sidewalk

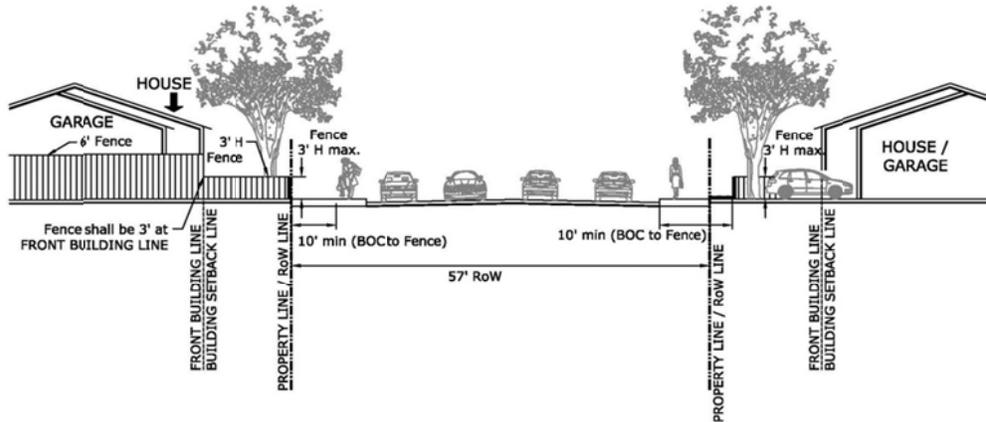


Fig. 22.100 (d) - Typical Cross Section with NO Landscaped Area and Sidewalk

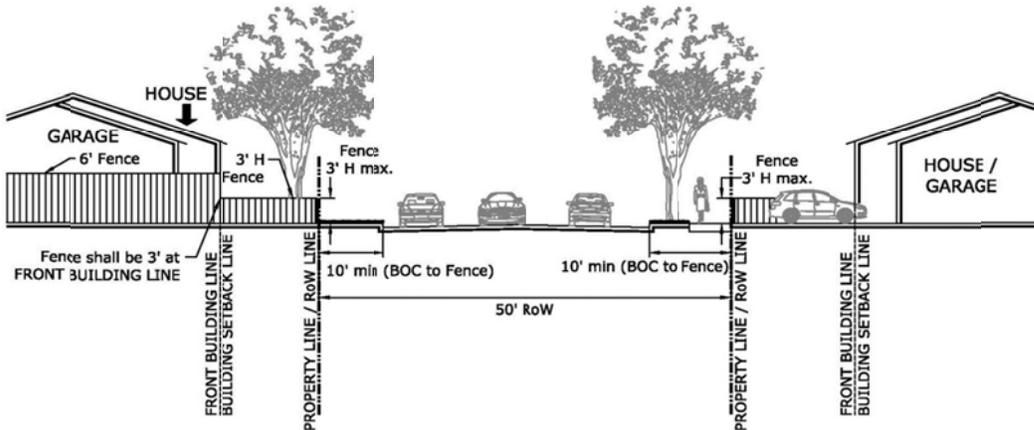


Fig. 22.100 (e) - Typical Cross Section with NO Landscaped Area and Sidewalk

(C) Fences on Residential Districts:

- (1) No fence shall exceed eight (8) feet in height.
- (2) Barbed wire fences are prohibited in all residential districts.

- (3) A fence may be located beyond the property line, within the right-of-way, only after the following conditions are met:
- (a.) The applicant shall provide a recorded copy of the Fence Liability Waiver Form, recorded at the Register of Deeds, together with the Fence Permit Application and applicable fees.
  - (b.) The applicant shall permanently affix a mechanically stamped, carved or engraved metal plate, not less than 4 inches x 6 inches in area, to the fence located on the right-of-way stating "Fence on Right of Way. DO NOT REMOVE THIS SIGN. Verify with the City for any repairs, alteration or removal of this fence".
  - (c.) If a sidewalk exists on the block, the applicant shall construct a sidewalk or provide enough space for the sidewalk to be constructed to match the neighborhood.
  - (d.) The applicant will be required to meet the applicable State and Federal Highway Regulations.

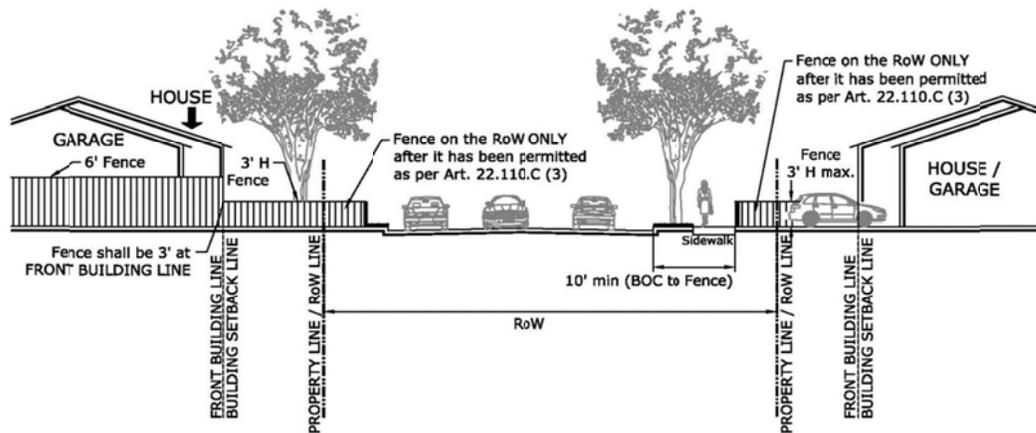


Fig. 22.100 (f) - Typical Cross Section Fences on the Right-of-Way (Row)

(D) Fences on Agricultural, Commercial, and Industrial Districts:

- (1) All fences constructed in agricultural, commercial, and industrial districts shall be included in the site plan approval process.
- (2) Barbed wire fences may be placed in agricultural districts.
- (3) Barbed wire fencing may be used in commercial and industrial districts for security purposes only. The barbed wire shall be at least six (6) feet above grade, and not to exceed eight (8) feet from the immediate adjacent grade, and shall not project beyond the property line.
- (4) No fence shall exceed ten (10) feet in height.

**SECTION 2.** The Zoning Regulations for the City of Garden City, Kansas, Section 22.110 as previously existing, is hereby repealed, to be replaced as specified in this ordinance. All Zoning Regulation Sections not specifically amended or deleted herein shall remain in full force and effect.

**SECTION 3.** This ordinance shall be in full force and effect from and after its publication in the Garden City Telegram, the official city newspaper.

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 1<sup>st</sup> day of April, 2014.

---

DAN FANKHAUSER, Mayor

ATTEST:

---

CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM:

---

RANDALL D. GRISELL

City Counselor

# ***MEMORANDUM***

**TO:** GOVERNING BODY

**FROM:** Steve Cottrell

**DATE:** 24 March 2014

**RE:** PARTIAL VACATION – W. SANTA FE STREET

## ISSUE

Salvador Rojo, has requested partial vacation of Santa Fe Street adjacent to 109 S. Thirteenth St.

## BACKGROUND

This request is made necessary, as Mr. Rojo wants to build a detached garage on the property. It was discovered that the house encroaches into the Santa Fe right-of-way and a shed is entirely in the right-of-way. Further compounding the matter, the house at 107 S. 13<sup>th</sup> encroaches on the Rojo property. Mr Rojo will deed a 2' strip of property to the owner of 107.

A Waiver and Consent form should be returned prior to the April 1st meeting. A utility easement is not needed on the vacated right-of-way.

## OPTIONS

The options available to the Governing Body are to grant the vacation request or to deny the request.

## RECOMMENDATION

Staff recommends approval of the vacation ordinance.

## FISCAL

There is no cost to the City and the property value of 109 S. Thirteenth Street will increase with the additional property.

*Steve Cottrell*



## **Engineering Department**

Steven F. Cottrell, P.E.,  
City Engineer

C.W. Harper, P.E.  
Assistant City Engineer

CITY ADMINISTRATIVE  
CENTER  
301 N. 8<sup>TH</sup>  
P.O. BOX 998  
GARDEN CITY, KS  
67846-0998  
620.276.1130  
FAX 620.276.1137  
[www.garden-city.org](http://www.garden-city.org)

Salvador Rojo  
311 N. 13<sup>th</sup> St.  
Garden City, KS 67846

March 16, 2014

City of Garden City  
310 N. 8<sup>th</sup> Street  
Garden City, KS 67846

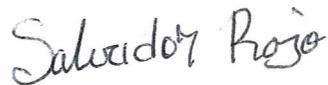
To Whom It May Concern:

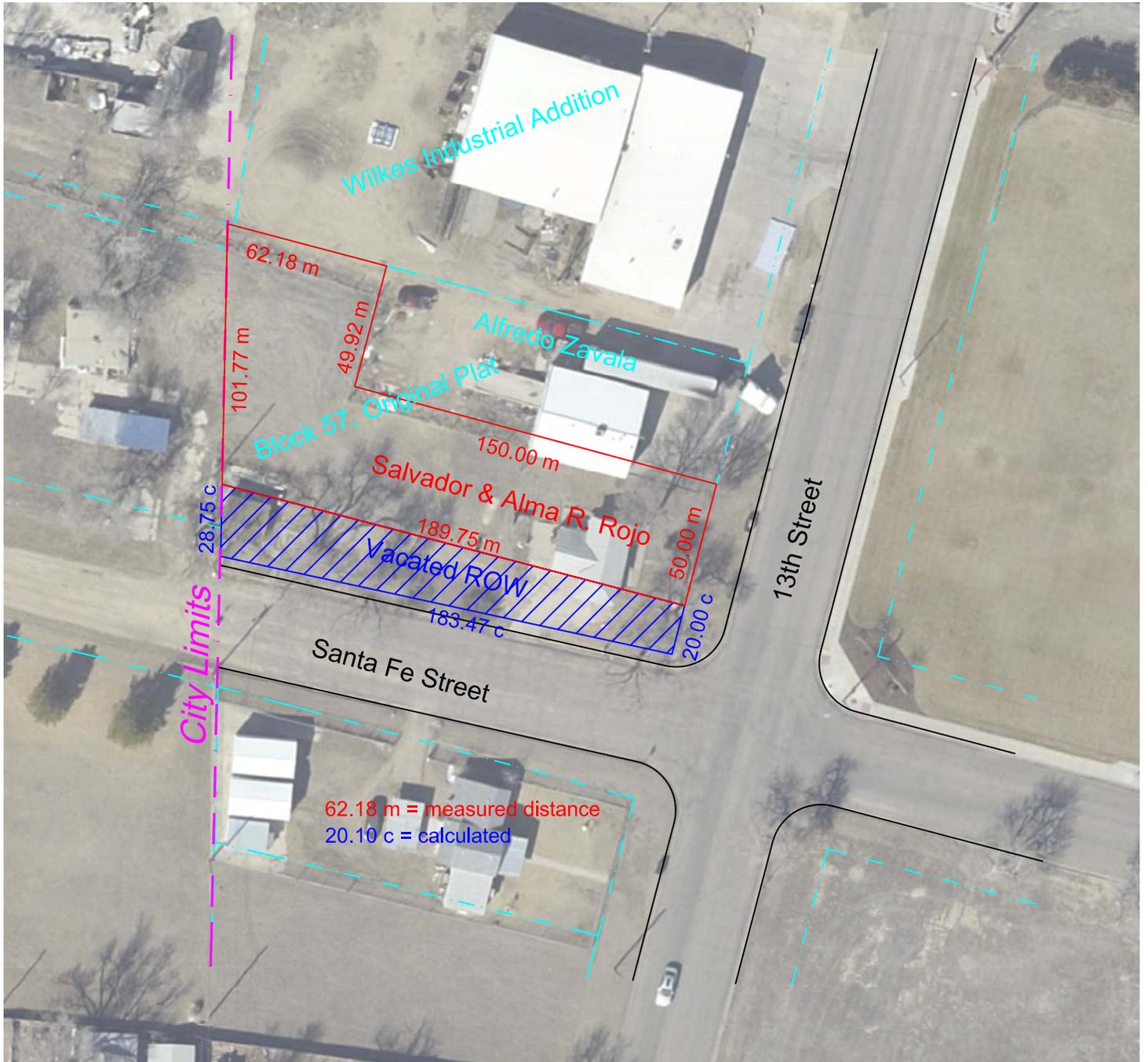
I am writing this letter to request if the City of Garden City could vacate part of the right of way on Santa Fe Street at 109 South 13<sup>th</sup> Street. I am requesting the City give me 5 feet from the curb on Santa Fe Street along my parcel at 109 South 13<sup>th</sup> Street. Then, I will give 2 feet along my north property line to the owners of the building North of my property on 107 South 13<sup>th</sup> Street.

Thank you for your cooperation.

Cordially yours,

Salvador Rojo

A handwritten signature in black ink that reads "Salvador Rojo". The signature is written in a cursive style with a large, prominent 'S' at the beginning.



**ORDINANCE NO. \_\_\_\_-2014**

**AN ORDINANCE VACATING A PORTION OF CHESTNUT STREET, LYING SOUTH OF BLOCK 57, ORIGINAL PLAT, ALL IN THE CITY OF GARDEN CITY, FINNEY COUNTY, KANSAS**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS:**

**SECTION 1.** That portion of Santa Fe Street, lying adjacent and south of Block 57, Original Plat, more particularly described as Beginning at the Southeast corner of Block 57, Original Plat, thence Southerly, 20.0 feet along an extension of the East line of said Block; thence Westerly, to a point 20.75 feet south of the Southwest corner of said Block, on an extension of the West line of said Block; thence Northerly 20.75 feet to said Southwest corner; thence easterly along the south line of Block 57, to the Point of Beginning, be and the same are hereby vacated.

**SECTION 2.**

That this ordinance shall also be considered an order in compliance with K.S.A. 12-504 et seq.

**SECTION 3.** That all adjoining landowners have waived notice and have consented to the vacation set forth herein.

**SECTION 4.** That this ordinance shall become effective upon the date of its publication in the Garden City Telegram, official newspaper.

**SECTION 5.** That upon the effective date, the City Clerk shall file a copy of this ordinance with the Register of Deeds of Finney County, Kansas.

**APPROVED AND PASSED** by the Governing Body of the City of Garden City, Kansas, the 1st day of April, 2014.

\_\_\_\_\_  
DAN FANKHAUSER, MAYOR

ATTEST:

\_\_\_\_\_  
CELYN N. HURTADO, CITY CLERK

**RESOLUTION NO. \_\_\_\_\_**

**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.**

**WHEREAS**, the Governing Body of the City of Garden City has declared it unlawful for any person to maintain nuisance conditions on private property within the City of Garden City, and

**WHEREAS**, the resident and/or owners of the private property at the address listed herein have been notified pursuant to Section 38-137 of the Environmental Code of Ordinances and have neither abated the nuisance conditions nor requested a hearing before the Governing Body.

**NOW THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Garden City, Kansas:

**SECTION 1.** Ten (10) days after passage of this Resolution, and after notification of person in violation by one of the methods prescribed in Section 38-139, the Public Officer is hereby authorized to abate the following nuisance conditions:

*907 Inge Avenue –Trash, scrap wood, misc. furniture, tree branches on property  
209 N. 13<sup>th</sup> Street- Lawnmowers, scrap metal, misc. furniture & tires on property*

**SECTION 2.** The abatement costs incurred by the City shall be charged against the lot or parcel of ground on which the nuisance is located.

**PASSED AND APPROVED** by the Governing Body of the City of Garden City, Kansas, on this 1<sup>st</sup> day of April, 2014.

\_\_\_\_\_  
**Dan Fankhauser, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**Celyn N. Hurtado, CITY CLERK**

907 INGE AVENUE



209 N. 13<sup>th</sup> STREET



**RESOLUTION NO. \_\_\_\_\_**

**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.**

**WHEREAS**, the Governing Body of the City of Garden City has declared it unlawful for any person to maintain a motor vehicle nuisance on private property within the City of Garden City, and

**WHEREAS**, the residents and/or owners of the private property at the addresses listed herein have been notified pursuant to Section 38-63 of the Code of Ordinances and have neither abated the nuisance conditions nor requested a hearing before the Governing Body.

**NOW THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Garden City, Kansas:

**SECTION 1.** Ten (10) days after passage of this Resolution the Public Officer is hereby authorized to abate the following motor vehicle nuisance conditions:

- 304 N. 1<sup>st</sup> Street – Inoperable and/or unregistered vehicle-Gold Ford Taurus and Red Chevy Pickup*
- 1913 B Street- Inoperable and/or unregistered vehicle-Dark Blue SUV*
- 1509 St. John- Inoperable and/or unregistered vehicle- Red Ford 4 Door Car*
- 907 Inge Avenue- Inoperable and/or unregistered vehicle-White & Green RV*

**SECTION 2.** The abatement costs incurred by the City shall be charged against the lots or parcels of ground on which the motor vehicle nuisance is located.

**PASSED AND APPROVED** by the Governing Body of the City of Garden City, Kansas, on this 1<sup>st</sup> day of April, 2014.

\_\_\_\_\_  
**Dan Fankhauser, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**Celyn N. Hurtado, CITY CLERK**

304 N. 1<sup>ST</sup> STREET



**1913 B STREET**



**1509 ST. JOHN**



**907 INGE AVENUE**



# Old Business

# New Business



---

To: Governing Body  
From: Rachelle Powell  
Date: March 27, 2014  
RE: Restroom Remodel Bids

---

**ISSUE**

Governing Body consideration and approval of bids for the Restroom Remodel Project at Garden City Regional Airport.

**BACKGROUND**

The restroom remodel project will remodel an existing storage area into new public restrooms and the old restrooms will be converted into a waiting area. The storage space is located in the waiting area where the vending machines and TV are located. Construction crews will establish a temporary construction zone in the area and complete the project during several phases. The first phase will establish the plumbing to the new restrooms and completion of the women's room. The second phase will include the demolition of the current women's restroom and installation of new furnaces and a janitor's closet. The third phase will be the completion of the new men's restroom. The final phase will be demolition of the current men's restroom and construction of the new waiting area. A bid alternative will be included in the bids. Bid alternate #1 is for the removal and replacement of the automatic openers on the entrance doors.

**Restroom Remodel Project Bids**

Three Bids were received on March 11, 2014 as presented in the accompanying information from the consulting architect, Stewart Nelson, GMCN. The project is 100% funded by the City of Garden City. Please find additional information below:

	<b>Total</b>
<i>Architect's Estimate</i>	\$225,500
Lee Construction	\$235,496
Lee Construction with Bid Alt. #1	\$250,663
Construction Services Bryant	\$269,500
Construction Services Bryant with Bid Alt #1	\$293,500
Building Solutions	\$264,200
Building Solutions with Bid Alt #1	No Bid

The Purchasing Policy allows acceptance of bids with an overage of 2% of the Architect's estimate. All bids submitted exceed the 2% overage allowance. The low bid submitted by Lee Construction is 4.4% (\$9,996) over of the Architect's estimate. A waiver to the Purchasing Policy is being requested by the City's consulting architect Stewart Nelson.

**ALTERNATIVES**

1. Governing Body approval of the requested waiver to the Purchasing Policy to allow a 4.4% overage of the Architect's Estimate and accepting the low bid from Lee Construction in the amount of \$235,496.

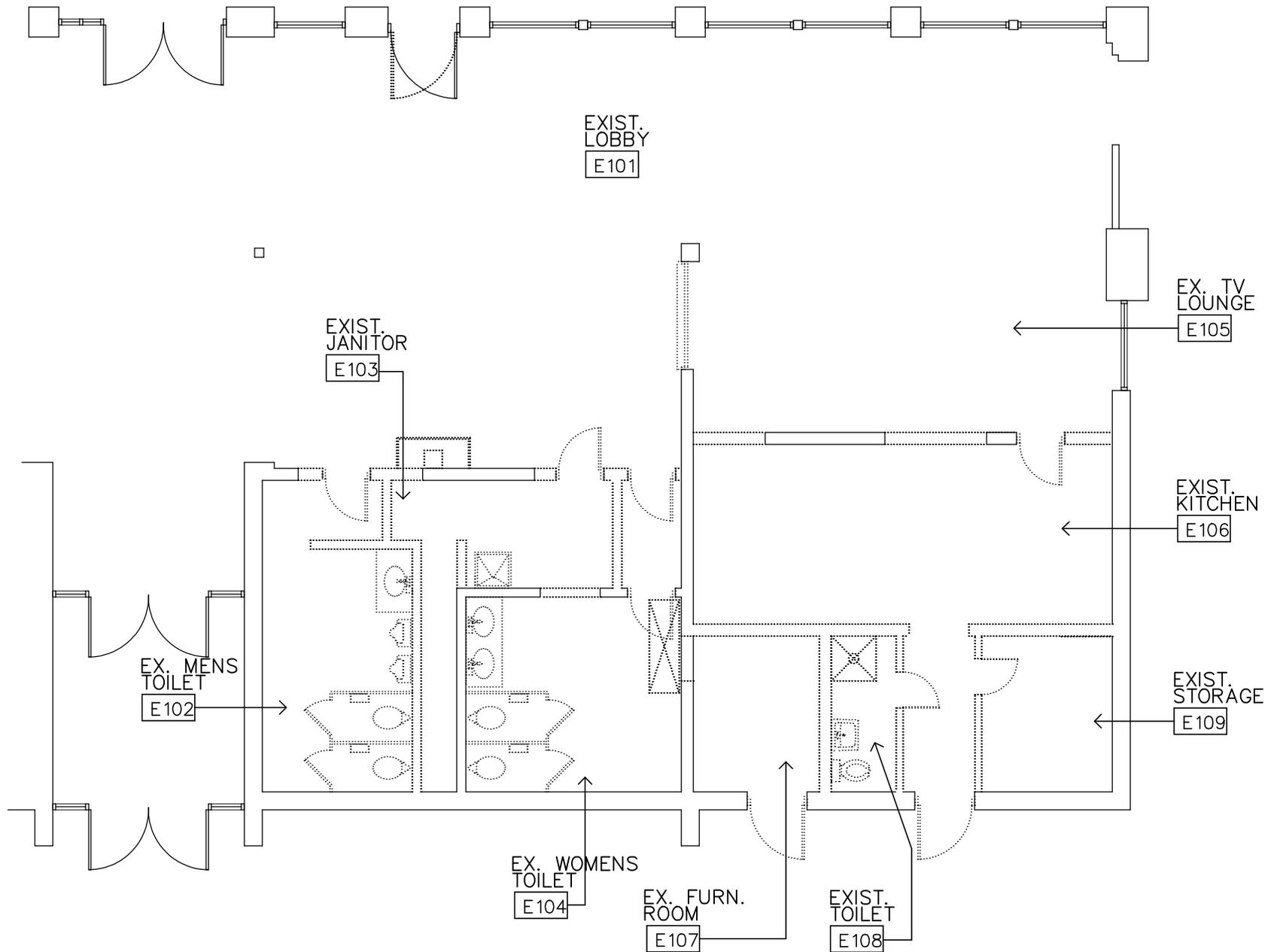
- a. Governing Body authorization for the Mayor and City Clerk to execute the contracts when the documents are returned by the contractors.
2. Governing Body denial of the requested waiver to the Purchasing Policy to allow a 4.4% overage of the Architect's estimate and acceptance of the low bid from Lee Construction within the 2% allowance in the amount of \$230,000.
  - a. Governing Body authorization for staff to negotiate with Lee Construction in order to reduce the amount within the allowance.
  - b. Governing Body authorization for the Mayor and City Clerk to execute the contracts when the documents are returned by the contractors.
3. Governing Body denial of the requested waiver to the Purchasing Policy to allow a 4.4% overage of the Architect's estimate and authorization of a rebid of the Restroom Remodel Projects.

**RECOMMENDATION**

1. Governing Body approval of the requested waiver to the Purchasing Policy to allow a 4.4% overage of the Architect's Estimate and accepting the low bid from Lee Construction in the amount of \$235,496.
  - a. Governing Body authorization for the Mayor and City Clerk to execute the contracts when the documents are returned by the contractors.

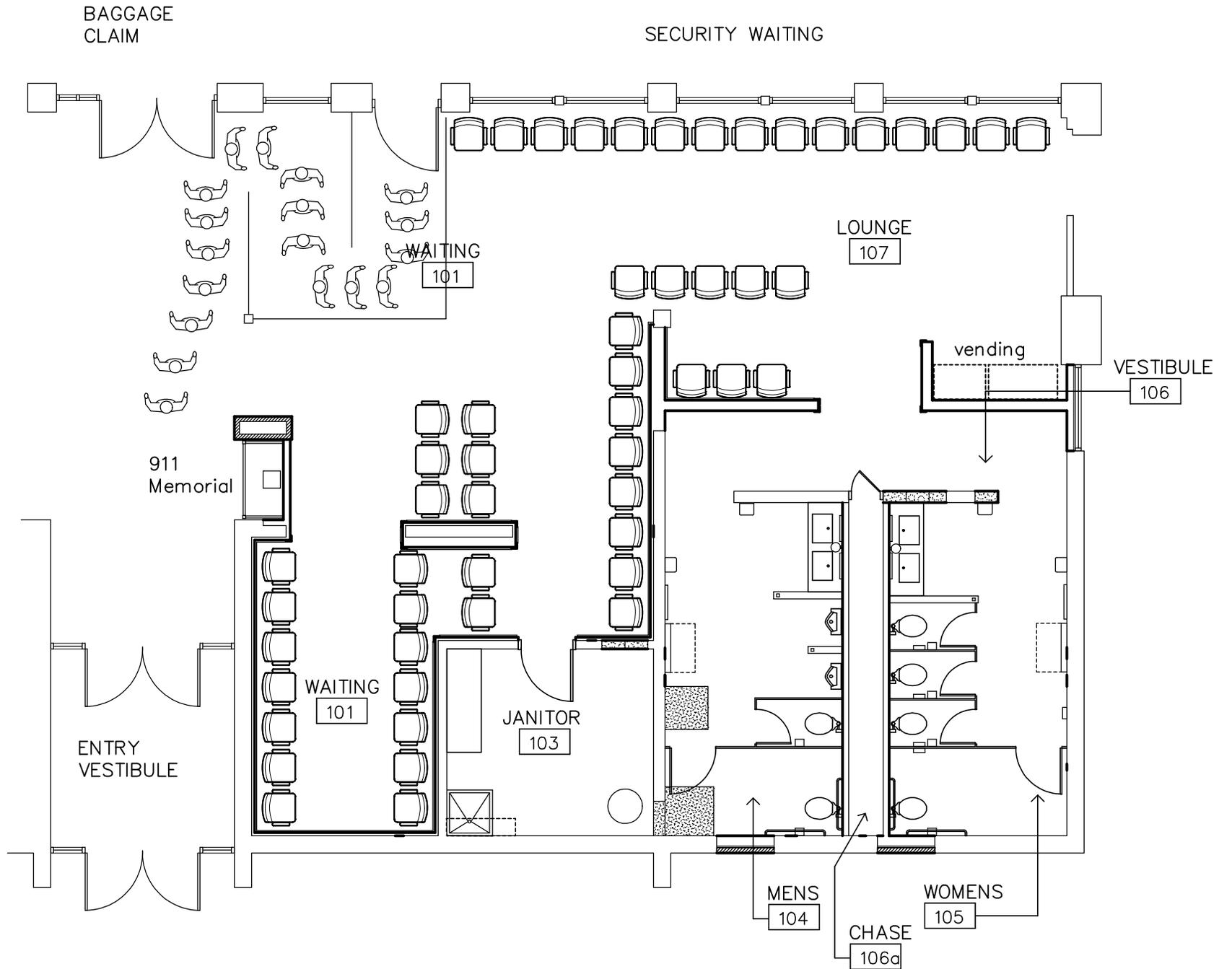
**FISCAL NOTE**

The restroom remodel project is funded in the Airport's 2014 budget.



# DEMOLITION FLOOR PLAN

SCALE: 1/8" = 1'-0"



# ARCHITECTURAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

# BID TABULATION FORM

## Remodeling of Public Restrooms for GARDEN CITY REGIONAL AIRPORT

Garden City, Kansas  
Architect Project No. 201345  
March 11, 2014

GENERAL CONTRACTOR	ADDENDUMS RECEIVED	BASE BID PROPOSAL	ALT. #1 (Door controls)	TOTAL BID
Building Solutions Dodge City, Kansas	1. X	\$264,200.00	No Bid	\$264,200.00
	2. X			
Construction Services Bryant, Inc. Wichita, Kansas	1. X	\$269,500.00	\$24,000.00	\$293,500.00
	2. X			
Dick Construction Co. Garden City, Kansas	1.	No Bid	---	---
	2.			
Lee Construction, Inc. Garden City, Kansas	1. X	\$235,496.00	\$15,167.00	\$250,663.00
	2. X			

# ***MEMORANDUM***

**TO:** GOVERNING BODY

**FROM:** Steve Cottrell

**DATE:** 21 March 2014

**RE:** KDOT APPLICATIONS – FY 2016 & 2017

## **ISSUE**

We have received application materials from KDOT for the FY 2016 KLINK and FY 2017 Geometric Improvement programs. The Governing Body is asked to consider and select projects.

## **BACKGROUND**

KLINK projects must be on the highway system and are funded on a 50/50 basis, with a state maximum of \$200,000. Our FY 2014/15 KLINK is a combined project for 2015 on Kansas Avenue from 400 ft. west of Center Street to Anderson Street.

Geometric Improvement projects must also be on the highway system and are funded on an 85/15 basis, with a state maximum of \$850,000. Our FY 2016 GI application was not selected; our FY 2014 Geometric Improvement project is scheduled for letting this summer for widening and reconstruction of Kansas Avenue from Main Street to Third Street.

## **ALTERNATIVES:**

### **FY 2016 KLINK APPLICATION**

- Kansas Avenue from 350 ft. west of Belmont Place to 400 ft. west of Center Street (the 5-lane section).
- Fulton Street from Davis Street to Fleming Street.

### **FY 2017 GEOMETRIC IMPROVEMENT APPLICATION**

- Kansas Avenue from Third to Belmont: widening to 5-lanes would provide a 5-lane roadway from Third east through the new Kansas Avenue/Mary Street/Jennie Barker Road intersection. (unsuccessful FY 2015 and 2016 applications)
- Taylor Avenue from 5-Points north to Olive Street: widening on the west side to 53 foot back to back (4-12 foot lanes) to replace the current 44 foot wide roadway. (most recently applied for in 2006)

## **RECOMMENDATION**

Direction from the Governing Body is requested, to allow staff to submit applications by the May 9<sup>th</sup> deadline. KDOT anticipates that approved projects will be announced by year end.



## **Engineering Department**

Steven F. Cottrell, P.E.,  
City Engineer

C.W. Harper, P.E.  
Assistant City Engineer

CITY ADMINISTRATIVE  
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301 N. 8<sup>TH</sup>  
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**FISCAL**

Traditionally, the City share of such projects has been funded with a Major Trafficway Bond, with the first debt service payments occurring in 2016 and/or 2017. The State share of a KLINK project is generally borrowed from the community trust fund, until KDOT reimbursement is made; we hope to get KDOT approval for the City to directly let and administer Geometric Improvements and other KDOT funded projects this spring.

A handwritten signature in blue ink that reads "Steve Cottrell".

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# MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: March 26, 2014

RE: 2014 & 2015 CAPITAL IMPROVEMENTS – BOND ISSUE

## ISSUE

Some projects authorized in the 2014 budget and/or proposed in the 2014 and 2015 Capital Improvement Programs require debt financing.

## BACKGROUND

At your retreat on February 26<sup>th</sup>, the Governing Body discussed the Capital Improvements Program and the potential projects that will require debt financing. As we are now beginning the 2015 budget process, deliberation on the 2014 bond issue should also include preliminary discussion of the potential needs for 2015 financing. The 2014 and 2015 CIP Schedules and a list of Water & Sewer Department needs are provided.

The current General Obligation Bond Debt schedule is provided. As shown, we had an increase of \$199,114 (1.187 mills) in debt service from 2013 to 2014. In 2015 we will have a reduction in debt service of \$63,110 (0.376 mills); this would service approximately \$505,000 in new debt at no increase to the 2015 Bond and Interest mill levy.

Proposed 2014 and 2015 projects requiring bond financing are shown below. Funding options are presented in more detail on the following spreadsheet.

## 2014

Kansas Avenue FY 2014 Geometric Improvement Project	\$ 893,800*
Kansas Avenue Bike/Ped Pathway	\$ 166,200*
Subtotal	\$1,060,000*

## 2014 Water & Sewer Projects (Paid with Utility revenues)

Watermain Replacements	\$ 775,000
E. Spruce Street water well	\$ 285,000
Wastewater Treatment Plant controls	\$ 175,000
Water Department facility	\$1,700,000
Subtotal	\$2,935,000

Total 2014 projects \$3,995,000

## 2015

Kansas Avenue FY 2014/15 combined KLINK Project	\$ 400,000*
Police Department indoor shooting range	\$1,490,000



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Total 2015 projects \$1,890,000

\* Grant funding secured for project, amount shown is City share

Options available to the Governing Body include:

*2014:* Bond the Kansas Avenue GI project and Water & Sewer projects only. The Kansas Avenue pathway would be paid with available cash. During the Goal Setting Retreat and following review of the 2014 Goals, the Governing Body deferred the Central Fire Station remodeling and addition and Fire Station # 3 to at least 2015, while plans for the Central Station could be developed this year. Another option for consideration would be a fire facilities location study, looking at fire protection needs and facilities in total.

*2015:* The KLINK project could be paid with available cash, or bonded if cash carryover is not sufficient. The shooting range project is under discussion as a possible public-private partnership, more details will be known by this time in 2015 to determine any funding needs.

In addition to the potential CIP bond projects, we have the special assessment (\$106,200) for the streetscape improvements at Seventh and Laurel ready for permanent financing. Regardless of the decision on the other CIP bond projects, the special assessments will need to be handled this year to avoid additional temporary financing costs. This discussion does not consider the \$10,750,000 in GO TIF bonds for Schulman Crossing Phase 1, or the future \$9,000,000 in Phase 2 debt in 2015, as the TIF revenue is dedicated to that debt.

#### ALTERNATIVES

- 1) Defer action on the CIP projects until a later date in the budget process, but authorize staff to proceed with the special assessments.
- 2) Authorize all or some of the proposed 2014 projects for a bond sale along with the special assessments.
- 3) Authorize only the bonds required for the special assessments.

#### RECOMMENDATION

Staff recommends that the Governing Body defer action, at this time, on the new bond projects until later in the budget process, but authorize Staff to begin work on the Special Assessments.

#### FISCAL

The projected debt service schedule for the above options, excluding the special assessments and TIF bonds, are provided on the attached Proposed General Obligation Bond Debt ~ 2014 Bond Issue Scenarios.

*Steve Cottrell*



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The following are the requested items for consideration in the 2014/2015 bonding for Utilities.

Water Main Replacement - \$775,000

- 200 Block S. 2nd
- 200 Block of E. Maple
- 10<sup>th</sup> Street from Kansas Ave. to Jenny Ave. (6" Pipe)
- 10<sup>th</sup> Street from Meadow Drive to Moores Ave. (6" Pipe)
- 10<sup>th</sup> Street from Hamline St. to Fair St. (6" Pipe)
- 300 Block of West Albert Street
- 900 Block 10th Street
- Lyle Street from Pat's Dr. to Hackberry
- 7<sup>th</sup> St from Kansas to Laurel

Water Service Facility - \$1,700,000

- Relocate Water Department offices, warehouse and shop from 11<sup>th</sup> & Santa Fe to an expanded Electric & Water Departments Service Center on Harvest St.

Develop Water Well – E. Spruce St. - \$285,000

- Develop irrigation well for Garcia Soccer Park, the new Southeast park and the two nearby schools.

WWTP Control System Replacement - \$175,000

- New Programmable Logic Control system for the Wastewater plant.

TOTAL PROJECT NEEDS - \$ 2,935,000

**GENERAL OBLIGATION BOND DEBT SERVICE**

SERIES	PRINCIPAL AMOUNT	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
2003	\$350,000												
2004	\$614,000	77,812											
2005	\$1,385,000	172,190	171,270										
2006	\$1,370,000	173,725	172,758	171,517									
2007	\$1,755,300	218,993	217,248	220,228	222,847								
2008	\$3,072,000	374,408	379,643	388,918	392,017	394,060							
2009	\$2,173,700	256,053	261,215	265,590	269,128	271,778	273,745						
2010 A	\$1,125,000	133,410	135,653	139,063	140,508	143,023	145,159	145,597					
2011	\$2,360,000	283,700	289,950	291,050	297,605	298,205	193,025	199,245	199,875				
2012	\$925,000	97,165	100,565	98,865	102,165	110,365	108,365	106,365	104,365	112,365			
2013	\$1,670,412	154,076	147,468	148,503	148,728	149,658	150,528	150,243	150,618	150,133	150,302		
2013 B	\$612,000	69,038	71,690	70,590	74,390	73,190	71,690	74,890	72,745	75,600	77,800		
<b>TOTALS (1/1/2014)</b>		2,010,570	1,947,460	1,794,324	1,647,388	1,440,279	942,512	676,340	527,603	338,098	228,102	0	0
<b>Difference from prior year</b>		199,114	-63,110	-153,136	-146,936	-207,109	-497,767	-266,172	-148,737	-189,505	-109,996	-338,098	-228,102

WATER FUND GENERAL OBLIGATION BOND DEBT SERVICE													
SERIES	PRINCIPAL AMOUNT	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
2010 A	\$1,730,000	191,630	194,775	199,305	201,791	205,359	208,386	209,096					
2010 B	\$11,895,000	1,395,368	1,396,665	285,465	1,399,790	1,393,165	1,182,690	574,240	178,040	178,240	178,125	82,600	
2013 A	\$1,008,830	116,323	115,662	116,628	116,838	117,707	118,520	118,253	118,604	118,149	118,311		
TOTALS (1/1/2014)		1,703,321	1,707,102	601,398	1,718,419	1,716,231	1,509,596	901,589	296,644	296,389	296,436	82,600	0
Difference from prior year		119,394	3,781	-1,105,704	1,117,021	-2,188	-206,635	-608,007	-604,945	-255	47	-213,789	-296,436

ELECTRIC FUND GENERAL OBLIGATION BOND DEBT SERVICE													
SERIES	PRINCIPAL AMOUNT	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
2010 A	\$1,730,000	184,023	186,675	190,859	193,223	196,723	199,693	200,157					
2013 A	\$5,112,750	589,526	586,170	591,068	592,134	596,535	600,652	599,303	601,078	598,770	599,588		
TOTALS (1/1/2014)		773,549	772,845	781,927	785,357	793,258	800,345	799,460	601,078	598,770	599,588	0	0
Difference from prior year		590,920	-704	9,082	3,430	7,901	7,087	-885	-198,382	-2,308	818	-598,770	-599,588

**GENERAL OBLIGATION BOND DEBT SERVICE**

SERIES	PRINCIPAL AMOUNT	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTALS (1/1/2014)		\$ 2,010,570	\$ 1,947,460	\$ 1,794,324	\$ 1,647,388	\$ 1,440,279	\$ 942,512	\$ 676,340	\$ 527,603	\$ 338,098	\$ 228,102	\$ -	\$ -
Difference from prior year		\$ 199,114	\$ (63,110)	\$ (153,136)	\$ (146,936)	\$ (207,109)	\$ (497,767)	\$ (266,172)	\$ (148,737)	\$ (189,505)	\$ (109,996)	\$ (338,098)	\$ (228,102)

**SCENARIO 1: PROPOSED 2014 KANSAS AVENUE GEOMETRIC IMPROVEMENT PROJECT**

2014 B	\$ 893,800	\$ -	\$ 111,725	\$ 111,725	\$ 111,725	\$ 111,725	\$ 111,725	\$ 111,725	\$ 111,725	\$ 111,725	\$ 111,725	\$ 111,725	\$ 111,725
TOTALS (1/1/2015)		\$ 2,010,570	\$ 2,059,185	\$ 1,906,049	\$ 1,759,113	\$ 1,552,004	\$ 1,054,237	\$ 788,065	\$ 639,328	\$ 449,823	\$ 339,827	\$ 111,725	\$ -
Difference from prior year		\$ 199,114	\$ 48,615	\$ (153,136)	\$ (146,936)	\$ (207,109)	\$ (497,767)	\$ (266,172)	\$ (148,737)	\$ (189,505)	\$ (109,996)	\$ (338,098)	\$ (339,827)
Mill levy difference from prior year		+1.187	+0.290										

**SCENARIO 2: PROPOSED 2014 KANSAS AVENUE GEOMETRIC IMPROVEMENT & PATHWAY PROJECTS**

2014 B	\$ 1,060,000	\$ -	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500	\$ 132,500
TOTALS (1/1/2015)		\$ 2,010,570	\$ 2,079,960	\$ 1,926,824	\$ 1,779,888	\$ 1,572,779	\$ 1,075,012	\$ 808,840	\$ 660,103	\$ 470,598	\$ 360,602	\$ 132,500	\$ -
Difference from prior year		\$ 199,114	\$ 69,390	\$ (153,136)	\$ (146,936)	\$ (207,109)	\$ (497,767)	\$ (266,172)	\$ (148,737)	\$ (189,505)	\$ (109,996)	\$ (338,098)	\$ (360,602)
Mill levy difference from prior year		+1.187	+0.414										

**WATER FUND  
GENERAL OBLIGATION BOND DEBT SERVICE**

SERIES	PRINCIPAL AMOUNT	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTALS (1/1/2014)		\$ 1,703,321	\$ 1,707,102	\$ 601,398	\$ 1,718,419	\$ 1,716,231	\$ 1,509,596	\$ 901,589	\$ 296,644	\$ 296,389	\$ 296,436	\$ 82,600	\$ -
Difference from prior year		\$ 119,394	\$ 3,781	\$ (1,105,704)	\$ 1,117,021	\$ (2,188)	\$ (206,635)	\$ (608,007)	\$ (604,945)	\$ (255)	\$ 47	\$ (213,789)	\$ (296,436)

**SCENARIO 1: ALL PROPOSED 2014 WATER & SEWER PROJECTS**

2014 B	\$ 2,935,000	\$ -	\$ 366,875	\$ 366,875	\$ 366,875	\$ 366,875	\$ 366,875	\$ 366,875	\$ 366,875	\$ 366,875	\$ 366,875	\$ 366,875	\$ 366,875
TOTALS (1/1/2015)		\$ 1,703,321	\$ 2,073,977	\$ 968,273	\$ 2,085,294	\$ 2,083,106	\$ 1,876,471	\$ 1,268,464	\$ 663,519	\$ 663,264	\$ 663,311	\$ 449,475	\$ -
Difference from prior year		\$ (108,135)	\$ 370,656	\$ (1,105,704)	\$ 1,117,021	\$ (2,188)	\$ (206,635)	\$ (608,007)	\$ (604,945)	\$ (255)	\$ 47	\$ (213,789)	\$ (663,311)

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
--

**Airport**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
14 Design Partial Parallel Twy F, Realign Twy C				95% FAA / 5% Local			
Capital	1	<> 1	\$11,760.00	\$11,760.00	\$223,440.00	\$235,200.00	Design partial parallel Taxiway F and realignment of Taxiway C west. Construction will occur in three phases (over a three year period).
14 Snow Removal Equipment				95% FAA / 5% Local			
Capital	1	<> 1	\$48,860.00	\$48,860.00	\$928,340.00	\$977,200.00	Acquire Snow Removal Vehicle (snow blower).
14 Street Sealing Program							
Maintenance	1	<> 1	\$37,400.00	\$37,400.00		\$37,400.00	Resurfacing asphalt streets with oil and gravel. The Airport Road System is scheduled for surface maintenance every four years.
<b>Totals for Airport</b>			\$98,020.00	\$98,020.00	\$1,151,780.00	\$1,249,800.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
--

**Cemetery**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
14 Relocate Metal Building							
Capital	2	<> 2	\$26,600.00	\$26,600.00		\$26,600.00	Relocate the metal building from the National Guard Building (30'x50').
<b>Totals for Cemetery</b>			\$26,600.00	\$26,600.00		\$26,600.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
--

**Electric**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
14 Center St to Magnolia St, Mac St to Spruce St				UTILITY FUND - Maintaining and updating current infrastructure was the number priority of the CIP Committee.			
Capital	1	<> 1	\$23,000.00	\$23,000.00		\$23,000.00	Rebuild area.
14 Eighth St to B St, Emerson Ave to Thompson St				UTILITY FUND			
Capital	1	<> 1	\$52,000.00	\$52,000.00		\$52,000.00	Rebuild area.
<b>Totals for Electric</b>			\$75,000.00	\$75,000.00		\$75,000.00	

# City of Garden City

## 2014 CIP Requests

Project Priority Listing  
0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove

### Fire

Project	Priority Original<>Committee	2014	City Cost	Outside Funds	Project Cost	Project Description:
<b>Fire Station #3 / Police Sub-Station</b>						
Capital	1 <> 1	\$3,202,347.00	\$3,202,347.00		\$3,202,347.00	Concern about the new businesses and residential areas involving response times. The facility would serve as a combination Fire Station, Police Sub-Station and neighborhood City Hall. The facility would contain; classrooms and offices for Fire, Police and City Hall, with living quarters for fire personnel and apparatus bay(s) for emergency equipment.
<b>Central Fire Station Addition and Remodeling</b>						
Capital	1 <> 2	\$979,966.00	\$979,966.00		\$979,966.00	Committee was split between 1 and 2 for priority. Split between years 2014 and 2015. Addition to and remodel of the Central Fire Station located at 302 North Ninth Street, downtown Garden City.
<b>Totals for Fire</b>		\$4,182,313.00	\$4,182,313.00		\$4,182,313.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Planning**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
14 Historic Windsor Hotel				PRIVATE FUNDS, KDOT TEA Grant 80/20			
Capital	1	<> 1			\$711,757.00	\$711,757.00	Phase I - (2011 Project) Exterior and structural stabilization of the Windsor Hotel. Plans are in final review stage with KDOT and KSHPO.
14 State Theater Renovation				2011 BOND - MOU with Mark Pamplin			
Capital	1	<> 1	\$50,000.00	\$50,000.00		\$50,000.00	Long term status of building was addressed. Environmental remediation of asbestos and mold are needed to make the building suitable for more active use. City has \$50,000 available for such remediation.
14 Upgrade City Administration Building				Not been reviewed by CIP Committee.			
Maintenance	1	<> 0	\$140,000.00	\$140,000.00		\$140,000.00	Replace the City Administration Building windows and the main electrical breakers (disconnects).
<b>Totals for Planning</b>			\$190,000.00	\$190,000.00	\$711,757.00	\$901,757.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Police**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
Indoor Shooting Range			Committee felt this should be a partnership project creating some revenue to help support the facility.			
Capital	1 <> 1	\$25,000.00	\$25,000.00	\$75,000.00	\$100,000.00	Conduct a study and 30% preliminary design plans for an indoor shooting range building. Identify partnerships prior to design to accommodate needs.
<b>Totals for Police</b>		\$25,000.00	\$25,000.00	\$75,000.00	\$100,000.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - Drainage**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<b>Concrete Alley Reconstruction</b>				UTILITY FUND			
Maintenance	2	< 2	\$15,000.00	\$15,000.00		\$15,000.00	Repair existing concrete pavement in the Downtown Business District with seven inch (7") concrete. Work will be completed by in-house City Concrete Crew.
<b>Curb &amp; Gutter Replacement Program</b>				UTILITY FUND - Committee felt curb and gutter repair needs to be addressed.			
Maintenance	1	< 1	\$20,000.00	\$20,000.00		\$20,000.00	Provide funds for small curb & gutter repair projects. Repairing approximately 2000' of curb & gutter annually.
<b>Totals for Public Works - Drainage</b>			\$35,000.00	\$35,000.00		\$35,000.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
--

**Public Works - Local**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<hr/>							
14		KDOT Fund Exchange Program Annual Local Street		KDOT FUNDS			
Capital	1	<> 1			\$225,000.00	\$225,000.00	Identify and evaluate options/alternatives for reconstruction of local streets that have lived beyond the life of the original construction, or the pavement is not adequate to meet current conditions. (Identified \$2,298,000 of needs)
<hr/>							
14		New Community Sidewalks		BUDGETED			
Capital	1	<> 1	\$30,000.00	\$30,000.00		\$30,000.00	Construct sidewalks throughout our community using Comprehensive Plan's Bike/Ped Master Plan.
<hr/>							
<b>Totals for Public Works - Local</b>			\$30,000.00	\$30,000.00	\$225,000.00	\$255,000.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - Parks**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<hr/>							
14 Finnup Scout Park Expansion							
Capital	2	<> 1			\$52,500.00	\$52,500.00	Purchase property adjacent to Scout Park to create a larger recreation area on the west side of our community. (Second Payment for 2321 N. 8th Street)
<hr/>							
14 Street\Trail Maintenance Program							
Maintenance	1	<> 1	\$28,100.00	\$28,100.00		\$28,100.00	GENERAL FUND - Maintenance was important to the committee. Resurfacing asphalt streets and parking lots within Finnup Park and Pool Parking Lot with sealmaster. (10,800 Gallons)
<hr/>							
<b>Totals for Public Works - Parks</b>			\$28,100.00	\$28,100.00	\$52,500.00	\$80,600.00	

# City of Garden City

## 2014 CIP Requests

**Project Priority Listing**  
 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove

### Public Works - State

Project Original<>Committee	Priority	2014	City Cost	Outside Funds	Project Cost	Project Description:
<hr/>						
14 East Kansas Ave Ped/Bike Facility						2014 BOND - Trail and sidewalk programs were important to the committee.
Capital	1 <> 1	\$166,200.00	\$166,200.00	\$664,800.00	\$831,000.00	KDOT Transportation Enhancement project (80/20) funding for FY 2014 for a Pedestrian & Bicycle Facility Project has been approved. A 10' pathway will be constructed from Campus Drive northeast to Leslie Road and on Leslie & Lareu Roads to the AmericInn. KDOT barbed wire
<hr/>						
14 Jennie Barker Road Reconstruction			COUNTY FUNDS			
Capital	1 <> 1			\$2,670,900.00	\$2,670,900.00	Reconstruction of Jennie Barker Road from Schulman Avenue to the new reconfigured Jennie Barker/Mary/K156 Intersection. [City/County/KDOT(?) partnership]
<hr/>						
14 Kansas Avenue Widening			2014 BOND, KDOT GI FUNDING \$850,000			
Capital	1 <> 1	\$893,800.00	\$893,800.00	\$850,000.00	\$1,743,800.00	Kansas Avenue, Main Street to Third Street, widening to 5-lanes and pavement reconstruction. Project has been selected for KDOT Geometric Improvements funding and will also require City funds. City costs include ROW acquisition.
<hr/>						
14 KLINK Projects			2014 BOND			
Capital	1 <> 1	\$180,000.00	\$180,000.00	\$180,000.00	\$360,000.00	Reconstruction of Kansas Avenue from 400 feet west of Center Street to 200 feet East of Center Street.
<hr/>						
<b>Totals for Public Works - State</b>		\$1,240,000.00	\$1,240,000.00	\$4,365,700.00	\$5,605,700.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - Street**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<b>Annual Crack Sealing Program</b>							
Maintenance	1	<> 1	\$191,150.00	\$191,150.00		\$191,150.00	BUDGETED - Maintaining current infrastructure was important to the committee. Filling asphalt pavement cracks prior to the Street Sealing Program. This is a six year program, which means we crack seal every asphalt street in the community in a six year period.
<b>Annual Street Sealing Program</b>							
Maintenance	1	<> 1	\$383,000.00	\$383,000.00		\$383,000.00	BUDGETED Resurfacing asphalt streets with oil and gravel. The road system is divided into six cycles so the community is covered every six years.
<b>Community Sidewalk/Driveway Loan Program</b>							
Maintenance	1	<> 1	\$20,000.00	\$20,000.00		\$20,000.00	Provide funds for the residents of the community to replace or build sidewalks along their property. This program would be 50/50 match from the City not to exceed a predetermined dollar amount per application.
<b>Street Maintenance Material</b>							
Maintenance	1	<> 1	\$54,500.00	\$54,500.00		\$54,500.00	Maintaining street infrastructure.
<b>Totals for Public Works - Street</b>			\$648,650.00	\$648,650.00		\$648,650.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - Traffic**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
Vehicle Detection Upgrades			UTILITY FUND			
Maintenance	1 <> 1	\$50,000.00	\$50,000.00		\$50,000.00	Installing vehicle detectors (video) and emergency preemption at all signals in accordance with the Transportation Segment of the Comprehensive Plan.
<b>Totals for Public Works - Traffic</b>		\$50,000.00	\$50,000.00		\$50,000.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Recreation**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2014</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
14 Dog Park Improvements						
Capital	2 <> 2	\$5,000.00	\$5,000.00	\$15,000.00	\$20,000.00	Install two (small) shelters with picnic tables, one pet water fountain and one human fountain. Sidewalk entrance from roadway into the holding areas and an irrigation system to maintain turf during the summer months.
<b>Totals for Recreation</b>		\$5,000.00	\$5,000.00	\$15,000.00	\$20,000.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Waste Water**

<b>Project</b>	<b>Priority</b>	<b>Original&lt;&gt;Committee</b>	<b>2014</b>	<b>City Cost</b>	<b>Outside Funds</b>	<b>Project Cost</b>	<b>Project Description:</b>
<hr/>							
<b>14 Design of Major Electrical Upgrades</b>				UTILITY FUND - Maintaining current infrastructure was a high priority.			
Capital	1	<> 1	\$125,000.00	\$125,000.00		\$125,000.00	Design of new electrical system for the oxidation ditches at the wastewater treatment plant.
<hr/>							
<b>14 Airport Lagoon</b>				2014 BOND			
Maintenance	1	<> 1	\$85,000.00	\$85,000.00		\$85,000.00	Installation of Riprap along edge of Airport Lagoon As required by KDHE
<hr/>							
<b>14 SCADA / Plant Monitoring Upgrade</b>				UTILITY FUND			
Maintenance	1	<> 1	\$125,000.00	\$125,000.00		\$125,000.00	Replacement / New SCADA Control Systems for Plant monitoring.
<hr/>							
<b>Manhole Rehab.</b>				UTILITY FUND			
Maintenance	1	<> 1	\$45,000.00	\$45,000.00		\$45,000.00	Continuation of long range annual rehabilitation of manholes within the sewer system.
<hr/>							
<b>Totals for Waste Water</b>			\$380,000.00	\$380,000.00		\$380,000.00	

**City of Garden City**  
*2014 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Water**

<b>Project</b>	<b>Priority</b>	<b>Original&lt;&gt;Committee</b>	<b>2014</b>	<b>City Cost</b>	<b>Outside Funds</b>	<b>Project Cost</b>	<b>Project Description:</b>
<hr/>							
<b>14 Design &amp; Construct Water Office/Shop Facility</b>				Not been reviewed by the CIP Committee.			
Capital	1	< 0	\$1,700,000.00	\$1,700,000.00		\$1,700,000.00	Design & Construct new facilities that will be added on to the existing electrical service center on Harvest Drive. The current facilities on 11th Street are inadequate to house offices, shop and equipment storage.
<hr/>							
<b>14 Industrial Water Extension</b>				2014 BOND			
Capital	2	< 2	\$75,000.00	\$75,000.00		\$75,000.00	Design work/master plan for the water transmission main to NE Garden City.
<hr/>							
<b>14 Water Main Replacements</b>				UTILITY FUND			
Maintenance	1	< 1	\$75,000.00	\$75,000.00		\$75,000.00	Continue with main replacement of older water mains to deal with low pressure and discolored water.
<hr/>							
<b>Totals for Water</b>			\$1,850,000.00	\$1,850,000.00		\$1,850,000.00	
<hr/>							
<b>Total City Projects</b>			\$8,863,683.00	\$8,863,683.00	\$6,596,737.00	\$15,460,420.00	
<hr/>							

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Airport**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
15 Construct Partial Parallel Twy F Realign Twy C			95% FAA / 5% Local			
Capital	1 <> 1	\$54,415.00	\$54,415.00	\$1,033,885.00	\$1,088,300.00	Construct Partial Parallel Twy F Realign Twy C - Phase I. Construction of realigned twy C.
<b>Totals for Airport</b>		\$54,415.00	\$54,415.00	\$1,033,885.00	\$1,088,300.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Cemetery**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<b>15 Perimeter Fencing</b>							
Capital	1	< 1	\$16,300.00	\$16,300.00		\$16,300.00	Perimeter Fencing to be completed in three phases. Phase 1 -- 930 ft. of 6 ft. chain linked fence on the Southwest corner of VVC Phase 2 -- 1010 ft. of 6 ft. chain linked fence on West side of VVC
<b>Street Maintenance Program</b>							
Maintenance	1	< 1	\$42,000.00	\$42,000.00		\$42,000.00	Resurfacing asphalt streets with oil. (15,800 Gallons)
<b>Totals for Cemetery</b>			\$58,300.00	\$58,300.00		\$58,300.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Electric**

<b>Project</b>	<b>Priority</b>	<b>Original&lt;&gt;Committee</b>	<b>2015</b>	<b>City Cost</b>	<b>Outside Funds</b>	<b>Project Cost</b>	<b>Project Description:</b>
15 Crestway Dr and Van Dittie				UTILITY FUND			
Capital	1	<> 1	\$84,000.00	\$84,000.00		\$84,000.00	Rebuild area of Crestway Dr and Van Dittie.
15 Eighth St to C St, Mary St to Emerson Ave				UTILITY FUND			
Capital	1	<> 1	\$20,000.00	\$20,000.00		\$20,000.00	Convert area.
15 Eleventh St to Hattie St, Campbell St to Fair				UTILITY FUND			
Capital	1	<> 1	\$77,000.00	\$77,000.00		\$77,000.00	Rebuild area.
15 Gardendale Dr to Ballinger, Spruce to Walnut				UTILITY FUND			
Capital	1	<> 1	\$24,000.00	\$24,000.00		\$24,000.00	Rebuild area.
15 Labrador Ridge (3)				UTILITY FUND			
Capital	1	<> 1	\$81,000.00	\$81,000.00		\$81,000.00	Rebuild area.

<b>15 Sloan St to Mary St, Henderson Dr to Campus Dr</b>		UTILITY FUND		
Capital	1 <> 1	\$29,000.00	\$29,000.00	\$29,000.00 Rebuild area.
<b>15 Terrace Pl to Belmont Pl</b>		UTILITY FUND		
Capital	1 <> 1	\$85,000.00	\$85,000.00	\$85,000.00 Convert area of Terrace Place to Belmont Place.
<b>15 Third St to Sixth St, Emerson Av to Thompson</b>		UTILITY FUND		
Capital	1 <> 1	\$20,000.00	\$20,000.00	\$20,000.00 Rebuild area.
<b>15 Carriage Lane to Coachman Lane</b>		UTILITY FUND		
Capital	1 <> 1	\$21,000.00	\$21,000.00	\$21,000.00 Convert area.
<b>Totals for Electric</b>		\$441,000.00	\$441,000.00	\$441,000.00

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Golf**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
15 Street Maintenance Program			GENERAL FUND			
Maintenance	1 <> 1	\$9,950.00	\$9,950.00		\$9,950.00	Resurfacing asphalt streets with oil and gravel. The road system is scheduled for resurfacing every four years. (3600 Gallons)
<b>Totals for Golf</b>		\$9,950.00	\$9,950.00		\$9,950.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Planning**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
15 Convention Design Concept/Location Selection			Committee moved the project to 2015, interested in combining the convention and multi-purpose sports facility into one f			
Capital	3 <> 1	\$500,000.00	\$500,000.00		\$500,000.00	Hire consultant for concept design/location of a Convention/Civic Center.
<b>Totals for Planning</b>		\$500,000.00	\$500,000.00		\$500,000.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Police**

<i>Project</i>	<i>Priority</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<i>Original&lt;&gt;Committee</i>						
Indoor Shooting Range			Committee felt this should be a partnership project creating some revenue to help support the facility. Priority was move			
Capital	3 <> 2	\$1,491,000.00	\$1,491,000.00		\$1,491,000.00	Indoor shooting range building, which includes ballistic shooting stalls, target retrievers, air filtration system, classrooms, restrooms, mechanical room and storage. Requires adequate land parcel.
<b>Totals for Police</b>		\$1,491,000.00	\$1,491,000.00		\$1,491,000.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - Drainage**

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<b>Concrete Alley Reconstruction</b>							
Maintenance	2	<> 2	\$15,000.00	\$15,000.00		\$15,000.00	Repair existing concrete pavement in the Downtown Business District with seven inch (7") concrete. Work will be completed by in-house City Concrete Crew.
<b>Curb &amp; Gutter Replacement Program</b>							
Maintenance	1	<> 1	\$20,000.00	\$20,000.00		\$20,000.00	Provide funds for small curb & gutter repair projects. Repairing approximately 2000' of curb & gutter annually.
<b>Totals for Public Works - Drainage</b>			\$35,000.00	\$35,000.00		\$35,000.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - Local**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
14 KDOT Fund Exchange Program Annual Local Street			KDOT FUNDS			
Capital	1 <> 1			\$225,000.00	\$225,000.00	Identify and evaluate options/alternatives for reconstruction of local streets that have lived beyond the life of the original construction, or the pavement is not adequate to meet current conditions. Costs include City involvement with pavement removal and building the new road
14 New Community Sidewalks			BUDGETED			
Capital	1 <> 1	\$30,000.00	\$30,000.00		\$30,000.00	Construct sidewalks throughout our community using Comprehensive Plan's Bike/Ped Master Plan.
<b>Totals for Public Works - Local</b>		\$30,000.00	\$30,000.00	\$225,000.00	\$255,000.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - Parks**

<b>Project</b>	<b>Priority</b>	<b>2015</b>	<b>City Cost</b>	<b>Outside Funds</b>	<b>Project Cost</b>	<b>Project Description:</b>
<i>Original&lt;&gt;Committee</i>						
<b>15 Entryway Improvements</b>						
Capital	2 <> 3	\$12,500.00	\$12,500.00	\$12,500.00	\$25,000.00	1/2 Funds CVB - Need to reach agreement on the design of the sign. Re-design the entryway signage using the new branding logo. This program may include landscaping modifications. Depending on the design of the sign, the project costs could range between \$5,000 to \$25,000 per location.
<b>14 SE Community Park Improvements</b>						
Capital	1 <> 3	\$136,000.00	\$136,000.00		\$136,000.00	BOND Construct Phase I at the new City park with irrigation and landscaping. Phase I is twelve acres of irrigated grass with 60 trees.
<b>15 Picnic/Gazebo Shelter</b>						
Capital	1 <> 3	\$15,000.00	\$15,000.00		\$15,000.00	GENERAL Construction of a picnic or gazebo shelter. Locations would be driven by future Park Master Plans or requests. (Wildcat Park by need)
<b>Totals for Public Works - Parks</b>		\$163,500.00	\$163,500.00	\$12,500.00	\$176,000.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - State**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<b>14 KLINK Projects</b>						
Capital	1 <> 1	\$200,000.00	\$200,000.00	\$200,000.00	\$400,000.00	KDOT Partnership Program (50/50) for resurfacing/reconstruction of state connecting links (US-50B, US-83B, & K-156) inside the City.
<b>15 US-50/400 Landscaping</b>						
Capital	1 <> 1	\$105,000.00	\$105,000.00	\$420,000.00	\$525,000.00	2014 BOND - Smarter landscaping requiring less maintenance or having the willingness to increase the labor force for m Landscaping on US-50/400 from US-83 south interchange to Farmland Road, consisting of berms, shrubs, planter beds, trees, drip irrigation and split rail fencing. KDOT funding for 2013 was not approved. Application will be resubmitted for 2014 funding.
<b>Totals for Public Works - State</b>		\$305,000.00	\$305,000.00	\$620,000.00	\$925,000.00	

# City of Garden City

## 2015 CIP Requests

Project Priority Listing  
0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove

### Public Works - Street

Project	Priority	Original<>Committee	2015	City Cost	Outside Funds	Project Cost	Project Description:
<b>Annual Crack Sealing Program</b>				Maintaining current infrastructure was important to the committee.			
Maintenance	1	<> 1	\$202,650.00	\$202,650.00		\$202,650.00	Filling asphalt pavement cracks prior to the Street Sealing Program. This is a six year program which means we crack seal every asphalt street in the community in a six year period.
<b>Annual Street Sealing Program</b>							
Maintenance	1	<> 1	\$399,200.00	\$399,200.00		\$399,200.00	Resurfacing asphalt streets with oil and gravel. The road system is divided into six cycles so the community is covered every six years.
<b>Community Sidewalk/Driveway Loan Program</b>							
Maintenance	1	<> 1	\$20,000.00	\$20,000.00		\$20,000.00	Provide funds for the residents of the community to replace or build sidewalks along their property. This program would be 50/50 match from the City not to exceed a predetermined dollar amount per application. These funds would also assist residents in the community the
<b>Street Maintenance Material</b>							
Maintenance	1	<> 1	\$54,500.00	\$54,500.00		\$54,500.00	Maintaining street infrastructure.
<b>Totals for Public Works - Street</b>			\$676,350.00	\$676,350.00		\$676,350.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Public Works - Traffic**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<b>2015</b>	<i>City Cost</i>	<b>Outside Funds</b>	<i>Project Cost</i>	<i>Project Description:</i>
Vehicle Detection Upgrades			UTILITY FUND			
Maintenance	1 <> 1	\$50,000.00	\$50,000.00		\$50,000.00	Installing vehicle detectors (video) and emergency preemption at all signals in accordance with the Transportation Segment of the Comprehensive Plan.
<b>Totals for Public Works - Traffic</b>		\$50,000.00	\$50,000.00		\$50,000.00	

# City of Garden City

## 2015 CIP Requests

**Project Priority Listing**  
0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove

### Recreation

Project Original<>Committee	Priority	2015	City Cost	Outside Funds	Project Cost	Project Description:
<b>14 Clint Lightner Renovation</b>						
Capital	1 <> 1	\$56,500.00	\$56,500.00		\$56,500.00	2011 Master Plan for the renovation of Clint Lightner Field - Site Preparation (Mobilization, clearing, demolition, traffic control) - Site Grading (earthwork, storm sewer, erosion control) - Outfield Warning track (chipped volcanic ash, sod strip)
<b>14 Tangeman Field Lighting</b>						
Capital	1 <> 1	\$75,000.00	\$75,000.00	2014 BOND \$225,000.00	\$300,000.00	Install new field lighting at the Tangeman Complex.
<b>15 South Peebles Complex Renovation</b>						
Capital	1 <> 1	\$315,000.00	\$315,000.00		\$315,000.00	Participants and staff had asked for additional park space for two reasons. The first is to move or slow down the amount of traffic passing the south entrance and the other is to make the space usable to the public as a passive/active. Site Preparation (Mobilization, clearing,
Capital	1 <> 1	\$55,000.00	\$55,000.00		\$55,000.00	Fencing - Other (3' ht. split-rail), Landscaping (Trees, shrubs, irrigation), Removable Bollards
<b>Totals for Recreation</b>		<b>\$501,500.00</b>	<b>\$501,500.00</b>	<b>\$225,000.00</b>	<b>\$726,500.00</b>	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Waste Water**

<i>Project Original&lt;&gt;Committee</i>	<i>Priority</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
15 Electrical Upgrades at Wastewater Treatment PI			2014 BOND			
Capital	1 <> 1	\$275,000.00	\$275,000.00		\$275,000.00	New electrical system installation for Oxidation Ditch #1 and #2.
Manhole Rehab.			UTILITY FUND			
Maintenance	1 <> 1	\$45,000.00	\$45,000.00		\$45,000.00	Continuation of long range annual rehabilitation of manholes within the sewer system.
<b>Totals for Waste Water</b>		\$320,000.00	\$320,000.00		\$320,000.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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**Water**

<b>Project</b>	<b>Priority</b>	<b>Original&lt;&gt;Committee</b>	<b>2015</b>	<b>City Cost</b>	<b>Outside Funds</b>	<b>Project Cost</b>	<b>Project Description:</b>
<hr/>							
<b>14 Water Main Replacements</b>				UTILITY FUND			
Maintenance	1	<> 1	\$250,000.00	\$250,000.00		\$250,000.00	Continue with main replacement of older water mains to deal with low pressure and discolored water.
<hr/>							
<b>15 Repair and Paint Water Tower - Main and Kansas</b>				UTILITY FUND			
Maintenance	2	<> 2	\$250,000.00	\$250,000.00		\$250,000.00	Repair and paint water tower at Main Street and Kansas Avenue.
<hr/>							
<b>15 Water Main Cleaning, Valve Replacement</b>							
Maintenance	2	<> 2	\$125,000.00	\$125,000.00		\$125,000.00	Continue with main cleaning of older water mains and replacing of valves.
<hr/>							
<b>Totals for Water</b>			\$625,000.00	\$625,000.00		\$625,000.00	

**City of Garden City**  
*2015 CIP Requests*

<b>Project Priority Listing</b> 0=Not Reviewed, 1=Priority, 2=Necessary 3=Desirable, 5=Remove
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Zoo

<i>Project</i>	<i>Priority</i>	<i>Original&lt;&gt;Committee</i>	<i>2015</i>	<i>City Cost</i>	<i>Outside Funds</i>	<i>Project Cost</i>	<i>Project Description:</i>
<hr/>							
<b>15 Picnic Shelter West Green</b>							
Capital	2	< 2	\$21,000.00	\$21,000.00	\$15,000.00	\$36,000.00	Construct a 20'x36' picnic shelter for public use on West Green of Zoo. 24' x 40' concrete floor, post sides, metal roof, enclosed ceiling, standard electrical service trenched from pole on West Green fence line. Sidewalk with ADA access from road.
<hr/>							
<b>15 Street Maintenance Program</b>							
Maintenance	1	< 1	\$8,500.00	\$8,500.00	GENERAL	\$8,500.00	Resurfacing asphalt streets with oil and gravel. The road system is scheduled for surface maintenance every four years. (6,000 Gallons)

Totals for Zoo

\$29,500.00	\$29,500.00	\$15,000.00	\$44,500.00
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Total City Projects

\$5,290,515.00	\$5,290,515.00	\$2,131,385.00	\$7,421,900.00
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# MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 18 March 2014

RE: BOND FINANCING HISTORY 2001 TO 2013

## ISSUE

As we are now beginning the 2015 budget process, the Governing Body will be considering projects authorized in the 2014 budget and/or proposed in the 2014 and 2015 Capital Improvement Programs that require debt financing.

## BACKGROUND

The City generally uses three types of General Obligation Bonds for debt financing; these are described below, along with a review of the City's use of bonding from 2000 through 2013. Some projects avail themselves to other types of bonds, but those are infrequently used.

### Major Trafficway Bond

K.S.A. 12-685 *et seq.*, authorizes and enables the City to construct main trafficway improvements and to issue general obligation bonds for improvements on arterial and collector streets that are identified in Section 86-11 of the City Code.

<u>Year</u>	<u>Project(s)</u>	<u>Amount</u>
2001	Mary Street and Campus Drive intersection and traffic signal, E. Fulton Street KLINK, Kansas Avenue & Leslie Road traffic signal, Jennie Barker Road widening design engineering	\$979,500
2004	Campus Drive reconstruction, 3rd Street reconstruction	\$180,000
2005	Fulton Street KLINK, Jennie Barker Road, Mary Street and Eighth Street intersection reconstruction, Campus Drive modified slurry seal	\$1,035,000
2006	Kansas Avenue/K-156 reconstruction, Jennie Barker Road right-of-way acquisition, Taylor Avenue widening, South Main Street completion of widening	\$1,075,000
2007	Mary Street resurfacing, Fulton Street Curb & Gutter, Bonanza BioEnergy Plant (road improvements on US-50/400 and Jennie Barker Road), Kansas Avenue K-156 widening, and Jennie Barker Road	\$924,300



## Engineering Department

Steven F. Cottrell, P.E.,  
City Engineer

C.W. Harper, P.E.  
Assistant City Engineer

CITY ADMINISTRATIVE  
CENTER  
301 N. 8<sup>TH</sup>  
P.O. BOX 998  
GARDEN CITY, KS  
67846-0998  
620.276.1130  
FAX 620.276.1137  
www.garden-city.org



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2008	Mary Street reconstruction Fulton Street Curb & Gutter Repair, West Kansas Avenue KLINK, 5-Points intersection traffic signal, Main and Fulton intersection, South Main Street pathway & landscaping	\$998,000
2009	North Taylor Avenue STP widening, Taylor Avenue KLINK, Mary Street reconstruction and Fulton Street reconstruction	\$1,545,100
2010	K-156/Mary/Jennie Barker intersection realignment, Mary Street reconstruction, Mary Street right-of-way acquisition	\$1,125,000
2011	Main Street KLINK (Fulton to Maple)	\$595,000
2012	Main Street KLINK (Kansas to Fulton)	\$310,000

Public Building Bond

K.S.A. 12-1736 *et seq.*, authorizes and enables the City to acquire and construct, make repairs, reconstruct, remodel, replace, make additions to, furnish or equip any public building.

<u>Year</u>	<u>Project(s)</u>	<u>Amount</u>
2001	Electric Department Service Center	\$786,200
2002	Municipal Swimming Pool renovation & rehabilitation (filtration system, disinfection system, recirculation system, bathhouse repair, etc.)	\$600,000
2007	Live Fire Training Facility, new barn in the South American exhibit, Pachyderm Barn Roof	\$670,000
2008	Garden City Animal Pound, Airport Rescue and Fire Fighting (ARFF) Station and new ARFF apparatus	\$824,000
2011	State Theatre environmental remediation, sprayground, Aviary flight cage, elephant yard expansion, Long Park Restroom	\$916,000
2012	Elephant yard expansion (additional funds), Airport Parking lot	\$615,000
2013	Buffalo Dunes Irrigation System Renovation	\$1,500,000

Discretionary Bond

Generally, the Charter Ordinance No. 13 Discretionary Bond has been used to fund the City share of grant projects that don't fit major trafficway and/or public building bond requirements (Airport AIP grants, KDOT KLINK and Transportation Enhancement grants), or small building projects and parking lots.

Occasionally, the discretionary bond is used when projects may qualify for other bond types, but several small projects are combined in one bond to reduce the paperwork required – as was the case in 2000, when the Depot



**Engineering  
Department**

Steven F. Cottrell, P.E.,  
City Engineer

C.W. Harper, P.E.  
Assistant City Engineer

project could have been a public building bond and the KLINK could have been a major trafficway bond.

<u>Year</u>	<u>Project(s)</u>	<u>Amount</u>
2003	new wading pool	\$350,000
2005	Taxiway A, Phase I, parking lots at Deane Wiley Park and Buffalo Dunes	\$350,000
2006	Depot St/7 <sup>th</sup> St urban landscaping, Forest Park Lake Pathway, Stevens Park restroom	\$295,000
2007	Taxiway A, Phase II, repair Taxiway C, K.O.C. alley	\$166,000
2008	Airport industrial park access road, Southeast Park parking lot	\$350,000
2009	Taxiway A, Phase III	\$272,100
2011	JC Street and Terminal Avenue reconstruction, Taxiway B & C design fees	\$259,000

RECOMMENDATION

No action is required.

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# MEMORANDUM

**TO:** Governing Body  
**THRU:** Matt Allen, City Manager  
**FROM:** Mike Muirhead, Public Utilities Director  
**DATE:** March 25, 2014  
**RE:** KMEA Board of Directors Appointees

**ISSUE:**

KMEA (Kansas Municipal Energy Agency) has requested appointment of representatives from the City of Garden City to serve on their Board of Directors and to execute Certificates in accordance with the Agency's Bylaws.

**BACKGROUND:**

At the September 16, 2011 Commission meeting, the Governing Body executed an Ordinance authorizing the City of Garden City Public Utilities Department to become members of KMEA.

KMEA exists for cities with electric utilities to share in planning, studying and developing power supply and transmission programs, and the City of Garden City must appoint three individuals to serve on the Board of Directors for a 2 year term.

Michael Muirhead, Public Utilities Director for the City of Garden City, will serve as Director #1, Cliff Sonnenberg, Superintendent for the City of Garden City Electric Division, will serve as Director #2 and Kent Pottorf, Electric Foreman for the City of Garden City Electric Division, will serve as Alternate.

**OPTIONS:**

- Accept staff's recommendation for the appointees to the KMEA Board of Directors for the term designated in the attached Certificates, or
- Reject the staff's recommendation of appointees and recommend other individuals for consideration to serve on the KMEA Board of Directors.

**RECOMMENDATION:**

Staff recommends granting approval of the appointees as outlined herein to the KMEA Board of Directors and authorizing the City Clerk to execute the Certificates attached herein.

**FISCAL NOTE:**

There are no additional costs associated with appointment to the KMEA Board of Directors.

CITY COMMISSION

DAN FANKHAUSER,  
Mayor

ROY CESSNA

MELVIN DALE

JANET DOLL

CHRIS LAW

MATTHEW C. ALLEN  
City Manager

MELINDA A. HITZ, CPA  
Finance Director

RANDALL D. GRISELL  
City Counselor

CITY ADMINISTRATIVE

CENTER  
301 N. 8<sup>TH</sup>  
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GARDEN CITY, KS  
67846-0998  
620.276.1160  
FAX 620.276.1169  
[www.garden-city.org](http://www.garden-city.org)

# ***CERTIFICATE***

## ***DIRECTOR #1***

### ***KANSAS MUNICIPAL ENERGY AGENCY BOARD OF DIRECTORS***

This Certificate duly documents the appointment of a ***Director # 1*** to serve on the Board of Directors of the Kansas Municipal Energy Agency (KMEA) as provided for in Section 5.1 of the Agency's Bylaws.

I, the undersigned City Clerk of the City of Garden City, Kansas, a member of KMEA, do hereby certify that at a meeting of the City Governing Body duly held on the 1<sup>st</sup> day of April, 2014;

Name: Michael Muirhead

Title Public Utilities Director

who resides within the territory served by the City's electric utility, was appointed to serve on the KMEA Board of Directors for a two (2) year term beginning May 1, 2014 and expiring on April 30, 2016

I further certify that the foregoing appointment is reflected in the official Minutes of the Governing Body of the City for the meeting on the date indicated above.

This certificate is given this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
City Clerk

\_\_\_\_\_, Kansas

# ***CERTIFICATE***

## ***DIRECTOR # 2***

### ***KANSAS MUNICIPAL ENERGY AGENCY BOARD OF DIRECTORS***

This Certificate duly documents the appointment of a **Director #2** to serve on the Board of Directors of the Kansas Municipal Energy Agency (KMEA) as provided for in Section 5.1 of the Agency's Bylaws.

I, the undersigned City Clerk of the City of Garden City, Kansas, a member of KMEA, do hereby certify that at a meeting of the City Governing Body duly held on April 1, 2014;

Name: Cliff Sonnenberg

Title: Electric Division Superintendent

who resides within the territory served by the City's electric utility, was appointed to serve on the KMEA Board of Directors for a two (2) year term beginning May, 1 2014 and expiring on April 30, 2016

I further certify that the foregoing appointment is reflected in the official Minutes of the Governing Body of the City for the meeting on the date indicated above.

This certificate is given this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
City Clerk

\_\_\_\_\_, Kansas

**2014-2015  
City of Garden City  
Strategic Objective Plan**

ACTION STEPS

DEPARTMENTS

STATUS

**GOAL: Improve Existing Public Facilities and Spaces**

Examine feasibility of the central fire station remodel		
Remain focused on airport improvements		
Upgrade the electrical system and windows at City Hall		
Maintain existing utility infrastructure		

Support public art		
--------------------	--	--

Remain focused on Lee Richardson Zoo improvements		
---	--	--

Increase entryway cleanup and landscaping efforts		
---	--	--

**GOAL: Continue Developing the Community's Residential, Commercial & Industrial Sectors**

Expand retirement facilities		
------------------------------	--	--

Encourage downtown development		
--------------------------------	--	--

Remain focused on retail development		
--------------------------------------	--	--

Spur industrial development		
-----------------------------	--	--

Increase quantity and quality of living units		
---	--	--

Encourage infill development		
------------------------------	--	--

Develop small business assistance programs		
--	--	--

**GOAL: Consider New Public Facilities**

Examine feasibility of a multi-court sports facility		
--	--	--

Explore feasibility of a new shooting range		
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**GOAL: Maintain a Vibrant Central Business District**

Educate central business district owners on redevelopment incentives for the area north of Pine Street		
--	--	--

Enhance landscaping in the downtown area		
--	--	--

**GOAL: Address Key Administrative and Policy Issues**

Consider rental policies		
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Support policies that encourage staff retention		
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Support policies that enhance water quality/quantity/stewardship		
--	--	--

Conduct a comprehensive fee review		
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**GOAL: Attend to Transportation Needs**

Maintain efforts to preserve passenger rail through southwest Kansas		
--	--	--

Create a strategy for Eighth Street		
-------------------------------------	--	--

# Consent Agenda



## MEMORANDUM

WATER DEPARTMENT  
P O BOX 998  
106 S. 11<sup>TH</sup> STREET  
GARDEN CITY, KS  
67846

~~~~~  
FRED JONES  
WATER RESOURCE  
MANAGER  
620-276-1291

~~~~~  
TONY HURTADO  
SUPERINTENDENT  
620-276-1292

~~~~~  
KACY QUINTANA  
ADMINISTRATIVE  
ASSISTANT  
620-276-1291  
FAX 620-276-1293  
~~~~~

**TO:** Governing Body

**THROUGH:** Matt Allen, City Manager

**FROM:** Fred Jones, Water Resource Manager

**DATE:** April 1, 2014

**RE:** Repairs to Main and Kansas Water Tower

**ISSUE:**

Repairs must be made to the Main and Kansas Water Tower to remove a metal platform suspended below the primary access hatch. The platform is deteriorated beyond repair and is not safe for use. The vendor, Maguire Iron, will remove the platform and internal spider rods. The items proposed for removal are obsolete and not necessary for continued operation.

Staff has asked the vendor to inspect the tank for any non-compliant vent holes or openings, and to provide pricing to install a 24" flanged tank vent with insect proof screen. Covering the non-compliant vents will ensure KDHE sanitary regulation compliance. The flanged tank vent will provide proper ventilation and provide access for equipment and materials when interior of the water tower is re-coated in the future.

**BACKGROUND:**

The Water Department is implementing a triennial inspection program for water towers and steel reservoirs in the system. This will ensure compliance with KDHE sanitary regulations. It is important that all facilities can be inspected to allow for regularly scheduled minor repairs, and planning of major water storage rehabilitation projects.

**ALTERNATIVES:**

Accept the contract from Maguire Iron, Inc.

Reject the contract and direct staff to provide alternative solutions to the issue.

**RECOMMENDATIONS:**

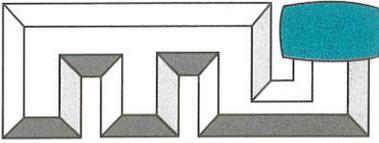
Staff recommends awarding the contract to Maguire Iron, Inc. for work related to removal of the internal platform and spider rods in the amount of \$24,960.

Staff also recommends that after onsite inspection and with approval of the Water Resource Manager, engaging Maguire Iron, Inc. to seal non-compliant vent holes as needed and install a flanged insect-proof roof vent. Optional work will be performed at a cost not to exceed \$10,000.

Total cost of project will not exceed \$34,960.

**FISCAL NOTE:**

The costs associated with this project will come from Water Division account #080-315-5530.02



**Maguire Iron, Inc.**

**WATER TOWER SPECIALISTS - ESTABLISHED 1915**

P.O. BOX 1446  
SIOUX FALLS, SD 57101  
PHONE (605) 334-9749  
FAX (605) 334-9752  
AFTER HOURS (605) 310-7862  
www.maguireiron.com

3/14/14

City of Garden City  
106 S. 11<sup>th</sup> St.  
Garden City, KS 67846-0998

RE: Emergency Repairs – Main & Kansas 500,000 Gallon Water Storage Tank

Attn: Fred Jones, Water Resources Manager

Enclosed is a proposal for repairs to the 500,000 gallon riveted DE style elevated water storage tank located at Main & Kansas as per your request of earlier today.

As the video and report issued by Liquid Engineering do not directly address some of the additional repair that may be necessary, we have quoted the same as line item options. Should our proposal be approved, the optional line items will be documented via digital photography with the decision to proceed to be determined by the Owner. We are also quoting sealing of the vent holes per unit as the number of holes to be sealed is not known at this time. Any other repair items that are noted by our crew will be quoted on site.

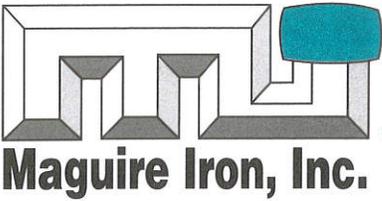
We would also note that any exterior coatings damaged due to welding and added appurtenances will be primed and painted to match the present coating as close as possible. A Certificate of Insurance will be furnished prior to beginning the project.

Thank you for your consideration. Should you require any additional information or documentation, let me know.

Sincerely,

Maguire Iron, Inc.

Richard Frankforter  
Field Rep.



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**WATER TOWER SPECIALISTS - ESTABLISHED 1915**

## CONTRACT

This contract made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2014 by and between, the City of Garden City, Kansas, hereinafter called the "Owner" and Maguire Iron, Inc., a South Dakota Corporation with its principal office located in Sioux Falls, South Dakota, hereinafter called the "Contractor" for and in consideration of the mutual covenants and promises hereinafter contained.

**WITNESSETH:**

Contractor agrees to make the following repairs and improvements on the Owner's water supply tank, and to furnish the necessary equipment, labor, material, as well as Workmen's Compensation Insurance and Contractor's Liability Insurance, and to do the work hereinafter stated in a good and workmanlike manner.

Emergency Repairs to be made to the City 500,000 Gallon Riveted DE Main and Kansas Elevated Water Storage Tank as follows:

1. Deteriorated internal platform located under the roof access hatch and interior ladder assembly to be removed.
2. Internal spider rods and hub to be removed.
3. Coatings damaged from removal to be repaired with an NSF approved 100% solids epoxy patching compound.
4. Tank to be washed down removing all sediment. Tank to be inspected on the interior and exterior to include all hatches, vents, screens and coatings. Should any additional repair be necessary, cost and details to be submitted. No extra work to be done without Owner's authorization. Written inspection report to be submitted detailing condition, future servicing recommendations and budget estimates, as applicable. Report to include photo documentation.
5. Tank interior to be disinfected. Owner to be responsible for water testing. **Cost of the Above - \$24,960.00**

**Optional – To be determined on site with final decision to be made by the Owner**

- A. 24" flanged Fail-safe Tank Vent with insect proof screen to be seal welded peak of dome - \$4,550.00
- B. 24" Auxiliary hatch/fan flange to be seal welded into dome to comply with confined spaces - \$3,470.00
- C. Non-compliant vent holes in the upper knuckle to be plated and seal welded from the exterior - \$220.00 each

*Owner is responsible for disposal or salvage of all remaining material to include spent blast media, paint containers, and other job site related material.*

Owner will inspect the work as it progresses, and upon completion and acceptance by Owner of the above work, the sum(s) as quoted above, plus any applicable sales and/or use tax, shall become due and payable in full. Maguire Iron, Inc. reserves the right to impose fuel or other surcharges in effect at the time of project performance. During any exterior painting, Owner shall assist in removing any vehicles in the area which might receive paint damage. If there is any sandblasting involved in the work, Owner will be responsible for collection and disposal of any and all blast media.

**Terms:** Net 30 days from acceptance and invoicing. A service charge of 1 1/2% per month (annual rate of 18%) will be charged on past due accounts.

Maguire Iron, Inc. will exercise reasonable care and caution to avoid, but will accept no liability for damage to antenna, communication, telemetry and/or electrical system(s) which may be attached to the structure. Removal, repair and/or replacement of the antenna, communication, telemetry and/or electrical system(s) shall be the responsibility of the Owner.

**HAZARDOUS MATERIAL DISCLAIMER:**

*In the event that hazardous materials are on the water tank and this information is not addressed in the specification or made known to Maguire Iron, Inc. prior to the price or bid being supplied by Maguire Iron, Inc., any additional means of hazardous material abatement or disposal costs will be born upon the Owner.*

Owner and the authorized agents signing this contract as such agents do hereby expressly warrant that Owner has authority to make and enter into this contract and that it becomes a party hereto pursuant to a lawful resolution duly and regularly adopted by the governing board of said Owner pursuant to the applicable statutes of this State.

This constitutes the entire contract. No verbal agreements or additions will be honored. Any amendments or additions hereto must be in writing and executed by the duly authorized agents and officers of the parties hereto.

IN WITNESS WHEREOF, we have set our hands and seals the day and year above written.

THE CITY OF GARDEN CITY, KANSAS

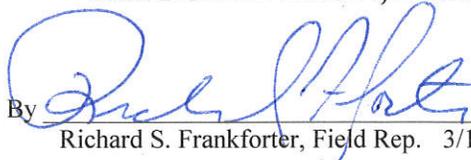
By \_\_\_\_\_ (Title)

By \_\_\_\_\_ (Title)

Date Accepted: \_\_\_\_\_

*Upon acceptance, please provide two (2) signatures and date the agreement.*

**MAGUIRE IRON, INC.**

By   
Richard S. Frankforter, Field Rep. 3/14/14

*Keep*



# MEMORANDUM

**TO:** Governing Body  
**FROM:** Toby Witthuhn, Golf Superintendent  
**DATE:** March 25, 2014  
**SUBJECT:** Purchase Request on Mower Bid

---

CITY COMMISSION

DAN FANKHAUSER,  
Mayor

ROY CESSNA

MELVIN DALE

JANET DOLL

CHRIS LAW

## **ISSUE**

Staff is requesting Governing Body consideration of accepting the low bid from Professional Turf for the following item:

- Tri-Plex Mower

## **BACKGROUND**

Bids were opened on the March 20, 2014 in the Administration Building at 10:00 a.m. for one (1) Tri-Plex Mower. Two bids were received with Professional Turf being the low bidder. Delivery date for the mower is 4-6 weeks from approval of the bid.

Staff has attached the bid tabulation sheet for your review.

## **RECOMMENDATION**

Staff recommends Governing Body consideration and approval for the purchase of the 2014 Toro 5410 Mower from Professional Turf for \$40,540.06.

## **FISCAL NOTE**

Tri-Plex Mower - \$40,540.06, fund cite #070-70-712-6100.04; Budgeted Amount \$57,000.

MATTHEW C. ALLEN  
City Manager

MELINDA A. HITZ, CPA  
Finance Director

RANDALL D. GRISELL  
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# CITY OF GARDEN CITY

## RIDING MOWER

Bid Tabulation Sheet

Date & Time: Thursday, 20 March 2014 10:00 a.m.  
 Equipment: One (1) Tri-Plex Mower  
 Location: Large Meeting Room

DEPT.                      BUDGET  
**GOLF COURSE**                      **\$57,000.00**

BIDDERS	LIST PRICE	GOV'T DISCOUNT	NET CITY COST	DELIVERY DATE	EXCEPTIONS & COMMENTS
Professional Turf	\$56,606.13	(\$16,066.07)	\$40,540.06	4 - 6 weeks	Toro 5410
Midwest Turf & Irrigation	\$56,503.98	(\$12,317.88)	\$44,186.10	4 weeks	Toro 5410
Colorado Golf and Turf	No Bid				
Kansas Golf and Turf	No Bid				

**STAFF REPORT**  
**GC2014-09: Preliminary Plat, Prairie View Acres Subdivision**  
**North Campus Drive, Garden City, KS**

**GENERAL INFORMATION**

<b>Date:</b>	February 3, 2014	<b>Jurisdiction:</b>	Garden City
<b>Owner:</b>	CG Investments, LLC		
<b>Applicant:</b>	CJ's Construction		
<b>Requested Action:</b>	Preliminary Plat for Prairie View Acres Subdivision		
<b>Purpose:</b>	Develop a multifamily housing subdivision		
<b>Location address:</b>	Approximately 3401 North Campus Drive, Garden City (N/2 of NE/4 of S5-T24S-R32W)		
<b>Comprehensive Plan:</b>	Proposed land use is consistent with the Comprehensive Plan		
<b>Sites Existing Zoning:</b>	"R-3" Multifamily Residential District		
<b>Surrounding Zoning:</b>	North "G-C" General Commercial and "R-3" Multifamily Residential Districts South "A" Agriculture District East "C-2" General Commercial and "R-3" Multifamily Residential Districts West "A" Agriculture District		
<b>Land Area:</b>	Contains 31.55 acres +/-		
<b>Notice Date:</b>	This project was published and noticed by mail as required by code.		

**COMMENTS & REQUIRED IMPROVEMENTS**

1. The applicant is requesting approval of a preliminary plat for the Prairie View Acres Subdivision.
2. The applicant plans to build 5, 36 unit apartment buildings; 12, fourplexes; and 18, duplexes.
3. Staff has reviewed the preliminary plat and attached the comments to this report for your review.
4. Staff found that in general the plat is in compliance with regulations but does need to be changed to be in complete compliance.
5. The applicant will be required to perform a traffic study, and to fulfil all recommendations from the study.
6. Subdivision Regulations require two (2) acres per one hundred (100) dwelling units or a minimum of four (4) acres of land to be dedicated or reserved for parks or open space or make a payment-in-lieu of such space in the amount of \$200.00 per lot to the City. The applicant will be required to address these issues.
7. The Comprehensive Plan of the City shows a walking trail along the south property line. The applicant may include a ten foot (10') wide walking trail along Prairie View Drive to satisfy a portion of the dedicated open space required. The ten foot (10') wide walking trail is not shown on this preliminary plat.
8. The applicant shall be required to adhere to all other regulations outlined in the Subdivision Regulations, unless otherwise approved by the planning commission.

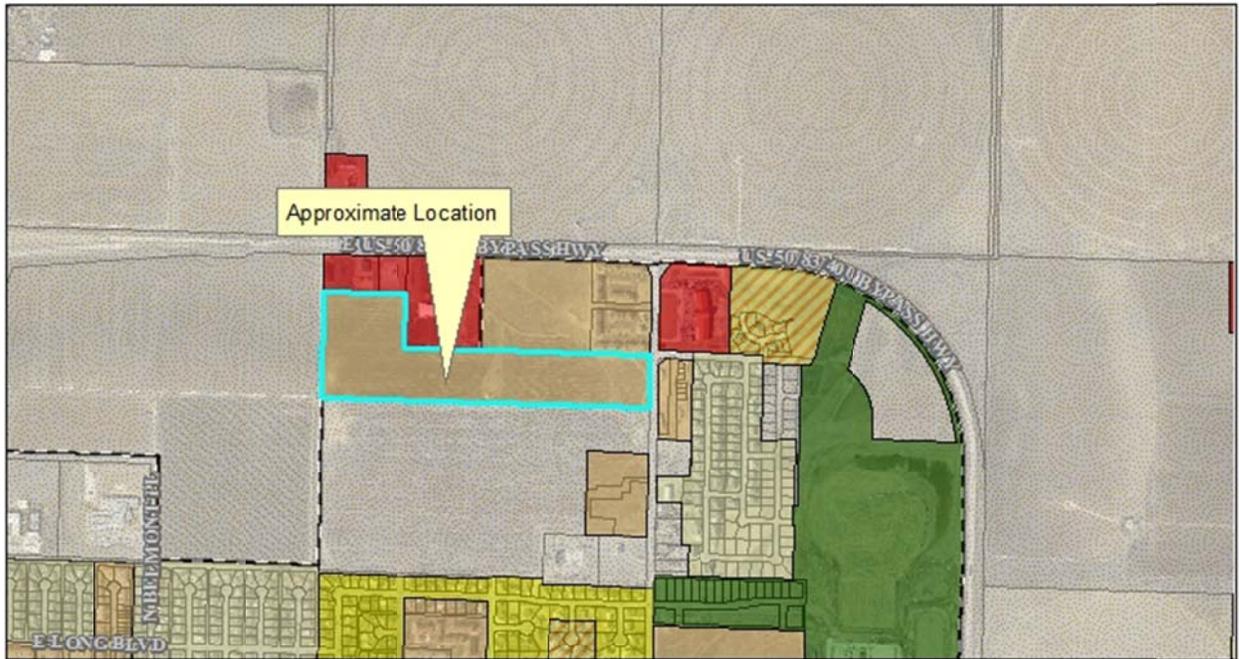
**RECOMMENDATION**

Staff Recommends approval contingent on items 5-8.

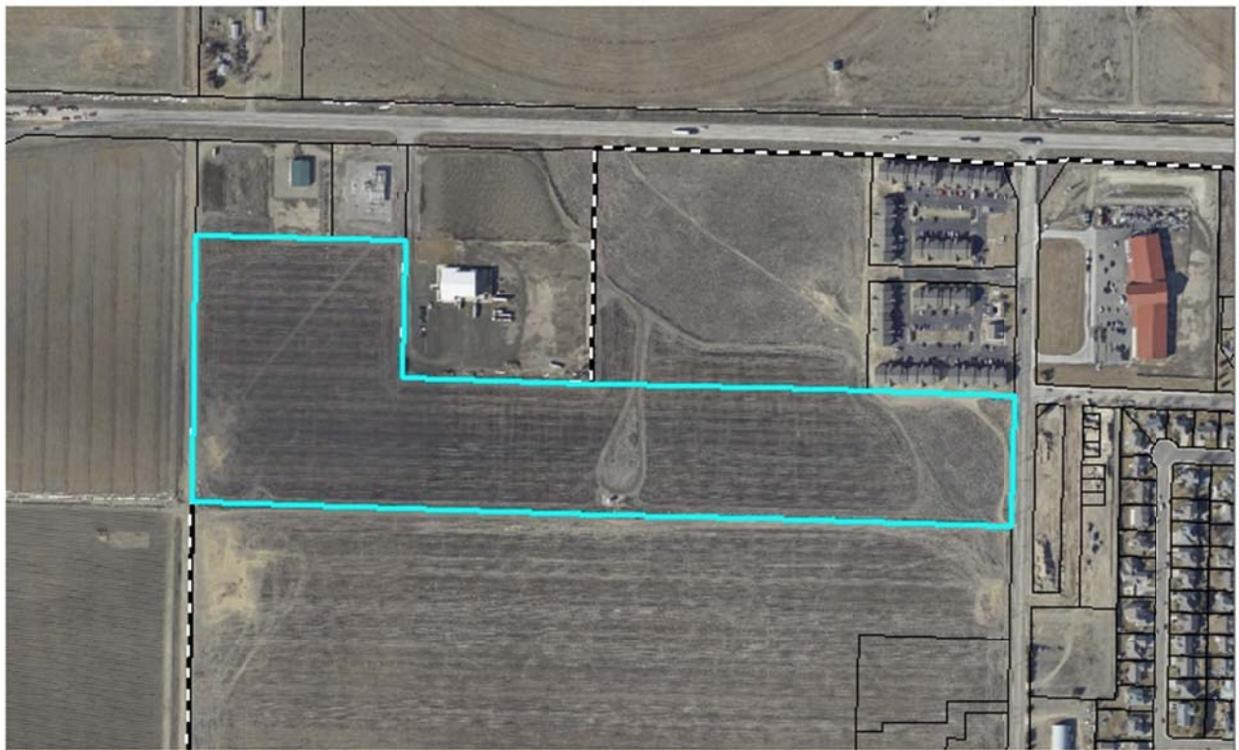
**PLANNING COMMISSION RECOMMENDATION:** Approve the Preliminary Plat.

Members Present- 7  
 Yea vote-7  
 Nay vote-0

*\*Attached you will find an excerpt from the Planning Commission minutes regarding this case.*



Case Number: GC2014-09  
Applicant: CJ's Construction  
Address: Approx 3401 N. Campus  
Request: Preliminary Plat



## GC2014-09 SITE PLAN REVIEW COMMENTS FOR PRAIRIE VIEW ACRES

### GENERAL INFORMATION

<b>Revision Date:</b>	N/A	<b>Status:</b>	<b>Pending Planning Commission Approval</b>
<b>Original Review Date:</b>	January 30, 2014	<b>Jurisdiction:</b>	Garden City
<b>Owner:</b>	CJ's Construction?	<b>Phone:</b>	(319) 665-8516
<b>Architect / Engineer:</b>	Hall and Hall Engineers, Inc.	<b>Contact Info:</b>	(319) 362-9548
<b>Requested Action:</b>	Review of Preliminary Plat prior to Planning Commission		
<b>Purpose:</b>	Develop a Multi-Family Housing Subdivision		
<b>Location address:</b>	N/2 of NE/4 of S5-T24S-R32W		

### REVIEW COMMENTS:

1. **ZONE:** "R-3" Multi-Family District.
2. **INGRESS / EGRESS** – Obtaining access to the bypass by extending Fleming to the North had been discussed previously, have there been any attempts to pursue this? If Fleming cannot be extended to the North then extending Fleming to the South may be required. Because there are so many units having primary access along Prairie View Drive as well as the 180 apartment units also only having egress onto Campus from Prairie View Staff anticipates the need for a traffic study detailing possible impacts and how traffic will be handled, e.g. what traffic calming devices may be used to mitigate issues on Prairie View.
3. **EASEMENTS:** An easement for the waterline running around the apartments should be included.
4. **ALLEYS:** Will there be alleys behind the lots facing Prairie View Drive?
5. **WALKING TRAIL:** The Comprehensive Plan of the City shows a walking trail along the south property line. Previous discussions had included a ten foot (10') wide walking trail along the southern property line which is not shown on this preliminary plat.
6. **PARKLAND AND GREEN SPACE:** Subdivision Regulations require two (2) acres per one hundred (100) dwelling units or a minimum of four (4) acres of land to be dedicated or reserved for parks or open space or make a payment-in-lieu of such space in the amount of \$200.00 per lot to the City. Please address how you will be meeting this requirement.

*** FOR OFFICE USE ONLY ***	
<b>Status:</b>	<b>Pending Planning Commission Approval</b>
<b>Date:</b>	1/30/2014
<b>Name &amp; Title Of Authorizing Official:</b>	Sam Henderson, Assistant Director
<b>Signature:</b>	

\*These minutes are draft only. They have not been approved by the Planning Commission.

3/13/2014

**GC2014-09: Prairie View Acres Preliminary Plat**

*Staff Davidson reads staff report.*

*Secretary Kentner explains case.*

*Member Weber-* The traffic study is required?

*Secretary Kentner-* Yes, the traffic study is being reviewed by the engineers right now.

*Member Weber-* Does it show the projected impact of the development?

*Secretary Kentner-* Yes, it will show the impact of the development and the impact of Fleming Street going all the way through. Also, it will show how wide the streets need to be and whether there are stop signs or stop lights.

*Member Weber-* So they will calculate whether or not there is access from the bypass?

*Secretary Kentner-* Yes, right now they are anticipating access to the bypass.

*Member Laubach-* So if we approve this, it would be contingent upon complete compliance with the traffic study?

*Secretary Kentner-* Yes. Staff recommendation is approval with the contingency of the three items in the staff report.

*Chairman Rishel-* Have we had any comments or complaints?

*Secretary Kentner-* No. Plats don't require a public hearing because it's already zoned for multi-family. We didn't receive any comments one way or the other.

*Member Howard-* If Fleming Street extends, does the city pay for that or the does the developer pay half?

*Secretary Kentner-* If it's required by the traffic study, the developer would be responsible.

*Member Lopez-* We obviously need the housing.

**MEMBER LOPEZ MAKES MOTION TO APPROVE.**

**MEMBER WEBER SECONDS MOTION.**

Votes were taken by yeas and nays and recorded as follows:

Weber	Lucas	Gigot	Howard	Law	Lopez	Laubach	Rishel	Sheets
Yea	Not Present	Yea	Yea	Yea	Yea	Yea	Yea	Not Present

Motion passed.



# Other Entities Minutes

**Garden City Police Department**  
**PCAB Meeting Notes**  
**March 18, 2014**

**Present:** Captain Michael Reagle; Sergeant David Wheet; Connie Bonwell; Dan Le; Charles Allen; Sabrina Rodriguez; Stephanie Percival; Helen Batchelder; Alicia Weber; Jacob Bradshaw; Lupe Carrasco, Administrative Assistant.

**Not Present:** James R. Hawkins, Chief of Police; Brandon Neeb.

The meeting convened at 1730.

Captain Michael Reagle welcomed Helen Batchelder and Jacob Bradshaw to the board.

Captain Michael Reagle notified the board of the most recently approved member Mellaina Johnson.

Sgt. Wheet stated the Citizens Academy graduation went well and announced that a new academy will begin later in the year.

Captain Reagle explained Mustache March and stated the donations go to Heartland Heroes.

The meeting adjourned at 1830.