

AGENDA
CITY COMMISSION MEETING
Tuesday, July 15, 2014
1:00 P.M.

- I. No Pre-meeting.**
- II. REGULAR MEETING CALLED TO ORDER AND CITY CLERK ANNOUNCING QUORUM PRESENT.**
- III. PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION.**
- IV. APPROVAL OF THE MINUTES OF THE LAST REGULAR MEETING, WHICH IF NO CORRECTIONS ARE OFFERED, SHALL STAND APPROVED.**
- V. PUBLIC COMMENT** Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)
- VI. CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES.**
 - A. Randy Partington, ESGR (Employer Support of the Guard and Reserve) Area Chair for Southwest Kansas, wishes to recognize and honor former Fire Marshal Dan Wimmer and Jim Hemmert from J&J Heating & Air.
- VII. REPORT OF THE CITY MANAGER.**
 - A. City Engineer Steve Cottrell received the Government Engineer of the Award from the Kansas Society of Professional Engineers at their annual conference in Manhattan on June 19, 2014. City Engineer Cottrell was also sworn in as KSPE President for 2014-15.
 - B. Staff has 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 and code enforcement reports, from Public Works Director Curran the monthly city projects update, from Finance Director Hitz the monthly financials, from Public Utilities Director Muirhead the quarterly report and from Zoo Director Newland the monthly zoo report.
 - C. Meetings of note:
 - ✓ July 19, 2014 – Bowling for Rhinos at Hard Rock Lanes, 6:00 p.m. – 10:00 p.m.
 - ✓ July 23 – 26, 2014 – Finney County Fair
 - ✓ July 31, 2014 – City Employee Picnic at Finnup Park, Shelter #7 at 6:00 p.m.
 - ✓ August 4 – 10, 2014 – Southwest Kansas Pro-Am
 - ✓ August 7, 2014 – 2014 SHRM of SWKS Business Leadership Conference at GCCC
 - ✓ August 23 – 24, 2014 – Tumbleweed Festival at Lee Richardson Zoo
 - ✓ September 6, 2014 – A Wild Affair at Lee Richardson Zoo
 - ✓ September 11 – 13, 2014 – Garden City Classic at Buffalo Dunes Golf Course
 - ✓ September 18, 2014 – Diversity Dinner – Clarion Inn
 - ✓ September 19, 2014 – Multi-Cultural Summit – GCCC
 - ✓ September 20, 2014 – Fall Fest 2014
- VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.**

A. Appropriation Ordinance No. 2368-2014A.

IX. CONSIDERATION OF ORDINANCES AND RESOLUTIONS.

A. Ordinance No. _____-2014, an ordinance regulating water utility service in the City of Garden City, Kansas; amending code Sections 90 112, 90-115, 90-118 and 90-119; repealing in their entirety current code Sections 90-112, 90-115, 90-118 and 90-119; all to the Code of Ordinances of the City of Garden City, Kansas.

B. Governing Body consideration and approval to amend Section 12.030, to allow Transitional Supportive Housing in the “P-F”, Public Facilities District and to amend Section 24.060 to define the off-street parking requirements for Transitional Supportive Housing. Staff recommends approval of this amendment as it is written with the use of conditional use permit.

1. Ordinance No. _____-2014, an ordinance amending the zoning regulations for The City of Garden City, Kansas; adopting new zoning regulations to regulate the public facilities district; amending Zoning Regulation Sections 2.030, 12.030, and 24.060; repealing in its entirety current zoning regulation Sections 2.030, 12.030, and 24.060. all to the Code of Ordinances of the City of Garden City, Kansas. (conditional use)

2. Ordinance No. _____-2014, an ordinance amending the zoning regulations for the City of Garden City, Kansas; adopting new zoning regulations to regulate the Public Facilities District; amending zoning regulation Sections 2.030, 12.020, and 24.060; repealing in its entirety current Zoning Regulation Sections 2.030, 12.020, and 24.060 all to the Code of Ordinances of the City of Garden City, Kansas. (Use by right)

C. Iglesia Cristiana Discipulos de Cristo requests annexation of an 8.8 acre tract at the northwest corner of Eighth Street and Bellevue Avenue. This is pursuant to an August 20, 2013 annexation agreement.

1. Ordinance No. _____-2014, an ordinance annexing land to the City of Garden City, Finney County, Kansas, pursuant to K.S.A. 12-520(a)(7).

D. Kansas Children’s Service League requests vacation of a platted utility easement along the south boundary of their property at 705 Ballinger.

1. Ordinance No. _____-2014, an ordinance vacating a portion of a utility easement on Lot 1, Block 3, Gardendale Subdivision, all in the City of Garden City, Finney County, Kansas.

E. Resolution No. _____ - 2014, a resolution of the Governing Body of the City of Garden City, Kansas determining that the City is considering establishing a Rural Housing Incentive District within the city and adopting a plan for the development of housing and public facilities in such proposed district; establishing the date and time of a public hearing on such matter, and providing for the giving of notice of such public hearing. (Prairie View Acres Project)

- 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 (1621 Summit Street – Maroon Chevy Impala and 302 N. 10th Street – Grey Buick Riviera).
- G. 2:00 p.m. – Public Hearing - In the second of several steps related to the expansion of the Stone Development, Inc. Tax Increment Financing district, the Governing Body is asked to conduct a Public Hearing in accordance with Resolution No. 2583-2014. Following the public hearing the Governing Body is asked to consider and approve an Ordinance amending the 2013 TIF district.
 - 1. Ordinance No. _____-2014, an ordinance of the Governing Body of the City of Garden City, Kansas making findings regarding the addition of area to an established redevelopment district within the City.

X. OLD BUSINESS.

- A. 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 Governing Body consideration and approval.
- B. 1:30 p.m. – Public Hearing on the matter of the Governing Body hearing questions, concerns and comments from the public with regard to the proposed 2015 Budget for the City of Garden City.
 - 1. Governing Body approval and authorization of the certificate of the budget, which summarizes the maximum levy of property tax for specific funds and the maximum expenditure for all funds of the City's budget.

XI. NEW BUSINESS.

- A. Staff recommends Governing Body consideration and approval of the Finnup Park Master Plan as presented to the Governing Body during the June 17, 2014 pre-meeting.
- B. FCEDC, Downtown Vision and the Garden City Area Chamber of Commerce recommend to Governing Body for consideration and approval of the creation of a Certificate of Zoning Compliance procedure for all new and relocating businesses with a flat fee and requiring no annual evaluation.
- C. Advisory Board Recommendations:
 - 1. The Traffic Advisory Board makes the following recommendation for the Governing Body consideration:
 - a. Approval to continue with targeted enforcement with the installation of flashing radar speed limits warning signs at Fair Street between Fleming Street and Camus Drive.
 - b. Review the criteria for installing speed controls in alleys.
 - c. Approve a request to change the on-street parallel parking spaces to 45% angle parking.

- d. Deny a request from Southard Corporation at 606 E. Kansas Avenue for access from Fourth Street for southbound traffic.
- e. Deny a request to install alley dips and signage behind 2012 E. Crestway Drive.
- f. Deny a request to install alley dips and signage behind 1010 E. Crestline Drive.

- 2. Garden City Housing Authority – 1 appointment
- 3. Garden City Recreation Commission – 1 appointment
- 4. Traffic Advisory Board – 1 appointment
- 5. Zoo Advisory Board – 1 appointment

D. **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 the final plat and development agreement for Prairie View Acres Phase One.
- 2. Governing Body consideration and acceptance of utility easements along the west side of Magnolia Street, for an electric transmission line.

- a) Linda A. Batchelder
- b) Catherine A. Adams
- c) Stanley R. & Nancy J Bieker
- d)
- e) Mary Lou Shea Revocable Trust
- f) Martha Rudd
- g) Robert t. & Coleen F. Rupp
- h) Mumma Generation Skipping Trust
- i) Bernice R. Robinson
- j) Adah Ruth Jenkins Trust
- k) Mariella Keller
- l) Bernice Lear Kimbrough Living Trust
- m) Ronald D. Lucas Revocable Trust

- 3. KDOT has provided Agreement No. 440-14 to the City of Garden City, Kansas for the FY 2014 Federal Fund Exchange program, which is for modified sealing of arterial and collector streets.
- 4. Governing Body consideration and approval of a professional services agreement for the Fire Facilities Study with Emergency Services Consulting International, in the amount of \$26,000.00.
- 5. Governing Body consideration and approval of a 2014 Vegetation Mowing application from Mark Schiffelbein.
- 6. Quit Claim Deed from Doloris J. Long transferring Space 8, Lot 159, Zone C of Sunset Memorial Gardens to Dinah L. Leach.

- 7. Quit Claim Deed from heir of Leroy J. or Dolly P. Garman transferring Spaces 3 and 4, Lot 144, Zone K of Valley View Cemetery to Clinton L. Garman.
- 8. Permission for Mr. &/or Mrs. Richard L. Henkle to reserve Spaces 1, 2, 3, 4, 5, 6, 7, and 8, Lot 65, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.
- 9. Licenses:

(2014 New)

- a) Don HarnessTemporary Cereal Malt Beverage
- b) Janet Doll Goldsmith..... Precious Metal Dealer's
- c) Medina Mechanical..... Class D-M Mechanical

XII. CITY COMMISSION REPORTS.

A. Commissioner Law

B. Mayor Cessna

C. Commissioner Dale

D. Commissioner Doll

E. Commissioner Fankhauser

XIII. ADJOURN.