

AGENDA
CITY COMMISSION MEETING
Tuesday, September 16, 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. Governing Body consideration and approval to authorize the Mayor to proclaim September 23, 2014 as Verna Weber Day.
- VII. REPORT OF THE CITY MANAGER.**
 - A. The United States Department of Transportation announced that the City of Garden City will receive a TIGER Grant of \$12,469,963 for the Southwest Chief Improvement Project. The grant will be combined with \$9,300,000 of state, local, and private funds and used to portions of the BNSF railway, over which Amtrak's Southwest Chief currently travels.
 - B. City Engineer Cottrell has been selected to receive the first "Kansas Engineer of the Year Award for Healthy Design" by the Built Environment and the Outdoors Summit. This is in recognition of his work on the trails and pathways in Garden City. The Sunflower Foundation is one of the sponsors of the program.
 - C. Staff has provided several items of information for Governing Body review including the following: from Finance Director Hitz the monthly sales tax reports, from Community Development Director Kentner the monthly building and code enforcement reports, from Police Chief Hawkins the monthly activity report, from Public Works Director Curran the city projects monthly report and the City Link monthly report, and from Zoo Director Newland the monthly zoo report.
 - D. Meetings of note:
 - ✓ September 11 – 13, 2014 – Garden City Charity Classic at Buffalo Dunes Golf Course
 - ✓ September 12-13, 2014 – 88th Garden City Community Mexican Fiesta – on the 12th the queen pageant at 7:00 p.m. at GCCC and on the 13th the parade at 10:00 a.m. on Main Street
 - ✓ September 13, 2014 – 2nd Annual "Razing the Roof" Benefit Concert for the Windsor Hotel from 7:00 p.m. – 11:00 p.m. at Lee Richardson Zoo

- ✓ September 13, 2014 – Dueling Divas and Divos at Clifford Hope Auditorium at 7:30 p.m.
- ✓ September 17, 2014 – The Mayor’s State of the City address at Chamber Breakfast at 7:30 a.m. at The Golf Club at Southwind
- ✓ September 17, 2014 – TIGER Grant news conference at the Garden City Train Depot at 9:30 a.m.
- ✓ September 18, 2014 – Special Meeting of the City Commission at 8:30 a.m.
- ✓ September 18, 2014 – Diversity Dinner – Clarion Inn at 6:30 p.m.
- ✓ September 19, 2014 – Multicultural Summit – Garden City Community College starting at 8:00 a.m.
- ✓ September 20, 2014 – Fall Fest 2014
- ✓ September 20, 2014 – Chamber of Commerce Wine Tasting Event – 7:00 p.m. at the Clarion Inn
- ✓ September 28, 2014 – Governor Brownback’s Economic Summit on Animal Agriculture at St. Dominic Parish Center from 9:00 a.m. – 3:00 p.m.
- ✓ September 29, 2014 – KDOT Local Consult meeting in Garden City at the Clarion Inn at 9:00 a.m.
- ✓ September 30, 2014 – Town Hall Meeting, TBA
- ✓ October 1, 2014 – Southwest Kansas Coalition meeting in Dodge City from 4:00 p.m. – 7:00 p.m.
- ✓ October 11-13, 2014 – League of Kansas Municipalities Annual Conference – Wichita, Kansas
- ✓ October 22, 2014 –League of Kansas Municipalities 2014 Regional Supper at the City Administrative Center at 5:30 p.m.

VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.

A. Appropriation Ordinance No. 2372-2014A.

IX. CONSIDERATION OF ORDINANCES AND RESOLUTIONS.

A. 1:15 p.m. - Mr. Chuck Bouilly of George K. Baum & Company, the City’s Financial Advisor, will be present to review with the Governing Body the recommendation for accepting bids for the sale of \$2,910,000 in General Obligation Bonds of the City. Following acceptance of the bid, the Governing Body is asked to approve the following:

1. Ordinance No. _____-2014, an ordinance of the City of Garden City, Kansas, authorizing issuance of the city’s General Obligation Bonds, Series B, 2014, in the principal amount of \$2,910,000, providing for the levy and collection of an annual tax for the purpose of paying the principal of and interest on the bonds; authorizing related documents and acts; and making certain covenants with respect to the bonds.
2. Resolution No. _____-2014, a resolution prescribing the form and details of General Obligation Bonds, Series B, 2014, in the principal amount of \$2,910,000 of the City of Garden City, Kansas, previously authorized by Ordinance No. 2646-2014 of the City; making certain covenants and agreements to provide for the payment and security of the bonds and authorizing other related documents and acts.

B. Ordinance No. _____-2014, an ordinance approving the rezoning of land from “L-R” Low Density Residential District to “R-3” Multiple Family Residential 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. (2900 N. 8th Street – First Christian Discipulos de Cristo)

C. Ordinance No. _____-2014, an ordinance regulating the “I-1” Light Industrial District and the “I-2” Medium Industrial District in the City of Garden City, Kansas; amending zoning regulations for the City of Garden City, Kansas; amending zoning regulation sections 17.030 and 18.030; repealing in its entirety current zoning regulation sections 17.030 and 18.030; all to the Code of Ordinances of the City of Garden City, Kansas.

D. Staff has been working with a developer on a project that will require an annexation. The Governing Body is asked to consider and approve an Agreement and Consent to Annexation and an Annexation Ordinance.

1. Agreement and Consent to Annexation with Fansher, Inc.

2. Ordinance No. _____ - 2014, an ordinance annexing land to the City of Garden City, Finney County, Kansas, pursuant to K.S.A. 12-520(a)(2) and K.S.A. 12-520(a)(7).

X. OLD BUSINESS.

A. None at this writing.

XI. NEW BUSINESS.

A. Governing Body consideration and approval of the Integrated Resource Plan (IRP) required by the Western Area Power Administration (WAPA).

B. Governing Body consideration and approval of the 2015 employee health insurance contributions (Wellness and Non-Wellness Rates) and authorization for the City Manager to sign the 2015 Blue Cross and Blue Shield of Kansas Contract.

C. ***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 to allow the Cemetery Staff to relocate remains, currently buried on the east side of the swimming pool, to a burial site located in Valley View Cemetery.

2. Governing Body consideration and approval of the 2014 Vegetation Mowing Applicant Bid.

3. Governing Body consideration and approval of the plat for First Christian and Giron Addition.

4. Quit Claim Deed from the heirs of Paul V. Rupp transferring Spaces 1 and 2, Lot 143, Zone C of Sunset Memorial Gardens to Ronald P. and/or Melanie M. Rupp.
5. Permission for Veronica Enriquez to reserve Space 5, Lot 63, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.

6. Licenses:

(2014 New)

- a) Energy Guard Midwest, LLC Class B General
- b) Weskan Electric, LLC Class D-E Electrical
- c) Gary's Tree & Landscaping Class E-SOC Specialized

XII. CITY COMMISSION REPORTS.

A. Commissioner Fankhauser

B. Commissioner Law

C. Mayor Cessna

D. Commissioner Dale

E. Commissioner Doll

XIII. ADJOURN.

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS

City of Garden City
September 2, 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, September 2, 2014 with all members present. Commissioner Doll opened the meeting with the Pledge of Allegiance to the Flag and Invocation.

Commissioner Law moved to approve and authorize a request from Angelica Castillo-Chappel on behalf of the Community Mexican Fiesta Association for the Mayor to proclaim the month of September 14 – October 14, 2014 as Hispanic Heritage Month. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve and authorize the Mayor to proclaim the week of September 7, 2014 as Direct Support Professionals Recognition Week. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Fire Chief Allen Shelton provided a memorandum detailing the success of the firefighters during the annual Muscular Dystrophy Association Boot Block on Sunday, August 24, 2014. The community responded with donations totaling \$7,207.43.

Public Works Director Curran reviewed with the Governing Body the plans for the 2014 Fall Cleanup program to be held September 29 – October 10, 2014.

The City's auction was held on Friday, August 8, 2014. Net proceeds for the City of Garden City were \$13,495.05.

Meetings of note:

- ✓ September 2, 2014 – American Fusion Project at Garden City High School at 7:00 p.m.
- ✓ September 6, 2014 – A Wild Affair at Lee Richardson Zoo at 6:00 p.m.
- ✓ September 10, 2014 – KDOT Regional Public Transit Business Model Implementation meeting at the City Administrative Center from 2:30 – 4:00 p.m.
- ✓ September 11 – 13, 2014 – Garden City Charity Classic at Buffalo Dunes Golf Course
- ✓ September 12- 13, 2014 – 88th Garden City Community Mexican Fiesta – on the 12th the Queen Pageant 7:00 p.m. at GCCC and on the 13th Parade at 10:00 a.m. on Main Street
- ✓ September 17, 2014 – The Mayor's "State of the City" address at Chamber Breakfast at 7:30 a.m. at The Golf Club at Southwind
- ✓ September 18, 2014 – Special Meeting of the City Commission at 8:30 a.m.
- ✓ September 18, 2014 – Diversity Dinner – Clarion Inn at 6:30 p.m.
- ✓ September 19, 2014 – Multi-Cultural Summit – Garden City Community College starting at 8:00 a.m.
- ✓ September 20, 2014 – Fall Fest 2014
- ✓ September 20, 2014 – Chamber of Commerce Wine Tasting Event– 7:00 p.m. at the Clarion Inn
- ✓ September 28, 2014 – Governor Brownback's Economic Summit on Animal Agriculture at St. Dominic Parish Center from 9:00 a.m. – 3:00 p.m.

- ✓ September 29, 2014 – KDOT Local Consult meeting in Garden City at the Clarion Inn at 9:00 a.m.
- ✓ September 30, 2014 – Town Hall meeting, TBA
- ✓ October 1, 2014 – Southwest Kansas Coalition meeting in Dodge City from 4:00 p.m. – 7:00 p.m.
- ✓ October 11-13, 2014 – League of Kansas Municipalities Annual Conference – Wichita, Kansas

Appropriation Ordinance No. 2371-2014A, “AN APPROPRIATION ORDINANCE MAKING CERTAIN APPROPRIATIONS FOR CERTAIN CLAIMS IN THE AMOUNT OF \$4,198,516.48,” was read and considered section by section. Commissioner Doll moved to approve and pass Appropriation Ordinance No. 2371-2014A. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Ordinance No. 2665-2014, “AN ORDINANCE REGULATING TRAFFIC WITHIN THE CORPORATE LIMITS OF THE CITY OF GARDEN CITY, KANSAS; INCORPORATING BY REFERENCE THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, EDITION OF 2014, WITH CERTAIN OMISSIONS, ADDITIONS, OR CHANGES; PRESCRIBING ADDITIONAL REGULATIONS; PROVIDING CERTAIN PENALTIES; AMENDING CODE SECTION 86-2; REPEALING EXISTING CODE SECTION 86-2; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS,” was read and considered section by section. Commissioner Fankhauser moved to approve Ordinance No. 2665-2014. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Ordinance No. 2666-2014, “AN ORDINANCE REGULATING PUBLIC OFFENSES WITHIN THE CORPORATE LIMITS OF THE CITY OF GARDEN CITY, KANSAS; INCORPORATING BY REFERENCE THE UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES, EDITION OF 2014, WITH CERTAIN OMISSIONS, ADDITIONS OR CHANGES; AMENDING CODE SECTION 62-2; REPEALING EXISTING CODE SECTION 62-2; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS,” was read and considered section by section. Commissioner Dale moved to approve Ordinance No. 2666-2014. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Ordinance No. 2667-2014, “AN ORDINANCE MAKING IT UNLAWFUL TO INTERFERE WITH PARENTAL CUSTODY IN THE CITY OF GARDEN CITY, KANSAS; CREATING NEW CODE SECTION 62-21; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS,” was read and considered section by section. Commissioner Fankhauser moved to approve Ordinance No. 2667-2014. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Governing Body was asked to adopt the resolutions allowing the City of Garden City to participate in the Kansas Moderate Income Housing (MIH) Grant Program from the Kansas Housing Resources Corporation (KHRC) and to prioritize the applicants.

Resolution No. 2600-2014, “A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS GIVING AUTHORITY TO THE CITY OF GARDEN CITY, KANSAS TO PARTNER WITH SAMY’S DEVELOPMENT, LLC AND APPLY FOR AND PARTICIPATE IN THE KANSAS MODERATE INCOME HOUSING PROGRAM (Clarion Park Estates),” was read and considered section by section. Commissioner Law moved to approve Ordinance No. 2600-2014. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Abstained	Yea

Resolution No. 2601-2014, “A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS GIVING AUTHORITY TO THE CITY OF GARDEN CITY, KANSAS TO PARTNER WITH PRAIRIE WIND HOMES OF KANSAS, LLC AND APPLY FOR AND PARTICIPATE IN THE KANSAS MODERATE INCOME HOUSING PROGRAM (East Garden Village and Prairie Wind),” was read and considered section by section. Commissioner Fankhauser moved to approve Ordinance No. 2601-2014. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Resolution No. 2602-2014, “A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS GIVING AUTHORITY TO THE CITY OF GARDEN CITY, KANSAS TO PARTNER WITH CG INVESTMENTS, LLC AND APPLY FOR AND PARTICIPATE IN THE KANSAS MODERATE INCOME HOUSING PROGRAM (Prairie View Acres),” was read and considered section by section. Commissioner Doll moved to approve Ordinance No. 2602-2014. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Law moved to approve and authorize the Mayor to sign a letter to Kansas Housing Resources Corporation asking them to evaluate and prioritize the MIH applicants. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Resolution No. 2603-2014, “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 (225 Inge Avenue – white motor home),” was read and considered section by section. Commissioner Dale moved to approve Ordinance No. 2603-2014. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Resolution No. 2604-2014, “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 (601 Howerton and 207 S. 4th Street),” was read and considered section by section. Commissioner Law moved to approve Ordinance No. 2604-2014. Commissioner

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

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to rescind Resolution No. 2597-2014 and adopt a corrected resolution for the Community Health Advisory Board. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Resolution No. 2605-2014, "A RESOLUTION PROVIDING FOR THE CREATION, MEMBERSHIP, STRUCTURE AND RESPONSIBILITIES OF A COMMUNITY HEALTH ADVISORY BOARD TO ADVISE THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS, WITH REGARD TO POLICY ISSUES INVOLVING COMMUNITY HEALTH, ESPECIALLY AS IT RELATES TO THE BUILT ENVIRONMENT," was read and considered section by section. Commissioner Fankhauser moved to approve Ordinance No. 2605-2014. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Doll moved to approve the following:

1. Governing Body consideration and approval of a 2014 Vegetation Mowing application from Mike Komlofske.
2. Governing Body consideration and approval of a plat for the Giardino Addition.
3. Governing Body consideration and approval of a commercial lease agreement for 112 W. Pine Street.
4. Governing Body consideration and approval of an interlocal agreement between the City of Garden City, Kansas and the City of Holcomb, Kansas for building code inspection and enforcement.
5. Governing Body consideration and approval of an interlocal agreement between the City of Garden City, Kansas and County of Finney, Kansas for building code inspection and enforcement.
6. Quit Claim Deed from Shirley M. Roop transferring Spaces 1 and 2, Lot 31, Zone I of Valley View Cemetery to the City of Garden City, Kansas.
7. Permission for Charles M. &/or Carol A. Barton to reserve Space 2, Lot 105, Zone J of Valley View Cemetery for the consideration of \$50.00 for a period of one year.
8. Licenses:

(2014 New)

- a) U Pump It #212 Cereal Malt Beverage
- b) Coonrod & Associates Construction Co. Inc Class A General
- c) Lance Rupp Class C General
- d) McPherson Concrete Storage Systems, Inc. Class E-SOC Specialized Other
- e) Life Scapes Class E-SOC Specialized Other

(2015 Renewal)

f) Walmart #652.....Cereal Malt Beverage

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

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Doll moved that the City Commission go into executive session pursuant to K.S.A. 75-4319(b)(2) for 20 minutes for the purpose of consultation with City legal counsel on matters which are privileged in the attorney/client relationship which if discussed in open session would waive that privilege and that the City Commission reconvene into open session in the City Commission Chambers at 2:30 p.m. with Assistant City Attorney Cunningham, City Manager Allen, Public Utilities Director Muirhead present and Gregg Ottinger on the phone. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

At the expiration of the designated time, and in open session, Mayor Cessna stated no action was taken.

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

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

City Commission Reports

Commissioner Doll thanked the Garden City Fire Department for the MDA Boot Block and the money they raised. Commissioner Doll encouraged citizens to participate in the 2014 Fall Cleanup. Commissioner Doll thanked the three housing developers that are participating in the Moderate Income Housing grant program.

Commissioner Fankhauser thanked the Garden City Fire Department for their work with the MDA for the annual Boot Block and stated it was a great program.

Commissioner Law thanked the Garden City Fire Department for their work on the MDA Boot Block.

Mayor Cessna echoed the thoughts of the other commissioners on the Garden City Fire Department MDA Boot Block and Fall Cleanup. Mayor Cessna inquired about the two academies being offered by Garden City Police Department. Police Chief Hawkins stated there is a Citizens Police Academy and also a Student Academy that will each run for 7 weeks and start October 4, 2014 with no cost to participate. Mayor Cessna encouraged everyone to attend the American Fusion Project and to thank Garden City native, Kristen Doering, for bringing the project to Garden City, Kansas.

Commissioner Dale thanked Garden City Fire Department for the MDA Boot Block. Commissioner Dale encouraged citizens to get out there and help make the city cleaner by participating in 2014 Fall Cleanup. Commissioner Dale thanked the Tumbleweed group and stated it was the best ticket in town that weekend.

Petitions

PROCLAMATION

- WHEREAS, Verna Weber has been with the Finney County Community Health Coalition since 2009; and
- WHEREAS, She served as Executive Director of the Coalition; and
- WHEREAS, During that time Verna had led the coalition to receive private, state and Federal grants to improve the health of the community. These include reducing the risk behaviors of youth and teenagers such as teen pregnancies and underage drinking, providing educational and cutting edge training for childhood providers, to increase the literacy for students where English is a second language, and to improve the safety of the children in the community by initiatives for safe routes to school and Kansas Safe Kids.
- WHEREAS, Under Verna's leadership, the coalition has become its own non-profit 501 (c)(3) corporation sponsored by St. Catherine Hospital, recognized for its collaborative efforts of working with over fifty agencies for the health and safety of Finney County within the county, region, and state, as well as receiving the prestigious American Hospital NOVA award in June, 2014; and
- WHEREAS, Collaborating to foster guidance and supportive services for the Finney County Community WICC Breast Feeding Coalition, the Oasis of Peace, and the Kansas Chronic Risk Reduction Initiative; and
- NOW, THEREFORE, I, Roy Cessna, Mayor of the City of Garden City, Kansas, do hereby deem it an honor and pleasure to proclaim September 23, 2014 as

VERNA WEBER DAY

in Garden City, Kansas and urge all citizens to acknowledge and express their sincere appreciation and thanks for her significant contributions to the community, and highly commend the manner in which she has carried out her responsibilities with the Finney County Community Health Coalition.

SIGNED AND SEALED this 16th day of September, 2014.

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

Report of the City Manager



NEWS RELEASE
September 10, 2014

“GARDEN CITY TO RECEIVE TIGER GRANT FOR SOUTHWEST CHIEF”

[For more information, please contact Ashley Freburg, City Communications Specialist at 620-276-1160 or ashley.freburg@gardencityks.us.]

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

Garden City – The United States Department of Transportation has notified the United States Senate that the City of Garden City will receive a TIGER Grant of \$12,469,963 for the Southwest Chief Improvement Project.

The grant will be combined with \$9,300,000 of state, local, and private funds and used to restore several miles of the La Junta subdivision of the Kansas Division of the BNSF railway, over which Amtrak’s Southwest Chief currently travels.

The Southwest Chief is a long-distance Amtrak passenger service that operates daily between Chicago and Los Angeles. According to railway engineers, the condition of the route has been deteriorating and, without intervention, would erode to the point where operation of the passenger train on the route would not be feasible.

The Southwest Chief provides critical passenger transportation for rural communities in Kansas, Colorado, and New Mexico. In 2011, communities in those three states began working to address the infrastructure needs of the route. According to the communities, the TIGER funds represent a key component of the funding program and will be used to preserve passenger service along the route.

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

“This award is the culmination of work by a multitude of people in Kansas, Colorado and New Mexico who recognize the importance of passenger rail to our communities,” Garden City Manager Matt Allen said. “This would not have been possible without the support of our elected representatives at the State level and at the Federal level. In particular, we would like to thank Senator Moran, Senator Roberts, Rep. Jenkins, KDOT Secretary Mike King, and former Senator Dole for championing this effort on our behalf.”

Improvements on the route will also have a long-term economic benefit to the state.

“In addition to preserving train speeds on the Southwest Chief route this project will also provide benefits to rural freight rail customers,” Secretary King said. “Improvements in train speeds, enhanced operating efficiency, and improvements in equipment utilization will provide economic benefits to Kansas businesses and farmers.”

Senator Dole said, “This was a great Kansas cooperative effort – carried out for many years – that brought together cities, the Brownback Administration, and our federal elected officials like Pat Roberts, Jerry Moran and Lynn Jenkins. When we all pull together, we can accomplish great things.”

Allen also expressed his gratitude to those entities that have contributed matching funds to the project. They are: Amtrak; BNSF; the Kansas Department of Transportation; the City of Dodge City, KS; the City of Garden City, KS; the City of Hutchinson, KS; the City of Newton, KS; the City of La Junta, CO; the City of Lamar, CO; the City of Trinidad, CO; Bent County, CO; Las Animas County, CO; Otero County, CO; Prowers County, CO; Pueblo County, CO; the I-25 Coalition; the Colorado Rail Passenger Association; and the American Association of Private Railroad Car Owners.

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Staff Reports

CITY OF GARDEN CITY, KANSAS
ANALYSIS OF COUNTY-WIDE SALES TAX RECEIPTS

MONTH RECEIVED	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
JANUARY	98,895	82,749	119,104	99,080	87,049	90,999	89,620	90,890	96,504	112,365	136,559	194,148	172,402	201,675	215,987	207,262
FEBRUARY	102,071	135,771	115,633	119,867	107,746	112,817	106,162	108,918	117,464	120,392	112,708	168,090	206,332	201,136	213,048	244,277
MARCH	57,317	111,517	94,385	89,945	83,994	93,138	83,528	84,800	91,096	111,384	127,434	176,275	176,089	187,616	198,757	200,357
APRIL	123,837	110,045	92,941	86,892	88,516	82,176	88,156	88,367	97,920	97,076	105,529	136,058	140,393	176,191	179,735	202,588
MAY	97,870	111,720	98,017	94,809	97,270	92,019	96,607	100,809	103,484	113,955	102,518	173,875	182,165	217,621	215,823	225,522
JUNE	82,439	99,148	93,362	101,379	98,922	86,040	82,884	99,561	98,793	107,235	110,225	174,577	192,468	197,406	205,745	227,284
JULY	110,519	111,647	91,208	99,915	97,573	91,205	88,888	95,381	109,492	130,863	126,193	163,203	175,188	199,698	238,623	232,796
AUGUST	103,623	113,844	98,717	96,327	91,715	97,295	101,836	104,308	99,317	123,221	103,580	180,595	178,778	209,006	213,331	223,986
SEPTEMBER	99,996	84,773	99,232	88,585	102,820	94,038	87,159	93,570	106,941	133,521	111,381	174,612	178,054	180,008	232,303	
OCTOBER	* 107,914	129,697	106,658	102,705	97,918	90,696	105,259	101,146	112,166	117,796	108,343	174,202	189,062	203,819	218,503	
NOVEMBER	82,861	103,094	97,348	82,869	78,619	89,706	95,946	94,231	107,500	117,428	111,973	153,378	174,342	208,611	184,384	
DECEMBER	75,058	97,466	89,406	101,296	96,993	94,616	88,792	94,570	109,693	114,846	160,409	161,622	196,711	182,159	236,524	
TOTAL RECEIPTS	<u>1,142,399</u>	<u>1,291,473</u>	<u>1,196,011</u>	<u>1,163,668</u>	<u>1,129,136</u>	<u>1,114,745</u>	<u>1,114,837</u>	<u>1,156,551</u>	<u>1,250,370</u>	<u>1,400,082</u>	<u>1,416,852</u>	<u>2,030,635</u>	<u>2,161,984</u>	<u>2,364,946</u>	<u>2,552,763</u>	<u>1,764,072</u>
PERCENTAGE CHANGE	2.13%	13.05%	-7.39%	-2.70%	-2.97%	-1.27%	"FLAT"	3.74%	8.11%	11.97%	1.20%	43.32%	6.47%	9.39%	7.94%	

* REFLECTS HERE & THEREAFTER THE NET AMOUNT OF COUNTY-WIDE SALES TAX.
CITY REIMBURSES TO COUNTY THE DEDICATED 1/4 CENT FOR LEC PROJECT THROUGH
AUGUST 2014 RECEIPTS.

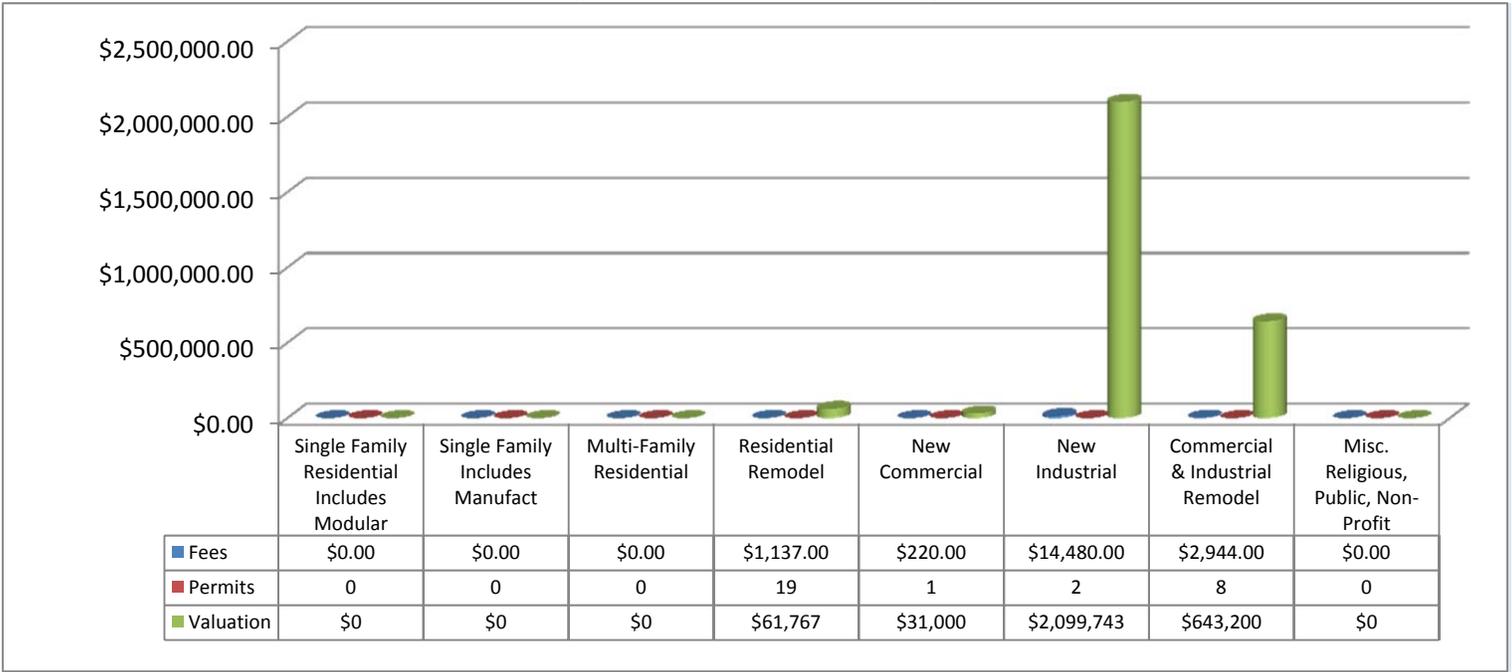
CITY OF GARDEN CITY, KANSAS

ANALYSIS OF CITY SALES TAX RECEIPTS

MONTH RECEIVED	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
JANUARY	383,636	310,710	390,595	379,780	309,257	357,335	335,673	351,457	351,627	409,255	529,129	415,161	432,278	483,869	508,705	480,712
FEBRUARY	360,909	447,336	389,764	444,123	419,884	434,310	423,853	416,061	444,506	465,707	415,062	416,555	509,745	497,844	514,511	575,307
MARCH	191,835	371,146	344,152	321,705	304,720	346,371	316,320	317,599	338,956	418,336	461,822	432,675	426,585	438,777	468,745	469,435
APRIL	467,188	364,979	334,588	303,909	313,029	317,571	318,835	321,431	358,967	361,119	388,668	328,743	328,309	409,253	411,491	468,167
MAY	343,692	377,482	356,202	340,131	354,013	345,880	351,143	372,027	382,562	426,812	362,989	430,701	442,882	502,577	481,623	528,216
JUNE	284,831	344,293	341,573	336,435	356,920	340,240	319,314	364,552	363,536	398,458	413,934	423,173	471,595	457,884	469,940	526,978
JULY	382,217	361,811	331,627	359,143	329,005	338,923	330,628	350,754	394,947	456,516	469,538	402,144	431,189	453,965	554,262	540,941
AUGUST	365,112	369,837	350,737	342,529	322,875	376,955	371,521	377,510	372,473	456,809	373,995	433,641	420,914	490,394	504,212	526,281
SEPTEMBER	364,871	304,050	363,139	324,385	366,794	362,024	323,475	341,558	388,244	463,398	421,706	415,115	433,117	424,160	529,341	
OCTOBER	362,872	449,981	382,926	368,395	357,624	341,725	369,193	365,725	408,881	446,179	411,421	425,392	450,833	468,586	501,467	
NOVEMBER	319,267	332,271	355,951	296,743	287,373	339,384	337,133	351,892	352,723	435,767	402,883	390,433	412,877	474,976	422,213	
DECEMBER	270,677	327,755	323,048	381,904	364,126	338,971	338,058	356,317	396,872	432,701	461,792	412,973	481,207	424,131	501,046	
TOTAL RECEIPTS	<u>4,097,107</u>	<u>4,361,650</u>	<u>4,264,300</u>	<u>4,199,181</u>	<u>4,085,619</u>	<u>4,239,689</u>	<u>4,135,146</u>	<u>4,286,883</u>	<u>4,554,294</u>	<u>5,171,057</u>	<u>5,112,939</u>	<u>4,926,706</u>	<u>5,241,531</u>	<u>5,526,416</u>	<u>5,867,556</u>	<u>4,116,037</u>
PERCENTAGE CHANGE	0.17%	6.46%	-2.23%	-1.53%	-2.70%	3.77%	-2.47%	3.67%	6.24%	13.54%	-1.12%	-3.64%	6.39%	5.44%	6.17%	

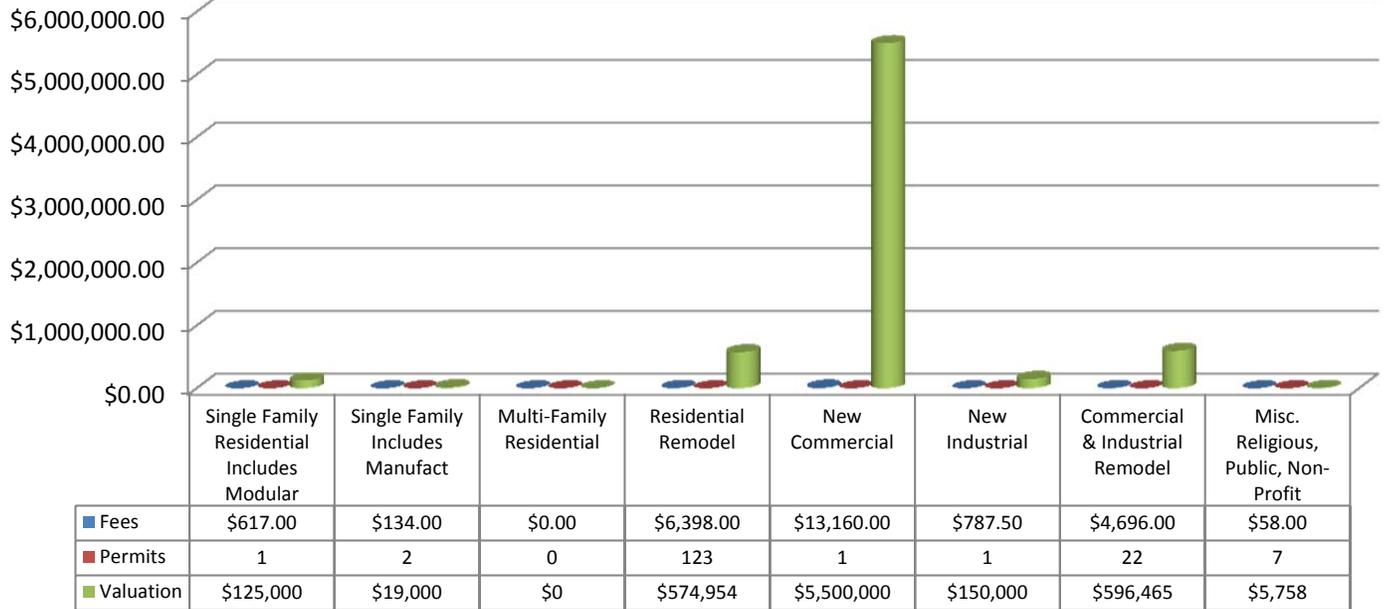
Planning & Community Development Building Report August 2014





District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Finney County	BUILDING PERMIT	6915 West LOWE	14318	2086243	Building	New Industrial	6 ADDITIONAL CONCRETE BINS TO EXISTING ELEVATOR
Finney County	BUILDING PERMIT	7450 LINDSAY	118	11500	Building	Residential Remodel	6FT WOOD FENCE
Finney County	BUILDING PERMIT	2005 West FULTON	2680	630000	Building	Commercial/Industrial Remodel	INTERIOR REMODEL OF SECOND FLOOR FOR OFFICES
Finney County	BUILDING PERMIT	606 North VFW	105	10000	Building	Residential Remodel	6FT BRICK & IRON FENCE-FRONT YARD
Finney County	BUILDING PERMIT	235 INDUSTRIAL	130	13500	Building	New Industrial	NEW STORAGE BUILDING FOR RV
Finney County	BUILDING PERMIT	655 AIRLINKS	32	2000	Building	Commercial/Industrial Remodel	FOOTINGS FOR CONCRETE SADDLES FOR PROPANE TANK
Finney County	BUILDING PERMIT	655 AIRLINKS	32	2000	Building	Commercial/Industrial Remodel	INSTALL PRECAST SADDLES FOR PROPANE TANK
Finney County	BUILDING PERMIT	6016 SKYLINE	42	1500	Building	Residential Remodel	6FT CHAINLINK FENCE
Finney County	BUILDING PERMIT	901 West MAPLE	220	31000	Building	New Commercial	LEAN ADDITION TO HORSE ARENA
Finney County	BUILDING PERMIT	1195 RIDGE	68	500	Building	Residential Remodel	10X20 ATTACHED CARPORT
Finney County	ELECTRICAL	3670 West JONES	42	500	Electrical	Commercial/Industrial Remodel	ADD A SINGLE PHASE 100 AMP SERVICE UNDER THE SAME 200 AMP METER AS AN EXISTING 3 PHASE. 100 AMP SERVICE INCREASING THE SIZE OF THE SERVICE TO 200 AMP.
Finney County	ELECTRICAL	1700 East HWY 50 BYPASS	42	1500	Electrical	Commercial/Industrial Remodel	LED BILLBOARD-K&L TANK TRUCK SERVICES
Finney County	ELECTRICAL	303 North TOWNS	42	3000	Electrical	Commercial/Industrial Remodel	LED BILLBOARD-BILL HARMON FARMS
Finney County	ELECTRICAL	1435 NORTH SHORE	42	3000	Electrical	Commercial/Industrial Remodel	NEW 200 AMP SERVICE

Finney County	ELECTRICAL	4600 West JONES	42	1200	Electrical	Residential Remodel	C/O WIRES FEEDING PANEL AT HOUSE TO RESTORE FULL VOLTAGE-EMERGENCY
Finney County	ELECTRICAL	7995 West RIVER	42	2800	Electrical	Residential Remodel	2-200 AMP ELECTRICAL SERVICE
Finney County	GAS	5735 OLD POST	42	100	Gas Permit	Residential Remodel	GAS LINE
Finney County	GAS	2770 RAY	32	1200	Gas Permit	Commercial/Industrial Remodel	NEW GAS LINE FOR CONVERSION FROM PROPANE TO NATURAL GAS
Finney County	GAS	1420 South SHERMAN	29	80	Gas Permit	Residential Remodel	INSTALL PROPANE WATER HEATER
Finney County	MECHANICAL	8355 North BIG LOWE	118	9000	Mechanical	Residential Remodel	C/O 2-3TON A/C UNITS & 2 70K 92% FURNACE
Finney County	MECHANICAL	12060 CACTUS	69	3250	Mechanical	Residential Remodel	C/O AIR CONDITIONING CONDESNSER & EVAP COIL
Finney County	MECHANICAL	1040 North JENNIE BARKER	56	4800	Mechanical	Residential Remodel	C/O 77K 80% FURNACE & 3 TON A/C
Finney County	MECHANICAL	6315 North VFW	69	5000	Mechanical	Residential Remodel	C/O 3.5 TON A/C & 84K 92% FURNACE
Finney County	MECHANICAL	5980 North THIRD	42	2500	Mechanical	Residential Remodel	C/O 85K 92% FURNACE
Finney County	PLUMBING	2470 CACTUS	42	927	Plumbing	Residential Remodel	R/R 50 GALLON WATER HEATER
Finney County	PLUMBING	2601 West MARY #303	42	300	Plumbing	Residential Remodel	INSTALL WATER HEATER
Finney County	PLUMBING	1420 South SHERMAN	42	700	Plumbing	Residential Remodel	INSTALL PROPANE WATER HEATER
Finney County	PLUMBING	555 PRAIRIE VIEW	69	6000	Plumbing	Residential Remodel	INSTALL LAWN SPRINKLER SYSTEM
Finney County	PLUMBING	104 WELLINGTON	58	810	Plumbing	Residential Remodel	INSTALL 50 GALLON NATURAL GAS WATER HEATER
Finney County	PLUMBING	3016 West CRANE	42	800	Plumbing	Residential Remodel	R/R INSTALL 40 GALLON WATER HEATER



District	Permit Type	Address	Amount	Value	Structure	Project Description
Garden City	BUILDING PERMIT	1680 LAREU Road STE 300	260	13500	Commercial/Industrial Remodel	INTERIOR FINISH-BLING
Garden City	BUILDING PERMIT	107 West KANSAS	105	16000	Commercial/Industrial Remodel	ADDITION OF LTE ATTENAS TO WATER TOWER W/ REQUIRED MAINTAINANCE
Garden City	BUILDING PERMIT	902 North MAIN	29	2000	Residential Remodel	REPLACE RAILING ON STEPS
Garden City	BUILDING PERMIT	2420 BELMONT	29	1600	Residential Remodel	INSTALL PATIO DOOR
Garden City	BUILDING PERMIT	110 South JENNIE BARKER Road	787.5	150000	New Industrial	NEW 50X100 BUILDING-An elevation certificate will be required at time of completion
Garden City	BUILDING PERMIT	2007 OLD MANOR	29	1200	Residential Remodel	R/R 6FT WOOD FENCE IN REAR YARD
Garden City	BUILDING PERMIT	2409 FLEMING	200	39000	Residential Remodel	18x34 INGROUND SWIMMING POOL
Garden City	BUILDING PERMIT	2125 PIONEER Road	29	1500	Residential Remodel	6FT FENCE & 14X30FT CONCRETE SLAB
Garden City	BUILDING PERMIT	2125 PIONEER Road	29	2500	Residential Remodel	6FT FENCE & 16X35 CONCRETE SLAB
Garden City	BUILDING PERMIT	612 West FULTON	29	700	Residential Remodel	6FT WOOD FENCE
Garden City	BUILDING PERMIT	2506 DEE	29	1000	Residential Remodel	INSTALL SIDEWALKS AROUND HOUSE
Garden City	BUILDING PERMIT	902 & 904 North MAIN	105	9800	Residential Remodel	INSTALL CONCRETE PATIO
Garden City	BUILDING PERMIT	2115 C	29	1000	Residential Remodel	21'6" X8'1.25" PATIO COVER
Garden City	BUILDING PERMIT	901 LYLE	200	35000	Residential Remodel	KITCHEN REMODEL
Garden City	BUILDING PERMIT	2002 DOWNING	29	3000	Residential Remodel	6FT WOOD FENCE AROUND REAR YARD & 3FT WOOD FENCE AROUND CARPORT
Garden City	BUILDING PERMIT	1103 BANCROFT	29	450	Residential Remodel	10X12 STORAGE SHED

	PERMIT					
Garden City	BUILDING PERMIT	1615 North TAYLOR	130	25000	Commercial/Industrial Remodel	REPLACE GLASS WALL ENTRY & ADD CANVAS AWNING ABOVE ENTRY
Garden City	BUILDING PERMIT	1716 North THIRD	29	2500	Residential Remodel	R/R 18SQ COMP SHINGLES
Garden City	BUILDING PERMIT	2810 West HWY 50	130	19191	Residential Remodel	ATTACH 12X31X10 LEAN TO EXISTING BUILDING
Garden City	BUILDING PERMIT	312 North FOURTH	29	2000	Residential Remodel	6FT WOOD FENCE
Garden City	BUILDING PERMIT	950 North JENNIE BARKER #46	105	18500	SF Manufactured (HUD Standards)	1997 16X80 SKLYLINE MOBILE HOME
Garden City	BUILDING PERMIT	104 RYAN	42	3000	Residential Remodel	25SQ COMP SHINGLES
Garden City	BUILDING PERMIT	1706 HATTIE	56	4300	Commercial/Industrial Remodel	R/R 30 COMP SHINGLES
Garden City	BUILDING PERMIT	2932 BELMONT	29	350	Residential Remodel	INSTALL 5X13 CONCRETE SLAB
Garden City	BUILDING PERMIT	109 North TAYLOR	29	2000	Residential Remodel	REMODEL BATHROOM
Garden City	BUILDING PERMIT	702 East CEDAR	32	2000	Residential Remodel	8X10 CONCRETE PAD FOR STORAGE SHED
Garden City	BUILDING PERMIT	318 North TENTH	29	1200	Residential Remodel	FINISH HOUSE BASEMENT
Garden City	BUILDING PERMIT	2322 ZIPPER	56	4000	Residential Remodel	R/R 20 SQ COMP SHINGLES
Garden City	BUILDING PERMIT	913 North EIGHTH	56	4000	Residential Remodel	R/R 18SQ COMP SHINGLES
Garden City	BUILDING PERMIT	950 North JENNIE BARKER #157	29	1200	Residential Remodel	12X14 COVERED DECK
Garden City	BUILDING PERMIT	318 North TENTH	29	1200	Residential Remodel	REWIRE & INSTALL NEW SIDING ON GARAGE
Garden City	BUILDING PERMIT	318 North TENTH	29	1200	Residential Remodel	INSTALL REAR PATIO COVER & REPAIR FRONT PATIO COVER
Garden City	BUILDING PERMIT	4101 East HWY 50 #367	29	900	Residential Remodel	4FT CHAINLINK FENCE
Garden City	BUILDING PERMIT	707 EVANS	56	6000	Residential Remodel	REPLACE WINDOWS
Garden City	BUILDING PERMIT	125 West PINE	2162	500000	Commercial/Industrial Remodel	REMODEL FOR RESTAURANT
Garden City	BUILDING PERMIT	2105 COMMANCHE	29	400	Residential Remodel	3' WOOD FENCE
Garden City	BUILDING PERMIT	1303 West FULTON	29	650	Residential Remodel	6' WOOD FENCE
Garden City	BUILDING PERMIT	2512 B STREET	617	125000	SF Residential Includes Modular	NEW SINGLE FAMILY HOME
Garden City	BUILDING PERMIT	1812 CHEROKEE	56	5500	Residential Remodel	REROOF
Garden City	BUILDING PERMIT	1212 STONE CREEK Drive	13160	5500000	New Commercial	NEW HOTEL
Garden City	BUILDING PERMIT	1103 East MARY	29	2250	Residential Remodel	6FT CEDAR FENCE
Garden City	BUILDING PERMIT	1005 East JOHNSON	29	1900	Residential Remodel	6FT CEDAR FENCE
Garden City	BUILDING PERMIT	2603 North SEVENTH	29	403	Residential Remodel	6' CHAIN LINK FENCE
Garden City	BUILDING PERMIT	2603 North SEVENTH	29	350	Residential Remodel	EXTEND PATIO SLAB & INSTALL 6FT CHAINLINK FENCE
Garden City	BUILDING PERMIT	2107 SIOUX	29	1850	Residential Remodel	PATIO
Garden City	BUILDING PERMIT	1201 LONG	29	1200	Residential Remodel	REPLACE BRICK WALK AND REPLACE GARDEN SHED
Garden City	BUILDING PERMIT	501 SUSAN	634	130000	Residential Remodel	NEW SINGLE FAMILY HOUSE
Garden City	BUILDING PERMIT	513 North THIRTEENTH	105	9500	Residential Remodel	INSTALL REAR GARAGE CONCRETE DRIVEWAY & STUCCO HOUSE
Garden City	BUILDING PERMIT	915 North NINTH	105	11000	Residential Remodel	INSTALL GAS FIRE PLACE

Garden City	BUILDING PERMIT	2503 COACHMAN	56	4360	Residential Remodel	INSTALL 1 ENTRY & 1 STORM DOOR
Garden City	BUILDING PERMIT	415 MAGNOLIA	105	14241	Residential Remodel	INSTALL NEW SIDING OVER EXISTING SIDING & REPLACE 5 WINDOWS
Garden City	BUILDING PERMIT	906 North SEVENTH	56	5000	Residential Remodel	REPAIR SIDING, REMOVE WINDOWS AND MAKE SOLID WALL
Garden City	BUILDING PERMIT	1102 SAFFORD	29	3000	Residential Remodel	CAR PORT
Garden City	BUILDING PERMIT	608 North ELEVENTH	42	2100	Residential Remodel	REROOF
Garden City	BUILDING PERMIT	2007 PIONEER Road	58	2976.29	Residential Remodel	6FT CEDAR FENCE
Garden City	BUILDING PERMIT	1525 HARVEST	29	3000	Residential Remodel	POUR CONCRETE BETWEEN CURB AND SIDEWALK
Garden City	BUILDING PERMIT	305 West THOMPSON	105	6700	Residential Remodel	6FT CEDAR FENCE
Garden City	BUILDING PERMIT	611 JENNY	105	19000	Residential Remodel	24X24 DETACHED GARAGE
Garden City	BUILDING PERMIT	1012 North MAIN	29	2175	Residential Remodel	REMOVE WINDOW & REPLACE W/ 6X6.8 PATIO DOOR
Garden City	BUILDING PERMIT	504 WASHINGTON	29	2800	Residential Remodel	R/R 14 SQ COMP SHINGLES
Garden City	BUILDING PERMIT	1218 PINECREST	200	33000	Residential Remodel	REMODEL BATHROOM & KITCHEN
Garden City	BUILDING PERMIT	207 CONKLING	29	400	Residential Remodel	FRONT DECK
Garden City	BUILDING PERMIT	2803 PEARLY JANE	210	16000	Residential Remodel	REPLACE 9 WINDOWS
Garden City	BUILDING PERMIT	702 CONKLING	29	700	Residential Remodel	NEW WINDOWS & NEW BATH TUB
Garden City	BUILDING PERMIT	2712 SHAMUS	105	7500	Residential Remodel	DECK
Garden City	BUILDING PERMIT	149 HONEY BEE Court	200	42636	Residential Remodel	INSTALL 16X80 1997 SCHULMAN MOBILE HOME
Garden City	BUILDING PERMIT	517 JENNA	29	1200	Residential Remodel	5FT WOOD FENCE
Garden City	BUILDING PERMIT	513 North THIRTEENTH	56	3500	Residential Remodel	REPLACE PARTIAL SIDING & INSTALL 5 WINDOWS
Garden City	BUILDING PERMIT	1520 North TWELFTH	29	500	Residential Remodel	6" WOOD FENCE
Garden City	BUILDING PERMIT	412 North THIRD	29	170	Residential Remodel	INSTALL SIDEWALK
Garden City	BUILDING PERMIT	712 INGE	58	1800	Residential Remodel	REPLACE SIDING
Garden City	BUILDING PERMIT	611 West ELM	58	200	Residential Remodel	REMODEL BEDROOM
Garden City	BUILDING PERMIT	2203 North EIGHTH	29	1000	Residential Remodel	INSTALL 2 EGRESS WINDOWS
Garden City	BUILDING PERMIT	908 North SIXTH	29	500	Residential Remodel	8X12 SHED
Garden City	BUILDING PERMIT	1610 BLUFF	29	2300	Residential Remodel	10X12 SHED
Garden City	BUILDING PERMIT	1605 North EIGHTH	29	400	Residential Remodel	6FT WOOD FENCE
Garden City	CURB CUT	608 North ELEVENTH	0	0	Residential Remodel	CURB CUT, APPROACH & DRIVEWAY
Garden City	CURB CUT	1211 MULBERRY	30	0	Residential Remodel	INSTALL DRIVEWAY FROM FRONT PROPERTY LINE TO REAR GARAGE
Garden City	CURB CUT	406 MAGNOLIA	30	0	Residential Remodel	INSTALL CURBCUT, APPROACH & DRIVEWAY
Garden City	CURB CUT	507 North MAIN	30	0	Residential Remodel	REPLACE 5X5 PORTION OF SIDE WALK TO FIX DRAIN
Garden City	CURB CUT	706 West HAMLINE	30	0	Residential Remodel	R/R PARTIAL DRIVEWAY & PARTIAL SIDEWALK

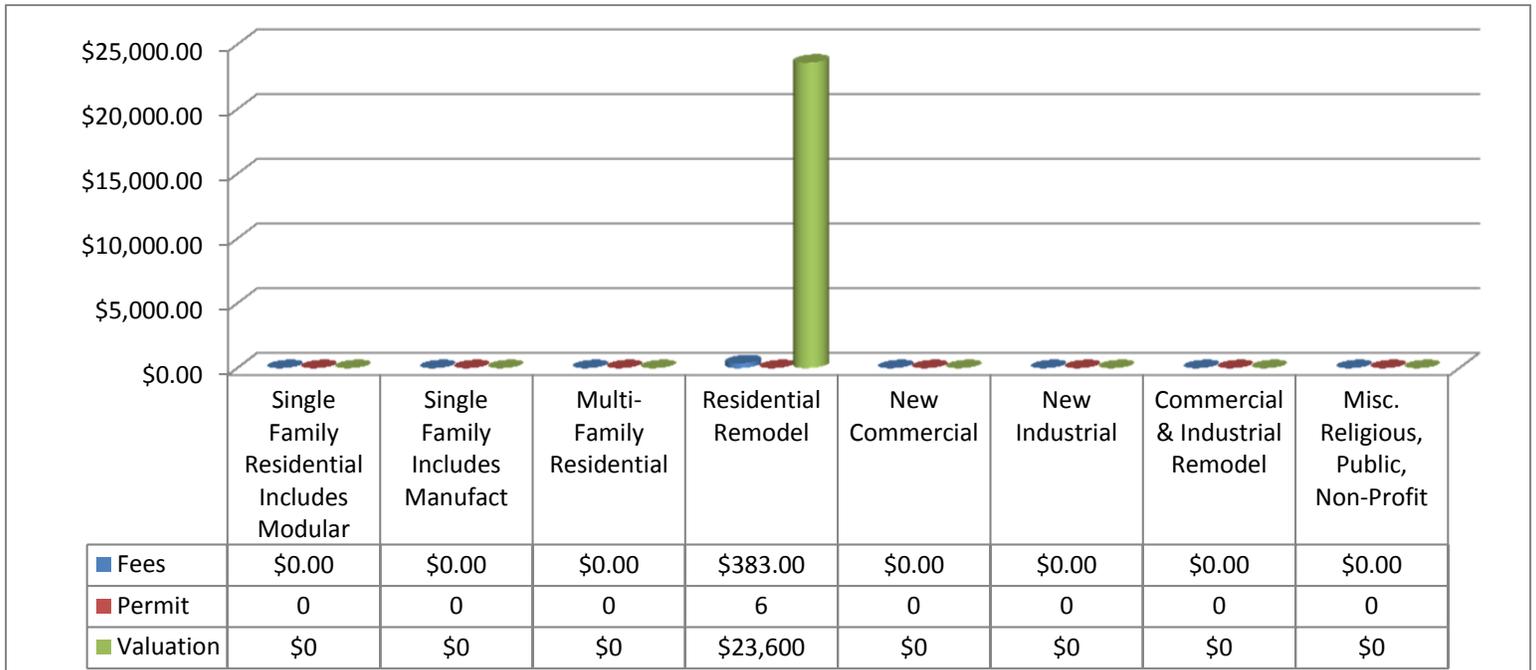
Garden City	CURB CUT	1806 JULIE	30	0	Residential Remodel	REPLACE DRIVEWAY FROM PROPERTY LINE TO GARAGE
Garden City	CURB CUT	210 East HAMLIN	30	0	Residential Remodel	EXTEND DRIVEWAY
Garden City	DEMO PERMIT	125 West PINE	30	0	Commercial/Industrial Remodel	REMOVE CONCRETE PAD AND GRADE LOT
Garden City	ELECTRICAL	2712 SHAMUS	29	300	Residential Remodel	RAISE ELECTRICAL SERVICE TO REQUIRED HEIGHT
Garden City	ELECTRICAL	1217 MULBERRY	29	300	Residential Remodel	EMERGENCY ELECTRICAL 100 AMP SERVICE REPAIR
Garden City	ELECTRICAL	610 North TWELFTH	29	2000	Residential Remodel	UPGRADE 200 AMP SERVICE W/ NEW PANEL & MAIN BREAKER
Garden City	ELECTRICAL	312 FINNUP Road	0	1800	Misc	REWORK ELECTRICAL SERVICE AT TICKET BOOTH
Garden City	ELECTRICAL	921 North TENTH	29	700	Residential Remodel	REWORK 100 AMP SERVICE & REPLACE PANEL
Garden City	ELECTRICAL	1505 BUFFALO JONES	130	10000	Commercial/Industrial Remodel	REPLACE CONDUIT AND WIRE FOR FUEL PUMPS
Garden City	ELECTRICAL	925 North TENTH	29	1000	Commercial/Industrial Remodel	EXTEND ELECTRICAL SERVICE
Garden City	ELECTRICAL	1812 PAWNEE	29	2500	Residential Remodel	REPLACE FAILING ELECTRICAL SYSTEM
Garden City	ELECTRICAL	2108 North SIXTH	29	1200	Residential Remodel	SUBFEED A PANEL AND ADD CIRCUIT FOR A/C- MAIN DISCONNECT REQUIRED PER CODE.
Garden City	ELECTRICAL	1907 WALKER	29	300	Residential Remodel	EXTENDING 100 AMP ELECTRICAL SERVICE TO GARAGE
Garden City	ELECTRICAL	335 JENNIE BARKER #a	29	275	Misc	INSTALL 30 AMP SERVICE FOR SPRINKLER SYSTEM
Garden City	ELECTRICAL	335 JENNIE BARKER #B	29	275	Misc	INSTALL 30 AMP ELECTRICAL SERVICE FOR SPRINKLER SYSTEM
Garden City	ELECTRICAL	149 HONEY BEE Court	29	450	Residential Remodel	INSTALL 16X80 1997 SCHULMAN MOBILE HOME
Garden City	ELECTRICAL	312 FINNUP	0	2600	Misc	UPGRADE TO 200 AMP SERVICE-LION BARN
Garden City	ELECTRICAL	312 FINNUP	0	0	Misc	UPGRADE TO 200 AMP ELECTRICAL SERVICE-AP BARN
Garden City	EXCAVATION	110 South JENNIE BARKER Road	30	0	Commercial/Industrial Remodel	NEW 50X100 BUILDING-An elevation certificate will be required at time of completion
Garden City	EXCAVATION	615 CONKLING	30	0	Residential Remodel	REPLACE SEWER LINE
Garden City	GAS	2601 West MARY #106	29	1000	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	2203 North EIGHTH	29	350	Residential Remodel	REPLACE GAS LINE ABOVE GROUND FROM METER TO EXISTING LINE, GAS PRESSURE TEST
Garden City	GAS	707 East FAIR	29	500	Residential Remodel	NEW GAS LINE
Garden City	GAS	149 HONEY BEE Court	29	60	Residential Remodel	INSTALL 16X80 1997 SCHULMAN MOBILE HOME
Garden City	GAS	1704 North SEVENTH	29	500	Residential Remodel	FIX LEAK, GAS PRESSURE TEST
Garden City	MECHANICAL	950 North JENNIE BARKER-#46	29	500	Residential Remodel	INSTALL OUTSIDE CONDENSER UNIT
Garden City	MECHANICAL	2319 TONIO	56	4200	Residential Remodel	C/O 2.5 TON A/C & 56K 92% FURNICE
Garden City	MECHANICAL	1203 CIRCLE	56	3700	Residential Remodel	C/O 5TON A/C
Garden City	MECHANICAL	211 PENNSYLVANIA	56	4500	Residential Remodel	R/R FURNACE,A/C & CONDENSER

Garden City	MECHANICAL	407 North EIGHTH	62	3100	Commercial/Industrial Remodel	REPLACE A/C & COILS
Garden City	MECHANICAL	2708 North ELEVENTH	56	3500	Residential Remodel	C/O 50K 80% FURNACE & 2 TON A/C
Garden City	MECHANICAL	149 HONEY BEE Court	29	500	SF Manufactured (HUD Standards)	RECONNECT AC COPPER, PUMP AIR FROM SYSTEM AND CHARGE WITH FREON
Garden City	MECHANICAL	2510 HENDERSON	56	5500	Residential Remodel	C/O 5TON A/C & 112K 92% FURNACE
Garden City	MECHANICAL	112 West PINE	32	2900	Residential Remodel	R/R 5TON ROOFTOP A/C
Garden City	MECHANICAL	1715 East KANSAS	130	8000	Residential Remodel	C/O ROOF TOP UNIT
Garden City	MECHANICAL	1307 North NINTH	29	1875	Residential Remodel	C/O A/C CONDENSER
Garden City	MECHANICAL	2514 North EIGHTH	29	2729	Residential Remodel	C/O A/C & EVAPORATOR COIL-39948
Garden City	MECHANICAL	504 North TENTH	56	3200	Residential Remodel	C/O AIR CONDITIONER
Garden City	PLUMBING	1505 BUFFALO JONES	130	10000	Commercial/Industrial Remodel	R/R GAS DISPENSERS
Garden City	PLUMBING	1602 LABRADOR #H	29	785	Residential Remodel	INSTALL 40 GALLON NATURAL GAS WATER HEATER
Garden City	PLUMBING	1002 BANCROFT	29	1200	Residential Remodel	REPAIR WATER LINE, REPLACE IF NEEDED
Garden City	PLUMBING	801 North MAIN	32	780	Commercial/Industrial Remodel	R/R 40 GALLON GAS WATER HEATER
Garden City	PLUMBING	1003 THERON	29	300	Residential Remodel	REPLACE WATER LINE
Garden City	PLUMBING	980 East GANO	69	4000	Residential Remodel	NEW WATER REPIPE INSIDE AND OUTSIDE
Garden City	PLUMBING	1111 HARDING	29	1250	Residential Remodel	INSTALL 40 GALLON GAS POWER VENT WATER HEATER
Garden City	PLUMBING	2075 ST JOHN	260	12000	Commercial/Industrial Remodel	CONNECT TO CITY SEWER
Garden City	PLUMBING	514 MEEKER	29	800	Residential Remodel	INSTALL NEW 40 GALLON WATER HEATER
Garden City	PLUMBING	505 COLLEGE	62	3676.77	Residential Remodel	R/R WATER HEATER
Garden City	PLUMBING	703 West PROSPECT	56	4230	Residential Remodel	INSTALL LAWN SPRINKLER SYSTEM
Garden City	PLUMBING	518 CHESTERFIELD	29	785	Residential Remodel	INSTALL 40 GALLON NATURAL GAS WATER HEATER
Garden City	PLUMBING	1709 PINECREST	29	780	Residential Remodel	REPLACE 40 GALLON NATURAL GAS WATER HEATER
Garden City	PLUMBING	2207 PAWNEE	29	700	Residential Remodel	INSTALL SPRINKLER SYSTEM IN FRONT YARD
Garden City	PLUMBING	1712 BELMONT	29	900	Residential Remodel	R/R 50 GALLON WATER HEATER
Garden City	PLUMBING	2506 North SIXTH	29	800	Residential Remodel	REPLACE 50 GALLON WATER HEATER
Garden City	PLUMBING	2025 South OLD HWY 83	45	785	Commercial/Industrial Remodel	INSTALL 40 GALLON WATER HEATER
Garden City	PLUMBING	301 North EIGHTH	0	808	Misc	R/R WATER HEATER IN BASEMENT
Garden City	PLUMBING	149 HONEY BEE Court	29	60	Residential Remodel	INSTALL 16X80 1997 SCHULMAN MOBILE HOME
Garden City	PLUMBING	515 CHESTERFIELD	56	3500	Residential Remodel	REPAIR SEWER LINE
Garden City	PLUMBING	1215 CONARD	29	785	Residential Remodel	INSTALL 40 GALLON GAS WATER HEATER
Garden City	PLUMBING	541 JENNA Lane	29	1200	Residential Remodel	INSTALL LAWN SPRINKLERS
Garden City	PLUMBING	1805 JULIE	29	1300	Residential Remodel	REPLACE OLD WATER SERVICE LINE
Garden City	PLUMBING	917 DAVIS	29	300	Residential Remodel	INSTALL WATER HEATER
Garden City	PLUMBING	615 CONKLING	29	2400	Residential Remodel	REPLACE SEWER LINE
Garden City	PLUMBING	607 East PINE	29	2000	Residential Remodel	REPLACE WATER SERVICE LINE
Garden City	PLUMBING	2106 BELMONT	29	785	Residential Remodel	INSTALL 40 GALLON GAS WATER HEATER
Garden City	SIGN PERMIT	1021 FLEMING	75	0	Residential Remodel	2X5 WALL SIGN-JASKAMAL P. DHILLON ATTORNEY AT LAW

Garden City	SIGN PERMIT	1903 East HWY 50	375	0	Commercial/Industrial Remodel	5 CHANNEL LETTER SIGNS-LEWIS MOTORS
Garden City	SIGN PERMIT	1615 North TAYLOR	225	0	Commercial/Industrial Remodel	3 LETTER SIGN ON CANOPY-GARDEN TRUE VALUE
Garden City	SIGN PERMIT	1810 BUFFALO JONES	0	0	Commercial/Industrial Remodel	REFACE SIGN- BLACK HILL ENERGY
Garden City	SIGN PERMIT	1727 East KANSAS	75	0	Commercial/Industrial Remodel	C/O WALL SIGN & REFACE POLE SIGN
Garden City	SIGN PERMIT	102 North ELEVENTH	35	0	Residential Remodel	8x20 BANNER SIGN
Garden City	SIGN PERMIT	2505 FLEMING	300	0	Commercial/Industrial Remodel	CONOCO SIGNS- GAS CANOPY LOGO (2), POLE SIGN, GAS PRICE (LED)
Garden City	SIGN PERMIT	1601 East FULTON	0	0	Commercial/Industrial Remodel	CAR WASH- REFACE SIGN
Garden City	SIGN PERMIT	1490 LAREU Road	225	0	Commercial/Industrial Remodel	PETCO SIGNS- 2 CHANNEL LETTER SIGNS, ONE TENANT FACE SIGN
Garden City	SIGN PERMIT	1540 LAREU	35	0	Commercial/Industrial Remodel	TEMPORARY BANNER SIGN-NOW HIRING/OPEN
Garden City	SIGN PERMIT	312 East FINNUP DR	0	0	Misc	TEMPORARY SIGN-FOLRZ AWA



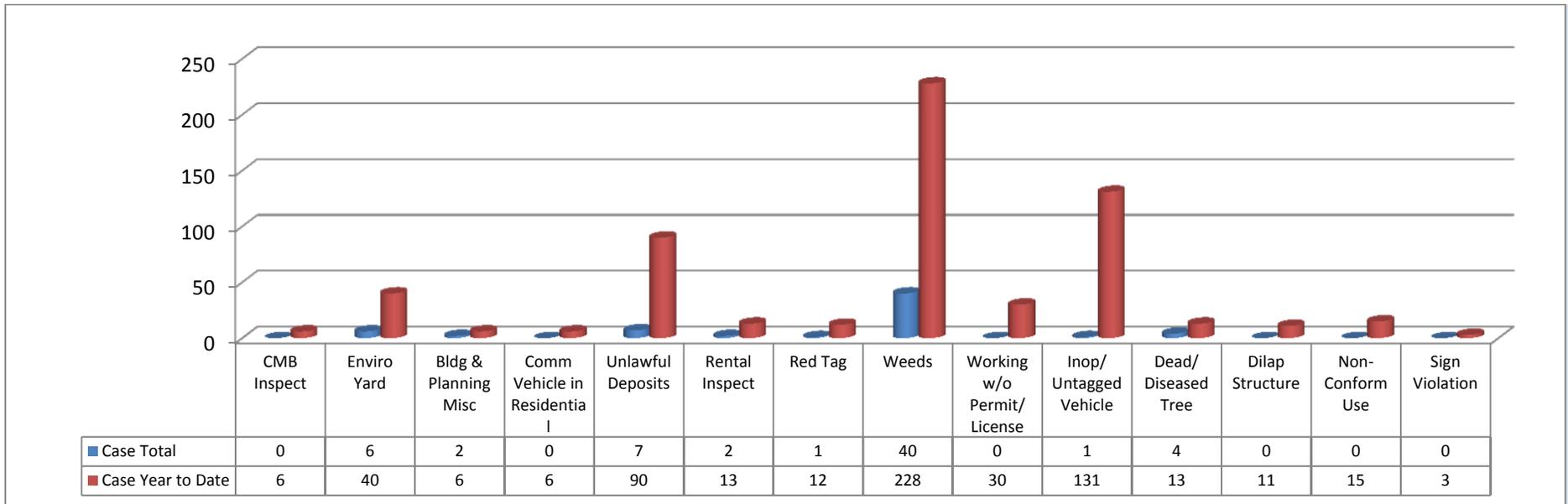
City of Holcomb



District	Permit Type	Address	Amount	Value	Purpose	Structure	Project Description
Holcomb	BUILDING PERMIT	403 FLORENCE	29	1000	Building	Residential Remodel	10 X 12 SHED
Holcomb	BUILDING PERMIT	1001 LAURA Lane	144	12000	Building	Residential Remodel	FINISH 2 BEDROOM & BATHROOM
Holcomb	CURB CUT	104 COLTON	30	0	Curb Cut	Residential Remodel	INSTALL DRIVEWAY AND SIDEWALK
Holcomb	MECHANICAL	205 South LYNCH	69	4000	Mechanical	Residential Remodel	C/O 75K 92% FURNACE & 2.5 TON A/C
Holcomb	MECHANICAL	506 DAVID	69	3600	Mechanical	Residential Remodel	C/O 75K 80% FURNACE & 2.5TON A/C
Holcomb	PLUMBING	103 SYDNEE A&B	42	3000	Plumbing	Residential Remodel	INSTALL UNDERGROUND SPRINKLER SYSTEM



AUGUST 2014 CODE COMPLIANCE REPORT



	File#	Address	Category	Description	OpenDate	PW Clean Up	Resolution	Vehicle Resolution
Garden City	14-001880	305 East SANTA FE	Commercial Truck	Truck in residential	8/1/2014			
Garden City	14-001911	601 West HAMLIN	Dead or Diseased Trees	DEAD DISEASED TREE	8/4/2014			
Garden City	14-001909	2615 C	Environmental Yard	Jurisdiction	8/4/2014			
Garden City	14-001893	604 East SANTA FE	Unlawful Deposits	UNLAWFUL DEPOSITS- TRASH BAGS NEXT TO DUMPSTER IN ALLEY ROW	8/4/2014			
Garden City	14-001903	305 NELSON	Unlawful Deposits	UNLAWFUL DEPOSITS-TREE BRANCHES IN ALLEY ROW	8/4/2014	8/18/2014		

Garden City	14-001899	604 East EDWARDS	Weeds	WEEDS EXCEEDING 12" IN HEIGHT IN FRONT & REAR YARD	8/4/2014			
Garden City	14-001900	605 HARDING	Weeds	WEEDS EXCEEDING 12" IN HEIGHT IN ALLEY ROW	8/4/2014			
Garden City	14-001901	702 East EDWARDS	Weeds	WEEDS EXCEEDING 12" IN HEIGHT IN ALLEY ROW	8/4/2014			
Garden City	14-001906	510 MEEKER	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/4/2014			
Garden City	14-001915	609 JENNY	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/5/2014			
Garden City	14-001930	1005 West OLIVE	Vehicles	INOPERABLE/UNTAGGED VEHICLE	8/6/2014			
Garden City	14-001934	146 SHAMROCK	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/6/2014			
Garden City	14-001929	1404 North TWELFTH	Work w/o Permit	WORKING W/O A PERMIT-	8/6/2014			
Garden City	14-001939	513 North THIRTEENTH	Work w/o Permit	WORKING W/O A PERMIT	8/7/2014			
Garden City	14-001940	214 South MAIN	Work w/o Permit	WORKING W/O A PERMIT	8/7/2014			
Garden City	14-001949	2803 PEARLY JANE	Work w/o Permit	WORKING W/O A PERMIT-	8/7/2014			
Garden City	14-001961	1810 East FAIR	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/8/2014			
Garden City	14-001962	1812 East FAIR	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/8/2014			
Garden City	14-001963	2002 North SEVENTH	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/8/2014			
Garden City	14-001982	601 HOWERTON	Environmental Yard	Trash in yard	8/11/2014		8/26/2014	
Garden City	14-001969	610 WHEATRIDGE	Weeds	OVERGROWN WEEDS- WEEDS EXCEEDING 12 INCHES IN HEIGHT IN ALLEY	8/11/2014			
Garden City	14-001974	520 West MARY	Weeds	Weeds	8/11/2014			
Garden City	14-001975	2010 North TENTH	Weeds	Weeds	8/11/2014			
Garden City	14-001977	222 East BELLEVUE	Weeds	OVERGROWN WEEDS- WEEDS EXCEEDING 12 INCHES IN HEIGHT	8/11/2014			
Garden City	14-001981	LOTS 14 & 15 WESTPORT	Weeds	OVERGROWN WEEDS- WEEDS EXCEEDING 12 INCHES IN HEIGHT	8/11/2014			
Garden City	14-001993	2518 North EIGHTH	Weeds	OVERGROWN WEEDS- WEEDS EXCEEDING 12 INCHES IN HEIGHT	8/13/2014			
Garden City	14-001995	2205 East FULTON	Weeds	Weeds next to alley	8/13/2014			

Garden City	14-002019	2008 ARAPAHO	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/18/2014			
Garden City	14-002020	2006 ARAPAHO	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/18/2014			
Garden City	14-002021	2010 ARAPAHO	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/18/2014			
Garden City	14-002022	2509 North TAYLOR	Weeds	Weeds	8/18/2014			
Garden City	14-002032	709 East LAUREL	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/18/2014			
Garden City	14-002043	224 South MAIN Street	Bldg Code Misc	BUILDING CONSULTATION- WOMENS SHELTER	8/19/2014			
Garden City	14-002040	607 East SANTA FE	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002045	102 North THIRD	Weeds	Weeds	8/19/2014			
Garden City	14-002046	2003 North SEVENTH	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002051	2920 BELMONT	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002052	2051,2101 & 2301 East MARY	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002053	606 North TWELFTH	Weeds	Weeds	8/19/2014			
Garden City	14-002054	2052 & 2102 LABRADOR Boulevard	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002055	2601 CHEROKEE	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002056	2401 East MARY	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002057	2002 LABRADOR	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002047	2015 North SEVENTH	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/19/2014			
Garden City	14-002037	1015 North SIXTH	Work w/o Permit	WORKING W/O A PERMIT-ENCLOSED CARPORT	8/19/2014			
Garden City	14-002062	1210 North NINTH	Dead or Diseased Trees	DEAD/DISEASED TREES	8/20/2014			
Garden City	14-002077	218 East BELLEVUE	Commercial Truck	COMMERCIAL TRUCKS PARKED IN RESIDENTIAL AREA	8/21/2014			
Garden City	14-002078	712 INGE	Rental Inspection	RENTAL INSPECTION	8/21/2014			
Garden City	14-002079	102 North TAYLOR	Unlawful Deposits	UNLAWFUL DEPOSITS-CONSTRUCTION DEBRIS NEXT TO DUMPSTER	8/21/2014			
Garden City	14-002070	2602 BELMONT	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/21/2014			
Garden City	14-002071	2003 HATTIE	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/21/2014			

Garden City	14-002074	2502 East SPRUCE	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/21/2014			
Garden City	14-002076	1605 East FAIR	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/21/2014			
Garden City	14-002084	709 EVANS	Commercial Truck	COMMERCIAL TRUCK IN RESIDENTIAL- TACO TRUCK	8/22/2014			
Garden City	14-002087	1117 GILLESPIE	Environmental Yard	ENVIRONMENTAL YARD- COUCH, CHAIR, TRAILER	8/22/2014			
Garden City	14-002092	1304 NANCY Avenue	Environmental Yard	ENVIRONMENTAL YARD- SEWAGE BACKING UP AND BUILDING UP IN YARD	8/22/2014			
Garden City	14-002093	812 East FULTON	Sign	ILLEGAL SIGN-DODGE CITY DOWNS BANNER SIGN	8/22/2014			
Garden City	14-002100	205 South FOURTH	Dead or Diseased Trees	DEAD DISEASED TREES	8/25/2014			
Garden City	14-002101	144 CLOVERLEAF	Unlawful Deposits	DEBRIS AND TRASH IN ALLEY	8/25/2014			
Garden City	14-002110	712 INGE	Red Tag	RED TAG	8/25/2014			
Garden City	14-002099	2101 North SEVENTH	Weeds	OVERGROWN WEEDS- WEEDS EXCEEDING 12 INCHES IN HEIGHT	8/25/2014			
Garden City	14-002106	604 East SANTA FE	Weeds	Weeds	8/25/2014			
Garden City	14-002122	1606 West OLIVE	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/26/2014			
Garden City	14-002129	1309 North NINTH	Unlawful Deposits	UNLAWFUL DEPOSITS-TRASH NEXT TO DUMPSTER ON HOWERTON	8/27/2014			
Garden City	14-002130	1112 North ELEVENTH	Unlawful Deposits	UNLAWFUL DEPOSIT-CARPET, MISC. FURNITURE & TRASH	8/27/2014			
Garden City	14-002124	3108 East KANSAS	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	8/27/2014			
Garden City	14-002146	1110 North ELEVENTH	Unlawful Deposits	UNLAWFUL DEPOSITS-	8/28/2014			
Garden City	14-002154	1022 LAMPLIGHTER	Dead or Diseased Trees	TREES GROWING IN STREET ROW BLOCKING	8/29/2014			
Garden City	14-002157	2968 TRAILBLAZER #B	Rental Inspection	RENTAL INSPECTION	8/29/2014			

**GARDEN CITY POLICE DEPARTMENT
 MASTER ACTIVITY REPORT
 August of 2014
INCIDENTS REPORTED**

OFFENSES	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Murder/Manslaughter	0	0	0
Rape	1	2	13
Robbery	1	1	5
Aggravated Assault	12	6	44
Burglary	14	3	61
Theft	55	86	493
Auto Theft	1	0	7
Arson	0	1	1
TOTAL	84	99	621
All Other Crimes	128	155	1055
GRAND TOTAL	212	254	1676

CRIMINAL ENFORCEMENT ACTIVITIES

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Adult Arrests	191	178	1497
Juveniles Detained	23	29	264
TOTAL CUSTODY	214	207	1761
Alcohol Related	36	16	192
Drug Related	13	14	173
Curfew Violations	6	5	53

INVESTIGATIONS DIVISION ACTIVITIES

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Total Cases Assigned	31	79	319
Total Active Cases	199	209	1339
Adult Affidavits Filed	8	17	75
Juvenile Affidavits Filed	0	5	55
Follow-Up Contacts	695	785	7040
Special Assignments	68	42	411
Search Warrants	14	33	180
Supplemental Reports	213	238	1694
Other Reports	218	268	1795
Cases Referred For Prosecution	22	23	150

TRAFFIC ACCIDENT INVESTIGATIONS

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Fatal Accidents	0	0	0
Injury Accidents	7	4	40
Non-Injury Accidents	54	36	392
TOTAL ACCIDENTS	61	40	432
Private Property Accidents	6	6	31

**GARDEN CITY POLICE DEPARTMENT
 MASTER ACTIVITY REPORT
 August of 2014**

OFFICERS ASSAULTED

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Firearm	0	0	0
Cutting Instrument	0	0	0
Other Dangerous Weapon	0	0	0
Hands, Fist, Feet, Etc.	2	3	20
Police Service Dog	0	0	0
TOTAL ASSAULTS	2	3	20

PATROL/CRD DIVISIONS SUMMARY

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Offense Reports	231	285	1814
Supplemental Reports	116	97	748
Other Reports	92	91	755
Community Oriented Policing	198	240	1812
Speeding Citations	30	40	264
Other Traffic Citations	252	237	2453
Parking Citations	11	7	103
Warning Notices	381	447	3163
Penal Summons	35	41	276
Felony Cases Cleared	21	16	178
Misdemeanor Cases Cleared	116	103	879
DUI Cases Cleared	14	9	79
Insecure Premises	15	14	75
Field Interviews	2	0	80
Citizen & Business Assists	177	152	1028
Alarms	111	86	692
Adult Affidavits Filed	39	43	271
Juvenile Affidavits Filed	17	18	134

COMMUNICATIONS CENTER ACTIVITIES

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Non-Traffic Activities	2878	2898	20621
Traffic Activities	598	552	4895
TOTAL ACTIVITIES	3476	3450	25516
911 Calls	1980	1973	13357
Finney County Sheriff's Office Activities	455	493	3723

**GARDEN CITY POLICE DEPARTMENT
 MASTER ACTIVITY REPORT
 August of 2014**

RESPONSE TIME SUMMARY

DESCRIPTION	THIS MONTH	LAST YEAR	5 YEARS AGO
Average Emergency	3.05	2.49	3.36
Average Non-Emergency	10.20	11.09	15.53
Average Traffic Accident	11.39	11.22	11.42

ANIMAL INCIDENT ACTIVITIES

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Animals Impounded	131	178	1231
Animals Disposed	57	63	400
Citations Issued	2	6	28
Animal Bites	5	10	37
Adoptions	41	45	323

TRAINING HOURS RECEIVED

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Administrative	56.50	15.75	354.75
Patrol/CRD Division	395.50	350.00	2565.50
Support Services Division	11.00	59.25	337.55
Investigation Division	86.75	11.00	432.75
Instructor Hours	74.50	32.00	614.75
SUB-TOTAL TRAINING HRS	624.25	468.00	4276.05
Academy Training Hours	720.00	456.00	2960.00
TOTAL TRAINING HOURS	1344.25	924.00	7236.05

ADMINISTRATIVE INVESTIGATIONS

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Allegations Received	1	3	14
Unfounded	1	0	4
Unsubstantiated	0	0	0
Sustained	1	0	5
Exonerated	0	2	2
Violation Not Based On Complaint	0	0	0
Investigation In Progress	0	4	19
Administrative Closure	2	0	2
Commendations	0	0	5

Bias-Based Policing Statistics

August 2014

	July #	July %	August #	August %
SUBJECTS CONTACTED:	239	N/A	307	N/A
AGE:				
15 yoa - 19 yoa	58	24%	55	18%
20 yoa - 29 yoa	87	36%	104	34%
30 yoa - 49 yoa	64	27%	101	33%
50+	30	13%	47	15%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%
RACE:				
White	218	91%	283	92%
Black	14	6%	16	5%
Native American	0	0%	1	0%
Asian	5	2%	7	2%
Other	0	0%	0	0%
More Than One Race	0	0%	0	0%
Not Provided/Unknown	2	1%	0	0%
<i>TOTAL</i>	239	100%	307	100%
GENDER:				
Male	162	68%	189	62%
Female	77	32%	118	38%
Unknown	0	0%	0	0%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%
ETHNICITY:				
Hispanic/Latino	145	61%	184	60%
Non-Hispanic	91	38%	121	39%
Not Provided	3	1%	2	1%
<i>TOTAL</i>	239	100%	307	100%
RESPONSE AREA:				
1	54	23%	110	36%
2	40	17%	51	17%
3	57	24%	35	11%
4	61	26%	64	21%
5	26	11%	47	15%
Not Provided	1	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%
PRIMARY REASON FOR OFFICER INVESTIGATION:				
Call Related	24	10%	35	11%
Officer Initiated	214	90%	272	89%
Not Provided	1	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%
INFORMATION OBTAINED BY:				
Officer's Perception	218	91%	276	90%
Investigation	20	8%	31	10%
Not Provided	1	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%

Bias-Based Policing Statistics

August 2014

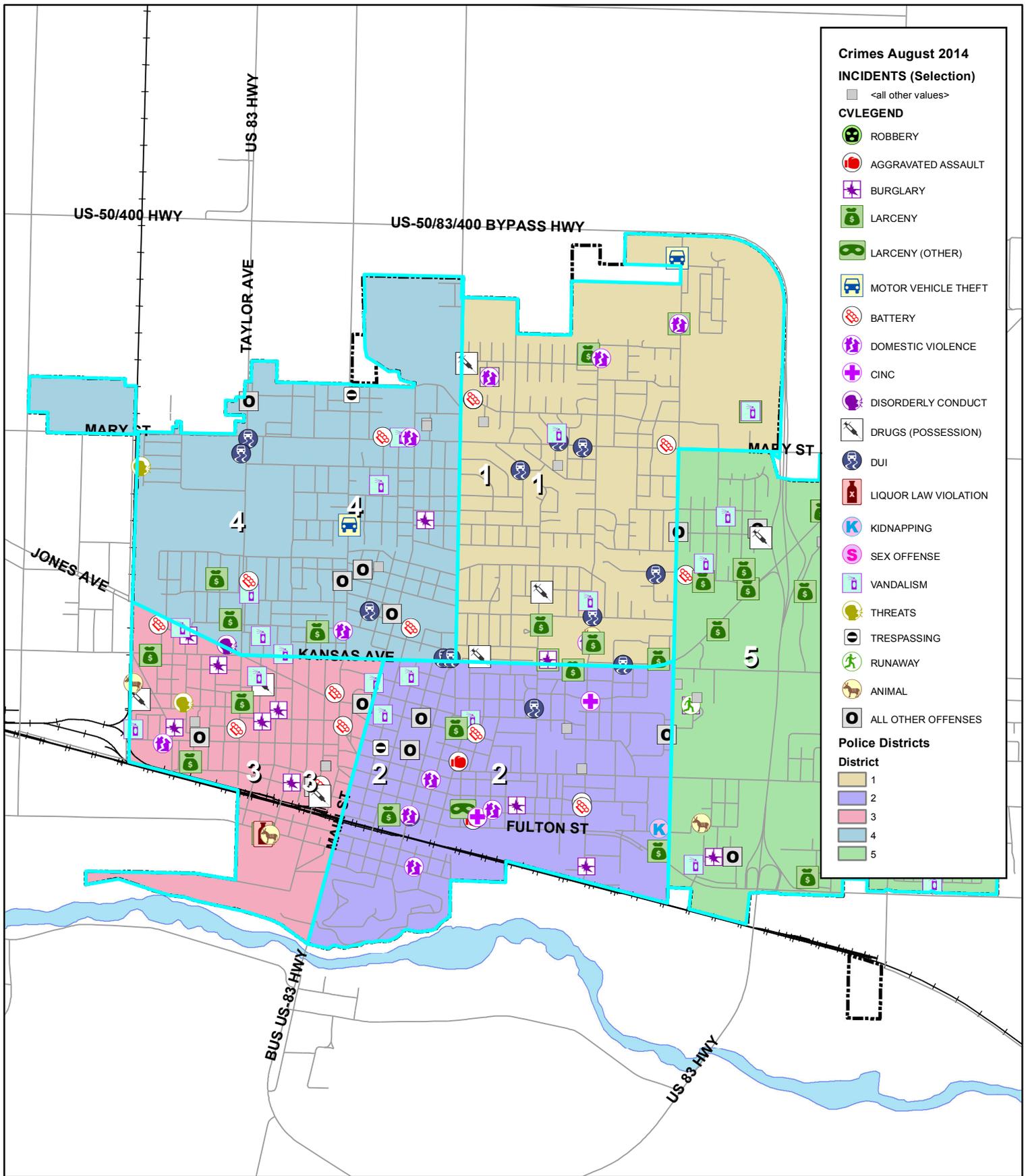
	July #	July %	August #	August %
RELIGIOUS DRESS:				
Yes	2	1%	4	1%
No	236	99%	303	99%
Not Provided	1	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%
PRIMARY REASON FOR STOP:				
Moving Violation	148	62%	182	59%
Equipment Violation	69	29%	87	28%
Criminal Offense/Probable Cause	8	3%	14	5%
Other Violation	10	4%	19	6%
To Render Service	1	0%	3	1%
Suspicious Circumstances	2	1%	1	0%
Pre-existing Knowledge	0	0%	1	0%
Special Detail	0	0%	0	0%
Multiple Reasons	0	0%	0	0%
Not Provided	1	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%
ACTION TAKEN:				
Citation	159	67%	208	68%
Search	0	0%	0	0%
Warning	50	21%	60	20%
Arrest	29	12%	39	13%
Warrant Arrest	0	0%	0	0%
Assistance Provided	0	0%	0	0%
No Action	0	0%	0	0%
Not Provided	1	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%
SEARCH RATIONALE:				
Not Applicable	225	94%	293	95%
Vehicle Indicators	1	0%	1	0%
Verbal Indicators	1	0%	0	0%
Physical/Visual Indicators	3	1%	0	0%
Document Indicators	1	0%	4	1%
Incident to Arrest	6	3%	8	3%
Other	1	0%	1	0%
More Than One Reason	0	0%	0	0%
Not Provided	1	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%
TYPE OF SEARCH:				
No Search Conducted	226	95%	290	94%
Consent Search Conducted	0	0%	4	1%
Inventory	0	0%	0	0%
Stop and Frisk	2	1%	0	0%
Search Warrant	0	0%	0	0%
No Search/Consent Denied	0	0%	0	0%
Search Incident to Arrest	8	3%	13	4%
Plain View	1	0%	0	0%
Probable Cause	1	0%	0	0%
More Than One Type	0	0%	0	0%
Not Provided	1	0%	0	0%
<i>TOTAL</i>	239	100%	307	100%

Bias-Based Policing Statistics

August 2014

		July #	July %	August #	August %
CONTRABAND SEIZED:					
	None	236	99%	303	99%
	Currency	0	0%	0	0%
	Firearms	0	0%	1	0%
	Other Weapons	0	0%	0	0%
	Drugs/Paraphernalia	1	0%	2	1%
	Alcohol/Tobacco Products	2	1%	1	0%
	Stolen Property	0	0%	0	0%
	Other	0	0%	0	0%
	More Than One Type	0	0%	0	0%
	Not Provided	0	0%	0	0%
	<i>TOTAL</i>	239	100%	307	100%

Hispanic	Arrests	22	15%	30	16%
	Citations	97	67%	123	67%
	Warnings	26	18%	31	17%
Non-Hispanic	Arrests	6	7%	9	7%
	Citations	61	67%	83	69%
	Warnings	23	25%	29	24%



Crimes August 2014

INCIDENTS (Selection)

- <all other values>

CVLEGEND

- ROBBERY
- AGGRAVATED ASSAULT
- BURGLARY
- LARCENY
- LARCENY (OTHER)
- MOTOR VEHICLE THEFT
- BATTERY
- DOMESTIC VIOLENCE
- CINC
- DISORDERLY CONDUCT
- DRUGS (POSSESSION)
- DUI
- LIQUOR LAW VIOLATION
- KIDNAPPING
- SEX OFFENSE
- VANDALISM
- THREATS
- TRESPASSING
- RUNAWAY
- ANIMAL
- ALL OTHER OFFENSES

Police Districts

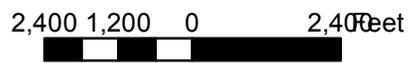
District

- 1
- 2
- 3
- 4
- 5



Garden City PD

This agency is not responsible for the misinterpretation of this map and makes no inference or judgment as to the relative safety of particular areas. This map does not meet national map accuracy standards and should not be used for engineering purposes.



**CITY PROJECT UPDATES
2014**

Revision No. 8- Date: September 10, 2014

Completed Projects

Carry Over Projects From 2013

Proposed New Projects - Not Budgeted

Description	Current Status												Completion Status			Comments	
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Design	Bid	Const.		
ENGINEERING - ADMINISTRATIVE																	
Capital Improvements Bond Issue								Ord	Sale				100%	9/16/14	0%	\$2,803,800	
Special Assessments								Ord	Sale				100%	9/16/14	0%	Seventh & Laurel Streetscape \$106,200	
Petitions for New Developments													0%		0%		
ENGINEERING - HIGHWAYS & MAJOR STREETS																	
A. STATE/FEDERAL AID																	
KLINK Fulton St. to Kansas							Const	Const	Const	Const?			100%	8/29/13	30%	\$587,081 Start 7/16 @ Pine/Stevens intersection City share \$387,081	
East Kansas Ped/Bike Facility	Design	Design	KDOT	KDOT	KDOT	Revise	Revise	KDOT	KDOT	KDOT?	BID?	Const?	95%		0%	\$831,000 Probable 2015 construction City share \$166,200	
GI - Kansas Avenue Widening	Design	Design	KDOT	KDOT	KDOT	Revise	Revise	Revise	KDOT	KDOT?	KDOT?	KDOT?	95%		0%	\$1,743,800 2015 work City share \$893,800	
KLINK - combined FY2014 & 15											Design?	Design?	0%		0%	\$800,000 2015 work City share \$400,000	
B. TE PROJECTS																	
Windsor Hotel stabilization		Bid		Rebid			Const	Const	Const	Const	Const?	Const?	Const?	100%	3/13/14	26%	\$924,423 Preservation Alliance share \$313,063
ENGINEERING - LOCAL STREETS																	
A. CITY RECONSTRUCTION/CONSTRUCTION																	
KDOT Fund Exchange Projects				Const	FINAL								100%	5/30/13	100%	\$336,588 FY 2012: North & South Chainey and Rock Rd	
KDOT Fund Exchange projects	Design	Bid							Const	Const?			100%	2/13/14	10%	\$205,534 FY 2013 - Shamus - north & Rebel Road	
KDOT Fund Exchange projects					Apply	KDOT					Design?	Design?	0%	?/?/2015	0%	\$285,000 FY 2014 - Arterial & Collector Modified Sealing	
New Community Sidewalks		Const?	Const?	Const?	Const	Const	Const	Const	Const?	Const?	Const?	Const?	0%		52%	\$30,000 \$15,609 - New Sidewalks throughout the Community, Filling Gaps	
B. DRAINAGE PROJECTS																	
FEMA Floodplain related projects													0%	On-hold	0%	Waiting on FEMA's letter.	
C. TRAFFIC SIGNAL PROJECTS																	
Vehicle Detection Upgrades							Order	Shop	Install?	Install?			100%	In-house	100%	\$ 35,000 2014 Project - Walnut & Main	
Pedestrian Activated Warning Sign								Installed	Install?	Install?	Install?		0%	In-house	37%	\$ 15,000 Work - \$5,600 Taylor and Talley Trail	
Vehicle Detection Upgrades							Order	Shop	Order?	Install?	Install?		0%	In-house	46%	\$ 35,000 Work - \$15,975 Control/Video Parts	
D. SUBDIVISION CONSTRUCTION & SPECIAL ASSESSMENT PROJECTS																	
Pioneer Road Estates	Const	Const	FINAL										100%	12/21/12	100%	\$795,490 subdivision improvements	
Samy Addition	Const	Const	Const	Design	Design	Design	Bid	Const	Const	Const?	Const?	Const?	100%	7/29/14	60%	\$1,575,000 Infrastructure for the Old Chicago, hotel & waterpark project	
PUBLIC WORKS - STREET MAINTENANCE PROJECTS																	
Street Sealing Program				Bid	stockpile	FINAL							100%	4/8/14	100%	\$360,700 Cycle One	
Crack Sealing Program	Const	FINAL									Bid?		100%	?/?/2014	0%	\$191,150 2014 Cycle 1(172,000 lbs. \$191,150) - 2015 Cycle 2(172,000 lbs. \$202,650)	
Community Sidewalk/Driveway	Const	Const?	Const	Const	Const	Const	Const	Const	Const	Const?	Const?	Const?	0%		30%	\$30,000 (Res. 10 - \$6,314 & Com. 5 - \$3,628, Obligated \$13,500, Available Funds \$6,558)	

**CITY PROJECT UPDATES
2014**

Revision No. 8- Date: September 10, 2014

Completed Projects

Carry Over Projects From 2013

Proposed New Projects - Not Budgeted

Description	Current Status												Completion Status			Comments	
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Design	Bid	Const.		
PUBLIC WORKS - PARKS & GROUNDS																	
Master Plan - Finnup Park	Design	Design	Design	Design	Meeting	Adopt							100%		0%	\$9,880	Adopted 7/15
2013 Street Tree Pruning Prog.	Bid	Const	FINAL										100%	1/16/14	100%	\$8,806	Early 2014 Project
2014 Street Tree Pruning Prog.									Mark?	Mark?	Mark?	Mark?	0%	1/??/2015	0%	\$20,000	
Maintenance Sealing Program							Const?	Const?	Const?				100%		0%	\$28,100	Carry over project for 2015
REGIONAL AIRPORT																	
Snow Removal Equipment Building	Const	Const	Const	FINAL									100%	12/22/13	100%	\$716,543	AIP-34 Grant, City Share \$35,828
Restroom Renovation			Bid		Const	Const	Const	Const	Const				100%	3/11/14	99%	\$235,496	New restrooms now in service
Design Partial Twy F and Twy C					Contract		Design	Design	Design	Design?	Design?	Design?	5%		0%	\$235,200	FAA Grant approved 6/11/14, City Share \$23,520
Street Sealing Program													100%	On Hold	0%	\$37,400	Pushed the project for renovation project at the Terminal
RECREATION																	
Dog Park Improvements									Const?	Const?	Const?		0%		0%	\$20,000	GCRC funding, City Share \$5,000
Finnup Park Walking Trail Phase 2	Design	Design	Bid	Rebid					Const?	Const?			100%	4/10/14	0%	\$60,000	Sunflower Trails Grant to Rec Commission, City share \$30,000
ZOO																	
Elephant Yard Expansion	Design	Design	Design	Review	Bid			Rebid	Const?	Const?	Const?		100%	9/30/14	0%	\$423,000	Expansion of outside yard south into African plains yard.
Giraffe Bull Yard Renovation					Const	Const	Const		FINAL				100%		100%	\$50,000	FOLRZ - Public viewing deck, modify the yard, replace overhead doors
Install 5th Street Gate		Const	FINAL										100%	12/21/13	95%	\$14,000	Construct automated gate system at 5th Street entrance
ELECTRIC																	
Circuit 105,405,505 Conversion	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	100%		30%	\$31,549	Voltage Conversion (\$3,619 Project to date)
Circuit 207 URD Replacement	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	Const?	100%		45%	\$39,913	Replacement
SCADA Development	Const?	Const?	Const?	Const?	Const?	Const?	Const?						100%		90%	\$125,000	System Monitoring
Substation # 10	Const	Const	Const										100%		95%	\$2,500,000	Almost finished
Substation # 11/Jameson Plant	Const	Const	Const	Const	Const?	Const?							100%		85%	\$1,750,000	All work underway
WATER																	
Repair Water Tower Main & Kansas			Bid		Const?			Const					100%	3/14/14	100%	\$25,000	Internal repair to tower at Main Street and Kansas Avenue
Standby Power - Sandhills Wells					Design?					Const?			0%		0%	\$350,000	Back up generation - Sandhills water wells
Building Construction								Design	Design?	Design?		Const?	2%			\$1,700,000	New Water Service Building at Electric Service Facility
Lyle/Theron Street Watermain				Design	Design	Design	Design	Design	Design	Bid?	Const?	Const?	80%			\$240,000	Construct new watermain on Lyle Street
Main Cleaning & Valve Replacement							Design?		Const?	Const?	Const?	Const?	0%		90%	\$125,000	Continue cleaning of older mains and replacing valves
WASTEWATER																	
SCADA Development		Design?	Design?	Design?	Design?	Design?	Design?	Design?	Design?	Design?	Const?	Const?	75%			\$125,000	WWTP Operation and Security
Manhole Rehabilitation				Design?	Bid?				Const?				100%			\$45,000	Manhole Rehab
Design of Major Electrical Repairs			Design?			Const?							0%			\$75,000	Design new electrical conduit system for oxidation ditch #1 and #2
Campus & Harding Lift Station						Design	Bid						100%	On Hold		\$110,000	Rehab Lift station from wet/drywell to wetwell/submersible pumps

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

TRANSPORTATION DEPARTMENT REPORT FOR AUGUST, 2014

Ridership on City Link held pretty steady at 7,217 rides in August. The daily average rose to 344. This includes the Airport Shuttle which provided 105 rides to and from the Garden City Regional Airport. The Clarion gave notice that they will resume providing their own transportation to the pilots, crew and passengers as of October 1. Mini Bus ridership rose from 1,169 door to door rides in July up to 1,314 in August with a daily average of 63.

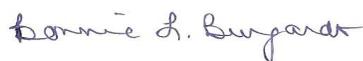
We provided dispatching for Dodge City's scheduled door to door bus service for 1,691 rides in August compared to 1,910 rides in July. Their daily average was 81. Marcy attended the KPTA meeting in Wichita. Dodge City Transportation was the recipient of the KDOT award for greatest increase in ridership for small agencies. Prior to our taking over the dispatching for Dodge City Transportation they provided a little over 500 rides per month. Now they provide closer to 2,000 rides per month. Once they begin their fixed route I am sure it will rise more.

The Finney County Community Health Coalition/St. Catherine Hospital, which we are members of, received the 2014 NOVA award. The coalition was recognized for framing three major community needs: reducing risky behaviors for young people, including teen pregnancy, smoking and drinking; *improving transportation*; and supporting families and children through two agendas- literacy training and preventing domestic violence. The result has been to help pass a no-smoking ordinance within the city limits, *to create a fixed-route bus service (City Link)* and to develop the Center for Children and Families, to name just a few. We are pleased to have played a part in Finney County/Garden City receiving this recognition for our efforts.

Paperwork was completed on the three new buses we received from KDOT. The new buses were labeled at the factory to save costs. The remaining labeling was completed; cameras and radios installed and buses were put on the line on City Link. Labeling on the three buses that are being replaced was removed and proof of such was sent to KDOT, as required by their policies. Titles have been ordered from the state. Once received the retired buses will be listed on PurpleWave.com with proceeds placed in a reserve account for future bus replacement. I completed the sales tax refund application on the 80% federal/state share on the three new buses.

I was able to obtain disabled stickers to place on our vehicle tags which will allow us to use the disabled parking spaces once again. When I was applying for a disabled placard for my mother in law I noticed that the law has changed to once again allow this. I passed the information along to KDOT so they can share it with other providers as well.

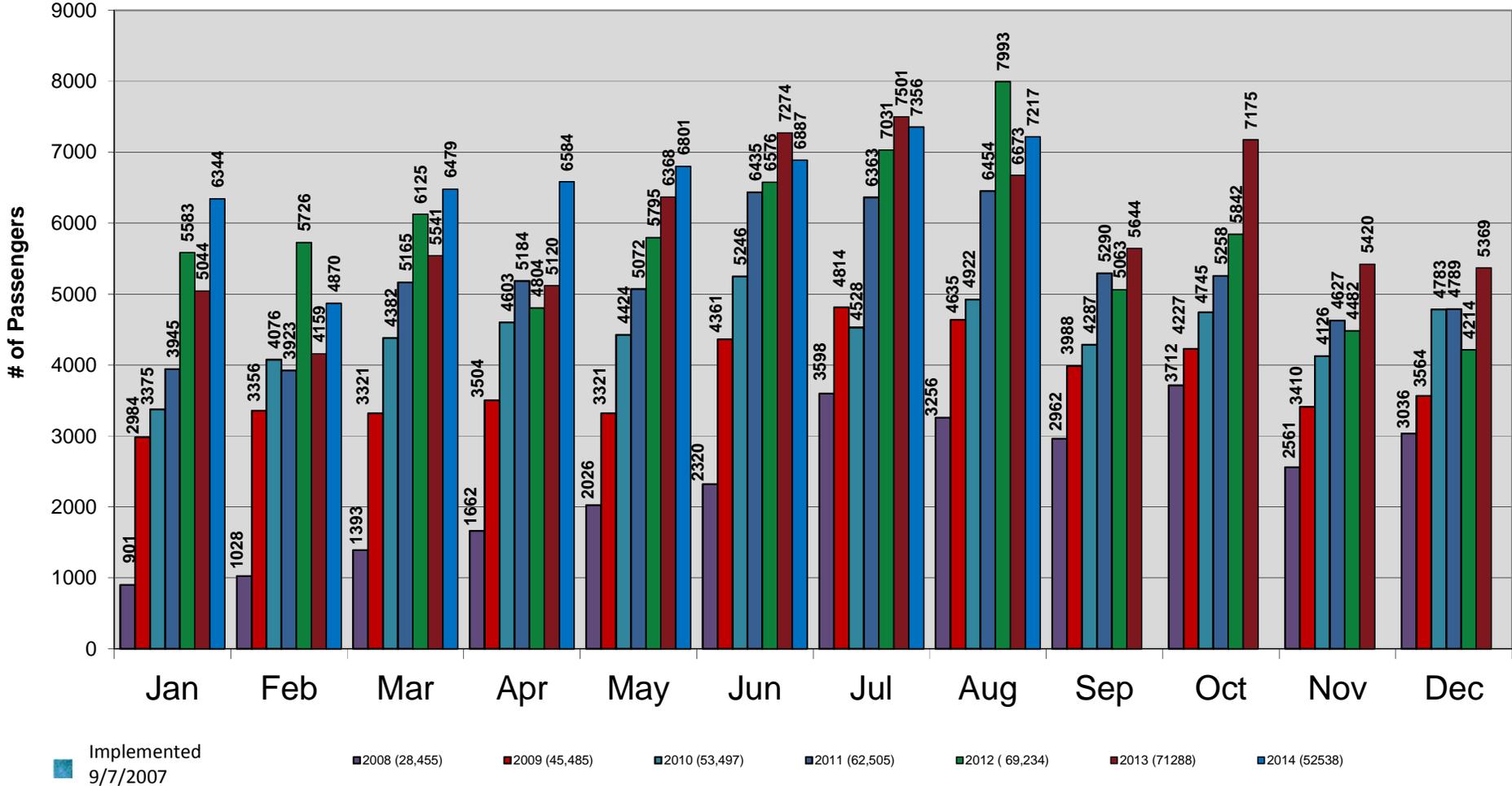
Respectfully submitted,



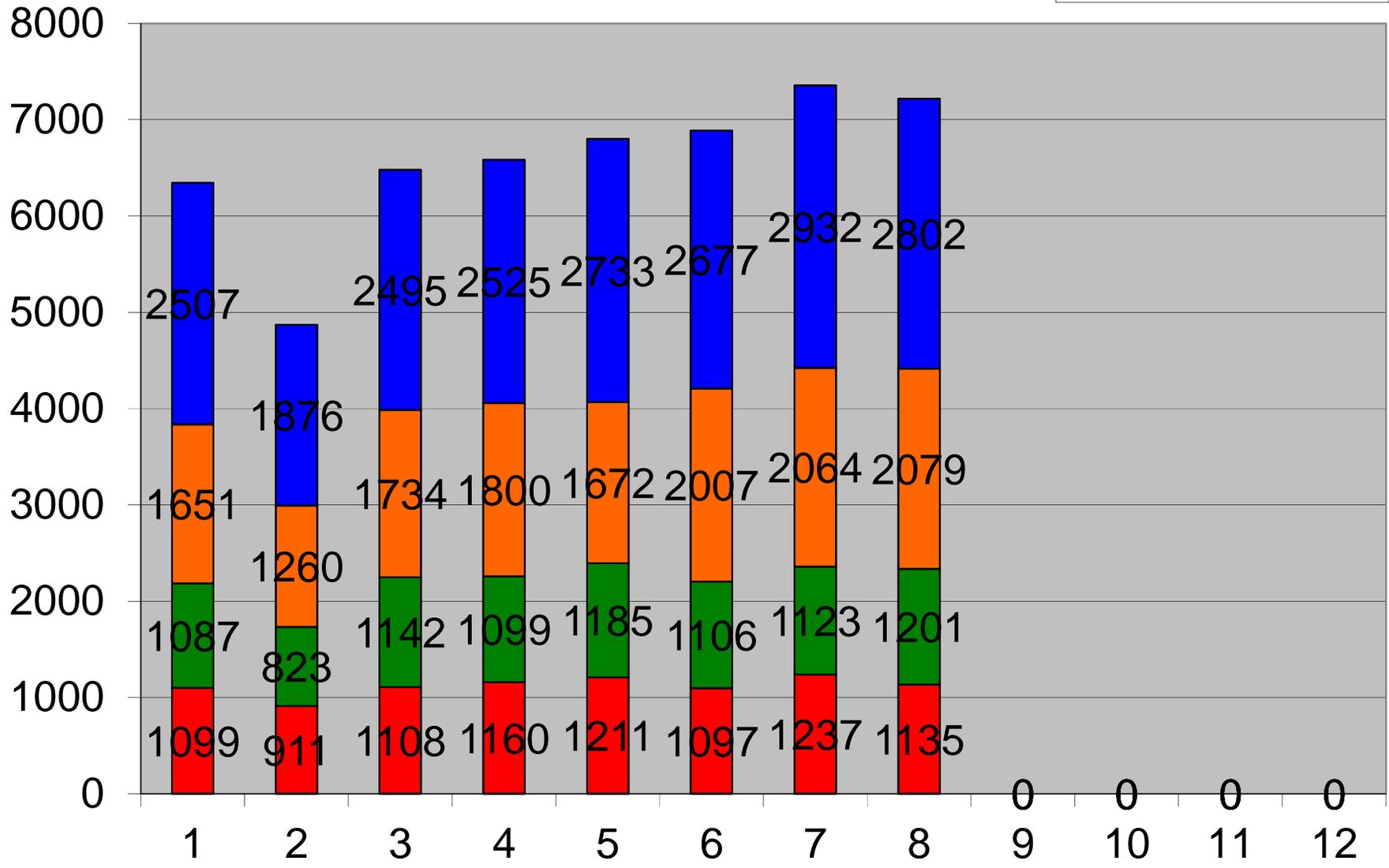
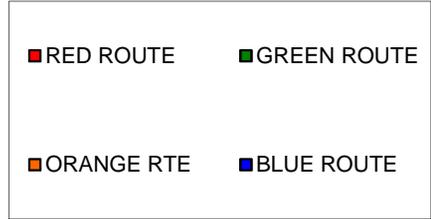
Bonnie L. Burgardt
Transportation Director

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

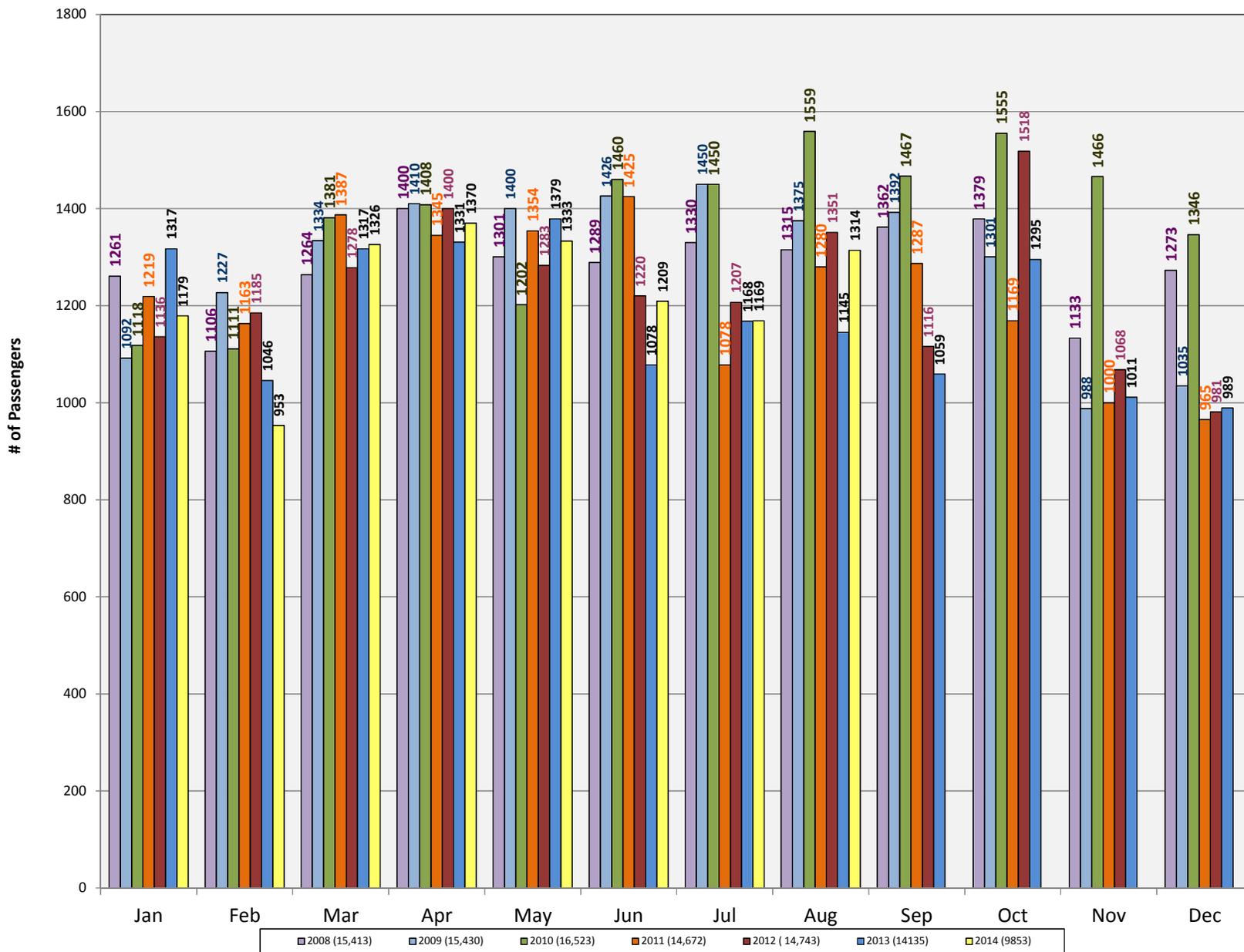


CITY LINK RIDERSHIP 2014



JANUARY 2014 THRU DECEMBER 2014

Mini Bus Ridership Yearly Comparison



AIRPORT SHUTTLE RIDERSHIP BOARDINGS

BUS ROUTE DESCRIPTIONS	AUGUST 2014					ROUTE TOTALS
	M	T	W	T	F	
AIRPORT SHUTTLE - 6 AM	0	1	0	2	6	9
AIRPORT SHUTTLE - 5 AM	6	12	6	6	12	42
AIRPORT SHUTTLE - 2 PM	2	0	3	0	2	7
MONTHLY TOTALS	8	13	9	8	20	58

PILOT AND CREW MEMBER RIDERSHIP BOARDINGS

DESCRIPTIONS	AUGUST 2014					TOTALS
	M	TU	W	TH	F	
PILOTS - AM	6	9	6	6	6	33
PILOTS - PM	0	0	0	0	3	3
BILLABLE PASSENGERS	2	1	1	0	7	11
PILOT MONTHLY TOTALS	8	10	7	6	16	47



CITY OF GARDEN CITY ZOO DEPARTMENT AUGUST 2014 MONTHLY REPORT

ANIMAL DIVISION

ACCESSIONS:

Births/Hatchings

None

Transactions (Purchases, donations, etc.)

0.0.1	Bullsnake	Wild caught
0.1	Praying mantis	Wild caught

DEACCESSIONS

Deaths

0.0.1	Brown recluse	Undetermined
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Transactions (Sales, donations, etc.)

None

Animal division continues interviews, etc. necessary to return to full staffing levels; Mountain lion introductions continue (turned log to modify environment); Successful elephant foot x-rays; Tumbleweed Festival staffing; electrical power improvements at Lion and AP barn. Continuing to work on incoming and outgoing animal moves. First time vaccinations for swift fox adults and kits.

ADMINISTRATION DIVISION

All zoo staff attended bloodborne pathogen training; conducted regularly scheduled check of all first aid kits; elephant exhibit expansion project bids postponed; discussions with upcoming "outside" events: Preservation Alliance's Razing the Roof, and Leave A Legacy Foundation's run; Updating property listings for insurance; discussing future of Animal Trust; New playground piece and port-a-cooler ordered; Director attended 2nd session "Touch All Bases" series, participating on City's personnel evaluation system steering committee. Continuing "A Wild Affair" planning.

EDUCATION DIVISION

The education division gave 43 formal programs to 1128 people, reached an additional 322 people through informal programming and 240 people in 12 classes learned from 1 discovery box check-out. Received \$10,000 grant from WKCF for Nature Play space (total now \$20,000). Teachers are beginning to schedule programs for the school year. Working on new educational palm oil crisis exhibit for Wild Asia Nocturnal building. Led World Elephant Day celebration on grounds for the 2nd year. Annual docent trip (Cheyenne Mountain Zoo and Pueblo Zoo this year as well as Wolf Sanctuary). Researching on Eco Meet programming. Working on Distance Learning program for Australia.

MAINTENANCE DIVISION

Maintenance crew finished repainting Train restroom; adding new boards to elephant play structure for shade; Tumbleweed Festival preparations; assisted FOLRZ with patio umbrellas and power washing, sandblasting fire hydrants for A Wild Affair auction, and unloading Dippin Dots delivery; researching fogger for Marie Osterbuhr Aviary; various vehicle and equipment repairs; tree trimming to clear limbs from power lines; placed yearly lock order; fly and chigger control efforts; stained/waterproofed new giraffe encounter deck, also assembled and placed hut on deck; various fence/railing and door repairs; replaced rotting wood at muntjac barn; started work on water leak issue at Finnup Center east hall; Painting the recently added upper metal barrier around mountain lion exhibit that had already started rusting. Final touches continue on east giraffe yard.

**CONSIDERATION OF
APPROPRIATION ORDINANCE**

Ordinances & Resolutions

MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 10 September 2014

RE: 2014 GENERAL OBLIGATION BOND ISSUE

ISSUE

The Governing Body is asked to consider and approve the low bid for the General Obligation Bonds which will be received on September 16th at 11:00 am. An Ordinance and Resolution authorizing the bonds are also presented for consideration and approval.

BACKGROUND

At the August 19th meeting, the Governing Body authorized the bond sale for the 2014 Capital Improvement projects that require debt financing and the special assessment for the streetscape improvements at Seventh and Laurel Streets.

Financial Advisor Chuck Bouly will present the bond sale results to the Governing Body. Bond Counsel Mary Carson has prepared an Ordinance and a Resolution authorizing the sale.

ALTERNATIVES

- 1) The Governing Body may accept the low bid and adopt the Ordinance and Resolution.
- 2) Reject the bids or defer action to a later date.

RECOMMENDATION

Staff recommends that the Governing Body accept the low bid and adopt the Ordinance and Resolution.

FISCAL

The first debt service payment is included in the 2015 budget.



Engineering Department

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

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

CITY ADMINISTRATIVE
CENTER
301 N. 8TH
P.O. BOX 998
GARDEN CITY, KS
67846-0998
620.276.1130
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www.garden-city.org

(Published in *The Garden City Telegram* on September 19, 2014)

ORDINANCE NO. ____-2014

AN ORDINANCE OF THE CITY OF GARDEN CITY, KANSAS, AUTHORIZING ISSUANCE OF THE CITY'S GENERAL OBLIGATION BONDS, SERIES B, 2014, IN THE PRINCIPAL AMOUNT OF \$2,910,000, PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON THE BONDS; AUTHORIZING RELATED DOCUMENTS AND ACTS; AND MAKING CERTAIN COVENANTS WITH RESPECT TO THE BONDS.

WHEREAS, the governing body of the City of Garden City, Kansas (the "City"), under the authority of K.S.A. 12-6a01 *et seq.*, K.S.A. 12-685 to 12-689, and K.S.A. 12-1736 *et seq.*, each as amended and supplemented, (collectively, the "Project Act"), has authorized and made or will make the following improvements (the "Improvements") in the City:

A. Widening and reconstructing Kansas Avenue (KDOT Project #156-28 KA-2621-01), from Main Street to Third Street, as authorized by Ordinance No. ____.

B. Bike/Ped Pathway along Kansas Avenue from Campus Drive to Leslie Road (KDOT Project #28 TE-0385-01), as authorized by Ordinance No. ____.

C. Construction of additional office space and a warehouse facility for the Water Department, and all things necessary and related thereto, as authorized by Ordinance No. ____.

D. Construction of streetscape improvements at the corner of Seventh and Laurel Streets, as authorized by Resolution No. 2537-2014.

WHEREAS, the City is authorized by the Project Act and K.S.A. 10-101 to 10-125, inclusive, as supplemented and amended (collectively, the "Bond Act"), to issue its general obligation bonds for the purpose of providing financing for the unpaid costs of the Improvements; and

WHEREAS, the City body finds and determines the total City cost of the Improvements, including the costs of issuing the Bonds are \$2,910,000 to be paid by issuance of the City's general obligation bonds, as authorized by this Ordinance; and

WHEREAS, the governing body determines it necessary to authorize and provide for the issuance of the general obligation bonds; and to specify their terms, details, form and conditions.

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

SECTION 1. Authorization of the Bonds. The City's General Obligation Bonds, Series B, 2014 in the total principal amount of \$2,910,000.00 (the "Bonds") are authorized to be issued for the purpose of providing funds to pay a portion of the costs of the Improvements defined above.

SECTION 2. Security for the Bonds. The Bonds are general obligations of the City payable as to both principal and interest, in part, from special assessments levied upon certain property in the City, and if not so paid, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, in the territorial limits of the City. The balance of the Bonds are general obligations of the City payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the City. The full faith, credit and resources of the City are pledged to secure the payment of the principal of and the interest on the Bonds as the same severally become due and payable.

SECTION 3. Terms, Details and Conditions of the Bonds. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to maturity thereof, and shall be issued and delivered in the manner prescribed and subject to the provisions, covenants and agreements set forth in a resolution hereafter adopted by the governing body of the City (the "Resolution").

SECTION 4. Designation of Paying Agent and Bond Registrar; Issuer/Agent Agreement. Pursuant to K.S.A. 10-620 *et seq.*, the governing body elects to have the provisions of the Kansas Bond Registration Law apply to the Bonds and designates and appoints the Treasurer of the State of Kansas, Topeka, Kansas, as the Bond Registrar and Paying Agent for the bonds (the "Paying Agent"). The terms, conditions and provisions under which the Paying Agent will perform its duties are set forth in an Agreement between Issuer and Paying Agent dated as of May 1, 2014 (the "Issuer/Agent Agreement"). The form and text of the Issuer/Agent Agreement are approved and accepted by the governing body, and all of the covenants, duties and responsibilities therein to be performed by and on behalf of the City are declared the covenants, duties and responsibilities of the City as though fully set forth in this Ordinance. The Mayor and City Clerk are authorized to execute and deliver the Issuer/Agent Agreement for and on behalf of the City. The Issuer/Agent Agreement is incorporated in and made a part of this Ordinance as though fully set forth at this place; provided, publication of the Issuer/Agent Agreement is not required.

SECTION 5. Levy and Collection of Annual Tax and Collection of Tax Increments. The governing body of the City covenants to and shall annually make provision for the payment of principal of, premium, if any, and interest on the as the same become due by levying and collecting the necessary taxes and/or assessments upon all of the taxable tangible property within the City in the manner provided by law.

The taxes and/or assessments shall be extended upon the tax rolls in each of the several years, respectively, and shall be levied and collected at the same time and in the same manner as

the general ad valorem taxes of the City are levied and collected, shall be used solely for the payment of the principal of and interest on the Bonds as and when the same become due and the fees and expenses of the Paying Agent. The proceeds derived from said taxes and/or assessments shall be deposited in the Series 2013 Principal and Interest Account or appropriate subaccounts thereof, all as described in the Resolution.

If at any time such taxes and/or assessments are not collected in time to pay the principal of or interest on the Bonds when due, the City Treasurer or Finance Director is authorized and directed to pay such principal or interest out of the general funds of the City and to reimburse the general funds for money so expended when the taxes and/or assessments are collected.

SECTION 6. Tax Covenants. The governing body of the City covenants that so long as any of the Bonds remain outstanding and unpaid, it will not make or permit use of the proceeds thereof which, if such use had been reasonably expected on the date of issuance and delivery of the Bonds, would have caused the Bonds to be “arbitrage bonds” within the meaning of Section 103(b)(2) of the Internal Revenue Code of 1986, as amended (the “Code”); and that it will comply with all applicable requirements of Section 148 of the Code and the applicable rules and regulations of the United States Treasury Department thereunder for so long as any of the Bonds remain outstanding and unpaid. The governing body further covenants to take all such action in its power as may be required from time to time in order to ensure the continued tax-exempt status of the interest on the Bonds, and to comply with all provisions of the Code, as the same be amended, and any applicable rules and regulations of the United States Treasury Department issued under the Code.

SECTION 7. Authorization of Official Statement; Continuing Disclosure. The governing body of the City ratifies its previous approval of the form and content of the Preliminary Official Statement for the Bonds dated August __, 2014 and “deems final” the Preliminary Official Statement, except for the omission of certain information as permitted by Securities and Exchange Commission Rule 15c2-12 (the “Rule”). The City approves the form and content of those additions to the Preliminary Official Statement necessary to prepare the final Official Statement and authorizes the use of the final Official Statement (in its entirety) in the reoffering of the Bonds by the original purchaser of the Bonds. The Mayor is authorized to execute and the City Clerk to attest the final Official Statement on behalf of the City. Under the Rule, the City “deems final” the final Official Statement. The City covenants and agrees to provide continuing disclosure as required by the Rule and as set forth in the Continuing Disclosure Undertaking attached as an appendix to the Preliminary Official Statement. The Mayor is authorized to execute and the City Clerk to attest the Continuing Disclosure Undertaking on behalf of the City.

SECTION 8. Further Authority. The City and its officers, agents and employees are authorized and directed to take such actions, expend such moneys and execute such other documents, certificates and instruments as may be necessary or desirable in order to carry out and comply with this Ordinance and to give effect to the transactions described herein, including executing final certificates required to be included in the official Transcript of Proceedings relating to the authorization and issuance of the Bonds, all without further action by the governing body.

SECTION 9. Severability. If any section, paragraph, clause or provision of this Ordinance is, for any reason, held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any remaining provisions of this Ordinance.

SECTION 10. Governing Law. This Ordinance and the Bonds shall be governed exclusively by and construed in accordance with the applicable laws of the State of Kansas.

SECTION 11. Effective Date. This Ordinance shall be in force and take effect from and after its adoption and approval and its publication one time in the City's official newspaper.

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ADOPTED AND APPROVED by the governing body of the City of Garden City,
Kansas on September 16, 2014.

CITY OF GARDEN CITY, KANSAS

[Seal]

By _____
Roy Cessna, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

RESOLUTION NO. ____-2014

A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF GENERAL OBLIGATION BONDS, SERIES B, 2014, IN THE PRINCIPAL AMOUNT OF \$2,910,000 OF THE CITY OF GARDEN CITY, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. 2646-2014 OF THE CITY; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY OF THE BONDS AND AUTHORIZING OTHER RELATED DOCUMENTS AND ACTS.

WHEREAS, the governing body of the City of Garden City, Kansas (the "City"), has adopted Ordinance No. ____-2014 (the "Bond Ordinance") authorizing the issuance of the City's General Obligation Bonds, Series A, 2014 (the "Bonds") for the purpose of providing funds to pay a portion of the costs of the improvements described and defined in the Bond Ordinance (the "Improvements"); and

WHEREAS, the Bond Ordinance authorized the governing body of the City to adopt a resolution prescribing certain details and conditions and to make certain covenants with respect to the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS:

SECTION 1. Authority for Bonds; Security. In the Bond Ordinance the City has authorized the issuance of the Bonds (as described above) for the purposes described in the Bond Ordinance. Payment of the Bonds is secured as described in the Bond Ordinance and by this Resolution.

SECTION 2. Details of Bonds; Payment of Principal and Interest. The Bonds shall be issued in the principal amount of \$2,910,000.00 and designated "City of Garden City, Kansas, General Obligation, Series B, 2014" and dated October 1, 2014 (the "Dated Date"). The Bonds shall mature on November 1 (the "Principal Payment Date") in each of the years and in the principal amounts and shall bear interest at the respective rates per annum (computed on the basis of a 360-day year of twelve 30-day months), as follows:

Maturity Schedule
SERIAL BONDS

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
11/01/2015	\$245,000.00	%
11/01/2016	260,000.00	
11/01/2017	270,000.00	
11/01/2018	275,000.00	
11/01/2019	285,000.00	

11/01/2020	295,000.00
11/01/2021	305,000.00
11/01/2022	315,000.00
11/01/2023	325,000.00
11/01/2024	335,000.00

TERM BONDS

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
10/01/2024	\$ __,000.00	__%

Subject to the book-entry provisions of Section 6 of this Resolution, the Bonds shall be issued as fully registered certificated bonds without coupons in denominations of \$5,000, or integral multiples thereof not exceeding the principal amount of Bonds maturing on the respective Principal Payment Date; and the Bonds shall be numbered in such manner as the Bond Registrar (hereinafter defined) shall determine.

The principal amount of the Bonds shall be payable in lawful money of the United States of America by check or draft of the Paying Agent (as defined in this Resolution) upon the presentation of the Bonds for payment and cancellation at the Paying Agent’s principal office in the City of Topeka, Kansas. The interest on the Bonds shall be payable in lawful money of the United States of America to the owners of bonds (the “Owners”) of record as of the as of the fifteenth (15th) day of the month prior to the Interest Payment Date (the “Record Date”), by check or draft of the Paying Agent mailed to the Owners at their addresses as shown on the Registration Books, or at such other address as an Owner has furnished in writing to the Bond Registrar, or in the case of an interest payment to an Owner that is a securities depository or an owner of \$500,000 or more aggregate principal amount of the Bonds, by electronic transfer, upon written notice given to the Paying Agent by that Owner, not less than 15 days before the Record Date for such payment, containing the electronic transfer instructions, including the bank address, ABA routing number and account number where the wire transfer should be directed.

The interest on the Bonds shall be payable semiannually on May 1 and November 1 of each year commencing May 1, 2015 (the “Interest Payment Dates”), to the Owners of the Bonds as shown on the Registration Books as of the Record Date. The Bonds shall bear interest from the Dated Date or from the most recent Interest Payment Date immediately preceding the effective authentication date of such Bond, unless the effective authentication date is an Interest Payment Date, when the Bonds shall bear interest from such Interest Payment Date. The effective date of authentication shall be the date of authentication by the Bond Registrar, as set forth on each Bond.

If a Principal Payment Date or an Interest Payment Date (collectively a “Payment Date”) occurs on a date which is a Saturday, Sunday or any day designated as a holiday by the Congress of the United States or by the legislature of the State of Kansas and on which the Paying Agent is normally scheduled to be closed, then the payment of such principal, premium or interest may be made on the next succeeding business day with the same force and effect as if made on the

scheduled Payment Date, and no interest shall accrue for the period after the scheduled Payment Date.

The Paying Agent (defined in the Bond Ordinance) shall make payment directly to DTC or its nominee, as the registered owner, for the principal of and the interest on the Bonds; and DTC will remit such principal and interest to its Direct Participants for distribution to the Beneficial Owners, all as defined and in the manner set forth in the following Section 6 and as governed by the terms of the Letter of Representation (hereinafter defined).

In the event that the Bonds should be issued and delivered in certificated form at any time after the initial delivery of the Bonds, the Paying Agent shall maintain Registration Books for the ownership of the Bonds on behalf of the City; and the Paying Agent will make payment for the Bonds directly to the registered owners of the Bonds as shown by said Registration Books as described in this Section 2.

SECTION 3. Redemption of Bonds.

(A) Optional Redemption. The Bonds maturing in the years 2015 to 2021, inclusive, shall become due and payable on their respective maturity dates without the option of prior call for redemption. At the option of the City, the Bonds maturing November 1, 2022 and thereafter, may be called for redemption and payment prior to their respective maturities, on November 1, 2021 or any time thereafter, as a whole or in part, as determined by the City at any time, at a redemption price equal to the principal amount, plus accrued interest to the date of redemption, without premium.

[(B) Sinking Fund Redemption. Each of the Bonds maturing on November 1, 20__ (the "Term Bonds"), shall be subject to mandatory redemption and payment beginning November 1, [First Sinking Fund Year], and continuing on November 1 of each year thereafter according to redemption schedule set out below, at the principal amount thereof, plus accrued interest thereon to the date fixed for redemption and payment, without premium.

The transfers to the Series 2014 Principal and Interest Account required by this Resolution which are to be made for payments commencing November 1, [First Sinking Fund Year], shall be sufficient to redeem, and the City hereby agrees to redeem, the following principal amounts of the Term Bonds on November 1 in each of the following years:

<u>Redemption Date</u>	<u>Principal Amount</u>
[First Sinking Fund Year]	[\$[First Sinking Fund Amount]
[Second Sinking Fund Year]	[Second Sinking Fund Amount]
[Third Sinking Fund Year]	[Third Sinking Fund Amount]
[Fourth Sinking Fund Year]	[Fourth Sinking Fund Amount]

(Leaving \$[Final Sinking Fund Amount] to mature on November 1, 20__)

The Term Bonds to be redeemed and paid as described above shall be selected by the Paying Agent in such equitable manner as it may designate. The Paying Agent shall each year in

which the Term Bonds are to be redeemed pursuant to the terms of the sinking fund make timely selection of the Term Bonds to be so redeemed and shall give notice thereof to the Owners as herein provided without further instructions from the City.]

(B) Selection of Bonds to be Redeemed. The Bonds shall be redeemed only in face amounts of \$5,000 or integral multiples thereof. If the City elects to call for redemption less than all of the Bonds at the time outstanding, the Bonds shall be redeemed in such manner as the City shall determine, with Bonds of less than a full maturity to be selected by lot in units of \$5,000; and the City shall, in the case of Bonds registered in denominations greater than \$5,000, treat each \$5,000 of face value of a Bond so registered as though it were a separate Bond in the denomination of \$5,000. If it is determined that one or more, but not all, of the \$5,000 units of face value represented by any fully registered Bond certificate is selected for redemption, then the Owner of such Bond shall forthwith present and surrender such Bond to the Paying Agent for payment of the redemption price of the \$5,000 unit or units of face value called for redemption, and for exchange, without charge to the Owner thereof for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Owner of any such Bond of a denomination greater than \$5,000 shall fail to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the redemption date to the extent of the principal amount thereof called for redemption (and to that extent only).

(C) Notice of Redemption. The City shall give notice of any call for redemption and payment in writing to the Paying Agent not less than forty-five (45) days prior to the redemption date; and the Paying Agent shall give notice of such call for redemption and payment in writing mailed via United States first class mail to the Owners of the Bonds so called not less than thirty (30) days prior to the redemption date, unless any Owner has waived such written notice of redemption. The City shall also give or cause to be given any additional notice as may be required by the laws of the State of Kansas which are in effect as of the date of giving any such notice. All notices of redemption given under the provisions of this Section shall be dated at least 30 days prior to the redemption date, and shall state (i) the redemption date, (ii) the redemption price, (iii) if less than all Outstanding Bonds are to be redeemed, the identification (and in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed, (iv) that on the redemption date the principal amount, and premium, if any, will become due and payable upon each such Bond or portion thereof selected for redemption, and that the interest on such Bond will not accrue from and after the redemption date and (v) that the Bonds selected for redemption are to be surrendered to or at the principal office of the Paying Agent for payment. The failure of any Owner of the Bonds to receive notice as provided herein or an immaterial defect in such notice shall not invalidate any redemption.

At the option of the City, such notice of optional redemption may state that redemption is conditional upon moneys being on deposit with the Paying Agent on or prior to the redemption date in an amount sufficient to pay the redemption price on the redemption date. If the notice is conditional and moneys are not received, such notice shall be of no force and effect, the Paying Agent shall not redeem such Bonds and the Paying Agent shall give notice, in the same manner in which the notice of redemption was given, that such moneys were not so received and that such Bonds will not be redeemed.

During the time the Bonds are outstanding as book-entry only securities, notices of redemption will be delivered by the Paying Agent to DTC or its nominee, as registered owner of the Bonds, as described in Section 6 of this Resolution. It is expected that DTC will notify its Participants as described in Section 6, who will, in turn, provide notice to beneficial owners of the Bonds. A failure on the part of DTC or the failure of any nominee of a beneficial owner receiving notice of a redemption from the Paying Agent or otherwise, to notify the beneficial owner so affected shall not affect the validity of the redemption of such Bonds.

(D) Deposit of Moneys for and Payment of Redemption Price. On or prior to the redemption date, the City shall deposit with the Paying Agent sufficient funds to pay the redemption price, together with all unpaid and accrued interest thereon to the redemption date, of all Bonds or portions thereof selected for redemption on the redemption date. Upon the surrender by the Owners of Bonds selected for redemption, the Paying Agent shall pay the redemption price therefor to the Owners. If one or more, but not all, of the \$5,000 units of face value represented by any Bond is selected for redemption and surrendered and paid, then the Paying Agent shall prepare and furnish to the Owner thereof a new Bond or Bonds of the same maturity and in the amount of the unredeemed portion of such Bond as provided above. All Bonds selected, called and surrendered for redemption shall be canceled by the Paying Agent and shall not be reissued.

The preceding paragraph notwithstanding, in the event of a partial redemption of the Bonds while subject to the book-entry only system described in Section 6, DTC may, at its option, in lieu of surrendering such Bond, make an appropriate notation on the Bond certificate indicating the date and amounts of the reduction in the principal amount of such Bond (except in the case of the final maturity of such Bond, where the Bond certificate must be presented as described above before it may be paid.)

(E) Effect of Call for Redemption. Whenever any Bond, or one or more of the \$5,000 units of face value represented by any Bond, has been selected for redemption and payment as provided in this Section, all interest on such Bond, or such one or more of the \$5,000 units of face value represented by any such Bond, shall cease from and after the redemption date, provided funds are then available for its payment at the price hereinbefore specified.

SECTION 4. Designation of Paying Agent and Bond Registrar. In the Bond Ordinance the City has designated the State Treasurer of Kansas, Topeka, Kansas as the Bond Registrar and Paying Agent for the Bonds pursuant to the Issuer/Agent Agreement (as defined in the Bond Ordinance) and the Bond Act.

SECTION 5. Ownership; Transfers and Exchanges; Mutilated, Lost, Stolen or Destroyed Bonds. Pursuant to the Issuer/Agent Agreement, the Bond Registrar shall maintain books for the recording of the initial registration and any subsequent transfers of the ownership of the Bonds (the "Registration Books"), and the person(s) in whose name any Bond is registered as shown on the Registration Books shall be deemed and regarded as the absolute Owner thereof for all purposes. Payment of, or on account of, the principal of and the interest on any such Bond shall be made only to or upon the order of the Owner or his duly authorized agent. All such

payments shall be valid and effectual to satisfy and discharge the liability upon such Bond, including the interest thereon, to the extent of the sum or sums so paid.

The provisions, terms, conditions and requirements for the transfer and exchange of the Bonds, and for the replacement of a mutilated, lost, stolen or destroyed Bond are fully set forth in the Issuer/Agent Agreement. Replacement bonds delivered upon any transfer or exchange made in compliance with the provisions, terms, conditions and requirements set forth in the Issuer/Agent Agreement shall be valid obligations of the City, evidencing the same debt as the Bonds surrendered, shall be secured by the pledges made in this Resolution and the Bond Ordinance and shall be entitled to all of the security and benefits hereof to the same extent as the bonds surrendered.

SECTION 6. Book-Entry-Only Bonds. The Bonds shall be initially distributed in book-entry-only form through The Depository Trust Company, New York, New York (“DTC”), by depositing with DTC one certificate for each maturity in fully registered form, registered in the name of DTC’s nominee, Cede & Co., in an amount equal to the total principal amount of the Bonds maturing on the respective Principal Payment Dates as authorized herein. Notwithstanding anything in this Resolution to the contrary, so long as the Bonds remain in book-entry-only form the manner of payment of the principal of and the interest on the Bonds to DTC, and other matters relating to the distribution of the Bonds in book-entry-only form through DTC, shall be governed by the provisions of this Section 6 and a Letter of Representations from the City to DTC (the “Letter of Representations”), which the Mayor or City Clerk is hereby authorized to execute and deliver on behalf of the City.

One certificate per maturity registered in the name of DTC’s nominee, Cede & Co., for the total principal amount of the Bonds maturing on the respective Principal Payment Dates will be issued to DTC in New York, New York; and such certificates will be immobilized in its custody. Purchases of the Bonds in denominations permitted by Section 2 hereof must be made by or through Direct Participants of DTC (as defined in the Letter of Representations), which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Transfers of ownership will be effected on the records of DTC and its Participants pursuant to the rules and procedures established by DTC and its Participants. Payment of principal and interest on the Bonds will be made in same day funds directly to DTC. The transfer of principal and interest to Participants of DTC will be the responsibility of DTC; the transfer of principal and interest to beneficial owners by Participants of DTC will be the responsibility of such Participants. Neither the City nor the Paying Agent and Bond Registrar will be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its Participants or persons acting through such Participants.

In the event the Bond Registrar receives written notice from Participants having interest in not less than 50% of the Bonds outstanding, as shown on the records of DTC (and certified to such effect by DTC), that the continuation of a book-entry only system to the exclusion of any Bonds being issued to any Registered Owner other than Cede & Co., is no longer in the best interest of the Beneficial Owners of the Bonds, then the Bond Registrar shall notify the registered owners of such determination or such notice, and the Bond Registrar shall register in

the name of and authenticate and deliver replacement Bonds to the Beneficial Owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption (“Replacement Bonds”). If issued in certificated form, the certificates representing the Bonds shall be numbered in such manner as the Bond Registrar shall determine.

All references to DTC herein shall relate to the period of time when DTC has possession of at least one Bond. Upon the issuance of Replacement Bonds, all references herein to obligations imposed upon or to be performed by DTC shall be deemed to be imposed upon and performed by the Bond Registrar, to the extent applicable with respect to such Replacement Bonds. If DTC resigns and the City, the Bond Registrar or the Owners are unable to locate a qualified successor of the securities depository, then the Bond Registrar shall authenticate and cause delivery of Replacement Bonds to Owners, as provided herein. The Bond Registrar may rely on information from DTC and its Participants as to the names of the Beneficial Owners of the Bonds. The cost of printing, registration, authentication, and delivery of Replacement Bonds shall be paid for by the City.

In the event DTC resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, the City may appoint a successor securities depository provided the Bond Registrar receives written evidence satisfactory to the Bond Registrar with respect to the ability of the successor securities depository to discharge its responsibilities. Any such successor securities depository shall be a securities depository which is a registered clearing agency under the Securities and Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Bond Registrar upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of the Bonds to the successor securities depository in appropriate denominations and form as provided in this Resolution.

SECTION 7. Execution and Authentication. The Bonds shall be executed for and on behalf of the City by the manual or facsimile signature of its Mayor, attested by the manual or facsimile signature of its City Clerk, and a facsimile of the City’s official seal shall be printed on or affixed to the Bonds. The Bonds shall be registered in the Office of the City Clerk, evidenced by the manual or facsimile signature of the City Clerk on a Certificate of Registration printed on the bonds, attested by a facsimile of the City’s official seal. The Bonds shall be registered by the State Treasurer in the municipal bond register in his office, which registration shall be evidenced by his manual or facsimile signature on a Certificate of State Treasurer printed on the Bonds, and attested by a facsimile of his official seal. If any officer of the City or of the State whose signature appears on the Bonds is no longer such officer before the actual delivery of the Bonds, their signature shall nevertheless be valid and sufficient for all purposes as if such officer had remained in office until delivery of the Bonds.

No bond shall be valid or obligatory for any purpose until the Certificate of Authentication on the bond is properly executed by the Bond Registrar, and such executed certificate on any Bond shall be conclusive evidence that it has been authenticated and delivered under this Resolution. The Bond Registrar’s Certificate of Authentication on any Bond is properly

executed by the Bond Registrar when manually signed by an authorized officer or signatory of the Bond Registrar. It is not necessary that the same officer or signatory of the Bond Registrar manually sign the Certificate of Authentication on all Bonds issued under this Resolution.

SECTION 8. Bonds Not Presented for Payment. If a Bond is not presented for payment when the principal is due at maturity and if funds sufficient to pay such Bond have been made available to the Paying Agent, then all liability of the City to the Owner thereof for the payment of such Bond shall cease and be completely discharged, and it shall be the duty of the Paying Agent to hold such funds, without liability for interest, for the benefit of the Owner of such Bond, who shall be restricted exclusively to such funds for any claim of whatever nature on his part under this Bond Resolution or on, or with respect to, said Bond. If a Bond is not presented for payment within four (4) years following the date when such Bond becomes due at maturity, the Paying Agent shall repay to the City the funds therefore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the City, and the Owner thereof shall be entitled to look only to the City for payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and City shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

SECTION 9. Payment of Costs. The City shall pay all costs incurred in connection with the issuance, transfer, exchange, registration, redemption and payment of the bonds except (a) the reasonable fees and expenses of replacing a Bond or Bonds mutilated, stolen, lost or destroyed, or (b) any tax or other governmental charge imposed in relation to the transfer, exchange, registration, redemption or payment of the Bonds.

SECTION 10. Form of Bonds. The Bonds issued under this Resolution shall be evidenced by printed certificates in the form required by the laws of the State of Kansas, and shall contain recitals as required by the Constitution and Laws of the State of Kansas, including a recital that the Bonds are issued in the manner prescribed by the Bond Act, and pursuant to the authority of the Project Act (as defined in the Bond Ordinance).

The governing body authorizes and directs Triplett, Woolf & Garretson, LLC, the City's Bond Counsel, to prepare the form and text of the certificates for the Bonds, and to cause the same to be printed as the definitive bond certificates for the Bonds.

SECTION 11. Sale and Delivery of Bonds. The Mayor and City Clerk are authorized and directed to prepare and execute the Bonds in the form and manner specified in this Resolution, including a reasonable inventory quantity of bond certificates for transfer, exchange and replacement in accordance with the provisions of this Resolution; and when executed the Bonds shall be registered in the Office of the City Clerk and in the Office of the State Treasurer, as required by law and as hereinbefore provided. The Bonds having been sold as provided by law, they shall be delivered to [ORIGINAL PURCHASER, PURCHASER CITY, and STATE] through the clearing facilities of DTC, upon receipt by the City of the full purchase price of the Bonds.

SECTION 12. Creation and Ratification of Accounts, Application of Funds. Simultaneously with the issuance and delivery of the Bonds the following accounts for the Bonds are created or ratified in the City treasury:

General Obligation Bonds, Series B, 2014 Principal and Interest Account (the “Series B, 2014 Principal and Interest Account”); and

General Obligation Bonds, Series B, 2014 Project Fund (the “Project Fund”).

The Series B, 2014 Principal and Interest Account shall be administered and maintained for the purpose of depositing moneys from the issuance, sale and delivery of the Bonds which represent accrued interest and premium, if any, and for the deposit of funds to be applied to the subsequent payment and retirement of the Bonds, whether upon an Interest Payment Date, Principal Payment Date or upon the redemption thereof prior to maturity, and for no other purpose. The Series B 2014 Principal and Interest Account may be created as a subaccount of the City’s Bond and Interest Fund.

The Project Fund shall be administered and maintained for the purpose of depositing moneys received in connection with the issuance, sale and delivery of the Bonds for the purpose of paying the costs associated with purchasing, acquiring, constructing and installing the Improvements, including the costs of any interim financing for the Improvements, and costs of issuance associated with the issuance of the Bonds. Amounts remaining in the Project Fund after payment of the preceding described costs may thereafter be used together with the Series B, 2014 Principal and Interest Account for the subsequent payment and retirement of the Bonds.

Moneys in each of the funds and accounts created by this Resolution shall be deposited and secured according to the laws of the state of Kansas. Moneys held in such accounts may be invested in investments permitted by the laws of the state of Kansas that mature at times as reasonably provide for moneys to be available for the authorized purposes of each account. All earnings and investments in such accounts shall accrue to and become a part of such fund or account.

SECTION 13. Disposition of Bond Proceeds. The proceeds from the sale of the Bonds shall be deposited into the Treasury of the City for the credit of and shall be applied, together with other monies of the City, as follows:

(A) The amount of the proceeds representing accrued interest on the Bonds, if any, and the amount of the proceeds representing bid premium paid on the Bonds, if any, shall be credited to and deposited in the Series A, 2014 Principal and Interest Account. Accrued interest, if any, so deposited shall be applied to payment of the first maturing interest on the Bonds, and any premium will be used toward the payment of the first maturing principal on the Bonds; and

(B) \$2,910,000 of the proceeds shall be immediately credited to and deposited in the Project Fund for the direct payment or reimbursement to the City of the expenses associated with the Project, including redemption and payment of the City’s Temporary Notes, Series 2013,

administrative costs and expenses of the Bonds, costs of issuance of the Bonds, and other interim financing costs, if any.

SECTION 14. Resolution Constitutes Contract; Remedies of Owners. The provisions of this Resolution, and all of its covenants and agreements, shall constitute a contract between the City and the Owners, and the Owners of not less than ten percent (10%) of the Bonds at the time Outstanding shall have the right, for the equal benefit and protection of all Owners similarly situated:

(A) By mandamus or other suit, action or proceeding at law or in equity to enforce his or their rights against the City and its officers, agents and employees, and to require and compel the City and its officers, agents and employees to perform all duties and obligations required by the provisions of this Resolution or by the Constitution and laws of the State of Kansas;

(B) By suit, action or other proceeding in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(C) By suit, action or other proceeding in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the Owners.

SECTION 15. Limitation on Actions by Owners; Remedies Cumulative; Delay or Omission Not Waiver. No one or more of the Owners secured by this Resolution and the Bond Ordinance shall have any right in any manner whatsoever by his or their action to affect, disturb or prejudice the security granted and provided for Owners herein, or to enforce any right hereunder, except in the manner here specified, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all of the Owners. Nothing in this Resolution or in the Bonds shall affect or impair the obligations of the City to pay at the date of maturity thereof or on any prepayment date established therefor, the principal of and the interest on the Bonds to the respective Owners thereof or affect or impair the right of action of any Owners to enforce payment of the Bonds held by them, or to reduce to judgment their claim against the City for the payment of the principal amount of and the interest on the Bonds without reference to or consent of any other Owners. No remedy herein conferred upon the Owners is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute, and may be exercised without regard to any other remedy however given. No delay or omission of any Owners to exercise any right or power accruing upon any default occurring and continuing as aforesaid shall impair any such right or power or be construed as an acquiescence in default, and every right, power and remedy given by this Resolution to the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient. In case any proceeding taken by any Owners on account of any default shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Owners, then in every such case the City and the Owners shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Owners shall continue as though no such proceedings had been taken.

SECTION 16. Amendments. The City may, without the consent of the Owners, amend or supplement the provisions of this Resolution (i) to cure any ambiguity or to correct or supplement any provision which may be inconsistent with any other provision or to correct errors, provided such action shall not materially adversely affect the interest of the Owners, or (ii) to grant or confer upon the Owners any additional rights, remedies, powers or security, or (iii) to more precisely identify the Improvements, or (iv) to conform this Resolution to the Code (as hereinafter defined) or future applicable Federal laws concerning tax-exempt obligations. The rights and duties of the City and the Owners and the terms and provisions of this Resolution may be modified or altered in any respect by an ordinance of the City with the consent of the Owners of not less than seventy-five percent (75%) in principal amount of the bonds then outstanding, such consent to be evidenced by an instrument or instruments executed by the Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the City Clerk; provided that, the following modifications or alternations shall require the written consent of one hundred percent (100%) of the Owners of the then outstanding Bonds:

(A) Extending the maturity of any payment of principal or interest due upon the Bonds, or

(B) Effecting a reduction in the amount which the City is required to pay by way of principal or interest on the Bonds, or

(C) Permitting a preference or priority of any Bond or Bonds over any other Bond or Bonds, or

(D) Reducing the percentage of the principal amount of the then outstanding Bonds for which the written consent of the Owners is required for any modification or alteration of the provisions of this Resolution.

Any and all modifications made as provided above shall not become effective until a copy of the ordinance of the City authorizing the modifications, duly certified and published, and proof of consent to such modification by the required percentage of Owners is filed with the City Clerk. It shall not be necessary to note on any of the outstanding Bonds any reference to such amendment or modification.

SECTION 17. Defeasance. When the principal of and the interest on the Bonds shall have been paid and discharged, then the requirements contained herein and all other rights granted by this Resolution shall cease and terminate. The Bonds shall be deemed to have been paid and discharged within the meaning of this Resolution if there shall have been deposited with the Paying Agent or with a bank located in the State of Kansas and having full trust powers, at or prior to the maturity or date of redemption, as the case may be, of the Bonds, in trust for and irrevocably appropriated thereto, moneys and/or Government Securities consisting of direct obligations of, or obligations payment of the principal of and interest on which are guaranteed by, the United States of America, which together with the interest to be earned on such Government Securities, will be sufficient for the payment of the principal amount of and the interest on the Bonds, to the date of maturity or redemption, as the case may be, or if default in

such payment shall have accrued on such date, then to the date of the tender of such payments; provided that, if such payment and discharge is to be made on a redemption date that notice of such redemption has been duly and properly given as provided by this Resolution and that all of the other terms and provisions of this Resolution relative to the call for and the redemption and payment of the Bonds shall have been satisfied. Any moneys which at any time shall be deposited with the Paying Agent or such Kansas bank by or on behalf of the City, for the purpose of paying and discharging any of the Bonds or interest thereon, shall be and are hereby assigned, transferred and set over to the Paying Agent or such Kansas bank in trust for the respective Owners of the Bonds, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All moneys so deposited with the Paying Agent or such Kansas bank shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Resolution.

SECTION 18. Surrender and Cancellation of Bonds. Whenever any outstanding Bond is delivered to the Bond Registrar after payment of the principal amount of and the interest represented thereof or for replacement pursuant to this Resolution, such Bond shall be canceled and destroyed by the Bond Registrar and counterparts of a Certificate of Destruction describing such Bonds so destroyed and evidencing such destruction shall be furnished by the Bond Registrar to the City.

SECTION 19. Tax Covenants. The governing body of the City covenants that so long as any of the Bonds remain outstanding and unpaid, it will not use or permit the use of the proceeds thereof in a manner which, if such use had been reasonably expected on the date of issuance and delivery, would have caused the Bonds to be “arbitrage bonds” within the meaning of Section 103(b)(2) of the Internal Revenue Code of 1986, as amended (the “Code”); and that it will comply with all applicable requirements of Section 148 of the Code and the rules and regulations of the United States Treasury Department relating to the applicable provisions of the Code for so long as any of the Bonds remain outstanding and unpaid. The governing body further covenants to take all such action in its power as may be required from time to time in order to ensure the continued tax-exempt status of the interest on the Bonds, and to comply with all provisions of the Code, as the same be amended, and any applicable rules and regulations of the United States Treasury Department

SECTION 20. Other Documents. The Mayor and City Clerk are authorized and directed to prepare and execute any and all supporting documents and certificates required in the issuance of the Bonds, including final certificates required to be included in the official Transcript of Proceedings relating to the authorization and issuance of the Bonds, all without further action by the governing body.

SECTION 21. Further Authority. The City shall, and the officers, agents and employees thereof, are authorized and directed to, take such actions, expend such moneys and execute such other documents, certificates and instruments as may be necessary or desirable in order to carry out and comply with the provisions of this Resolution and to give effect to the transactions contemplated hereby.

SECTION 22. Severability. If any section, paragraph, clause or provision of this Resolution is, for any reason, held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any remaining provisions of this Resolution.

SECTION 23. Effective Date. This Resolution shall be in force and take effect from and after its adoption and approval.

ADOPTED AND APPROVED by the governing body of the City of Garden City, Kansas on September 16, 2014.

CITY OF GARDEN CITY, KANSAS

[Seal]

By _____
Roy Cessna, Mayor

ATTEST:

By _____
Celyn N. Hurtado, City Clerk

STAFF REPORT
GC2014-28: Rezoning from “L-R” Low Density Residential District to “R-3” Multiple Family Residential District,
2900 N. 8th, Garden City, KS

GENERAL INFORMATION

Date:	April 23, 2014	Jurisdiction:	Garden City
Owner:	First Christian Discipulos de Cristo		
Applicant:	Guillermo Reyes		
Requested Action:	Rezoning from “L-R” Low Density Residential District to “R-3” Multiple Family Residential District		
Purpose:	Rezone property according to Garden City’s Zoning Districts		
Location address:	2900 N 8 th , Garden City		
Comprehensive Plan:	Proposed land use is consistent with the Comprehensive Plan		
Sites Existing Zoning:	“L-R” Low Density Residential District (County)		
Surrounding Zoning:	North	“L-R” Low Density Residential District (County)	
	South	“R-3” Multiple Family Residential District	
	East	“L-R” Low Density Residential District (County)	
	West	“R-R” Rural Residential District (County)	
Land Area:	Contains 8.77 acres +/-		
Notice Date:	This project was published and noticed by mail as required by code.		

COMMENTS & REQUIRED IMPROVEMENTS

1. The applicant is requesting to rezone this parcel from a county zone, “L-R” Low Density Residential, to a city zone “R-3” Multiple Family Residential.
2. This rezone request was originally presented to the Planning Commission on May 15, 2014 and was tabled to allow the applicant to annex their property into Garden City. On July 15, 2014, this parcel was annexed into Garden City.
3. In addition to this rezone, the applicant has submitted a plat for approval that would separate this parcel into two lots (case: GC2014-27).
4. The applicant shall comply with regulations regarding “R-3” Multiple Family Residential Districts in the Garden City Zoning Regulations outlined in Article 7 including but not limited to building size, setback, lot coverage, etc.

RECOMMENDATION

Staff recommends approval of the rezoning. The applicant shall comply with the “R-3” Multiple Family Residential District regulations.

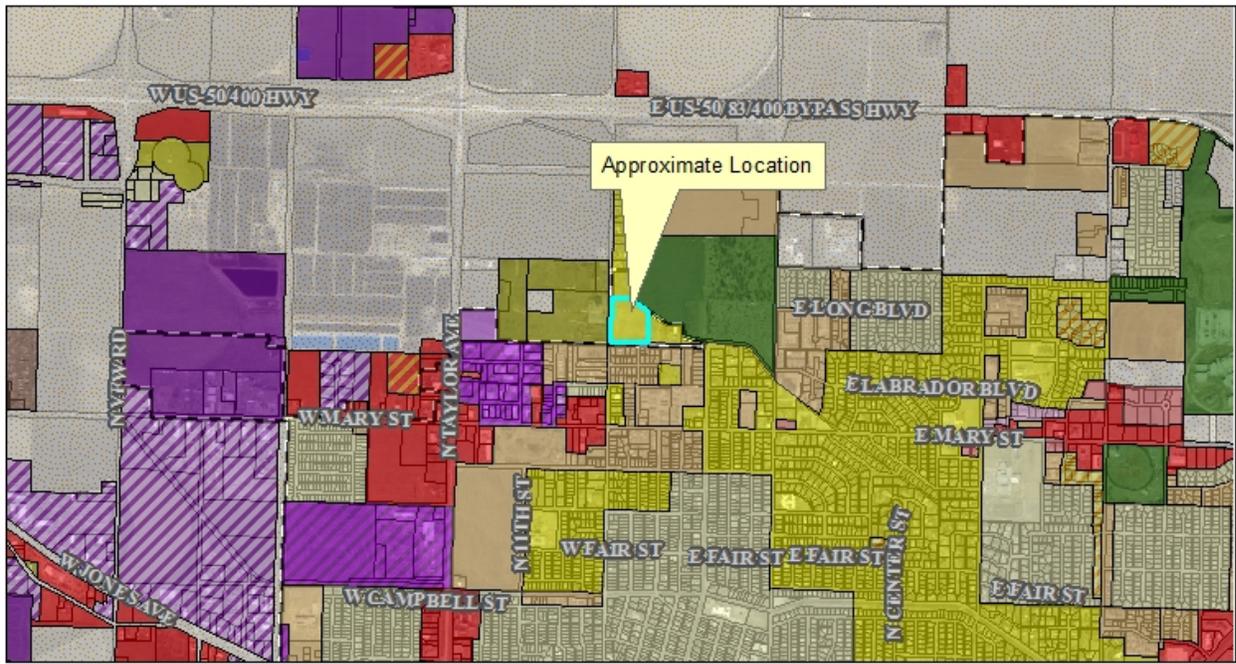
PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the rezone.

Members Present- 6

Yea vote- 6

Nay vote- 0

**Attached are the minutes from the Planning Commission regarding this case.*



Case Number: GC2014-28
 Applicant: Francisco Giron & Guillermo Reyes
 Address: Approx. 2900 N. 8th
 Request: Rezone from L-R to R-3





Front of property along 8th, looking west



Front of the property along Bellevue, looking east



Street view on 8th looking north



Street view on 8th looking south



View of property to the west



View of property to the north



View of property to the east



View of property to the south

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

8/21/2014

GC2014-28 Rezone First Christian and Giron Addition from “LR” to R-3”, 2900 N. 8th

Secretary Kentner explains case.

OPEN PUBLIC COMMENT

Paul Teetzen, 2807 C St.- Are both lots going to be rezoned for multi-family?

Secretary Kentner- Yes.

Paul Teetzen- Will the church take all of lot two or will there be apartments there too?

Secretary Kentner- It’s my understanding that they are going to use all of lot two for the church and the other lot will be divided up for future development.

Paul Teetzen- So the entrance in and out of the potential multi-family will be on 8th street, not Bellevue?

Secretary Kentner- There’s a possibility that the church will have access from Bellevue.

Paul Teetzen- Yeah, I was just concerned with extra traffic; there is already enough traffic on that road.

Secretary Kentner- Right now, lot one is set up for future development which could be anything allowed in “R-3” and would have access only from 8th street. Lot two is where they want to build the church and could potentially have access to Bellevue.

Member Laubach- Isn’t there a possibility that they could come back and ask for additional egress and ingress?

Secretary Kentner- Yes, they could.

Paul Teezen- But that would be another public hearing, right?

Secretary Kentner- Yes. Things could change in the replat.

Member Law- Churches are allowed in “R-3”?

Secretary Kentner- Yes. A church can go into most all residential districts. They could have rezoned to “R-1” and still met the comprehensive plan. You could downgrade the request to “R-1” if you felt it met the comprehensive plan better but it does show this area as mixed single and multi-family residential.

Ken Parks- Isn’t “L-R” in the county really similar to “R-3” in the city?

Secretary Kentner- “L-R” is actually more like “R-1” in the city. “R-3” does allow you to build single-family homes. It’s the broadest district. Maybe that’s why they requested that.

CLOSE PUBLIC COMMENT

MEMBER WEBER MAKES MOTION TO APPROVE.

MEMBER LUCAS SECONDS MOTION.

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

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

Motion passed.

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE REZONING OF LAND FROM "L-R" LOW DENSITY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL 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:

A tract of land in Section Six (6), Township Twenty-four (24) South, Range Thirty-two (32) West of the 6th PM., in Finney County, Kansas, described as follows:

Beginning at the Southwest corner of the NW/4 of the SE/4 of Section 6, Township 24 South, Range 32 West of the 6th P.M., in Finney County, Kansas, thence North along the North-South half section line on a bearing of N. 0°04' E a distance of 737.81 Feet; thence S. 88°07' E a distance of 363.7 Feet; thence S. 45°53' E a distance of 114.8 feet; thence S 57°14' East a distance of 206.55 feet; thence S 0°55' E a distance of 535.25 feet; thence N. 89°39' West a distance of 625.9 feet to the point of beginning.

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 16TH day of September, 2014.

ROY CESSNA, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

APPROVED AS TO FORM:

RANDALL D. GRISELL, City Counselor



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Memo

To: City Commission
From: Kaleb Kentner
CC: File
Date: June 17, 2014
Re: GC2014-41, Amend Section 18.030 of Article 18, "I-2", Medium Industrial District, to add retail stores banking and other savings and lending institutions as a conditional use in the "I-2", Medium Industrial District

ISSUE: To amend Section 18.030 of Article 18, "I-2", Medium Industrial District, to add retail stores and banking and other savings and lending institutions as a conditional use in the "I-2", Medium Industrial District.

BACKGROUND: With the direction of the City Commission, the issue regarding retail use in an industrial district is to be addressed by the Planning Commission once again. At the April Planning Commission meeting, an amendment to Section 18.030, to allow retail stores as a conditional use in the "I-2" Medium Industrial District, was presented (case GC2014-19). The Planning Commission reviewed the case and voted to recommend approval to the City Commission of an amendment to allow retail use in the "I-1" and "I-2", Light to Medium Industrial Districts, as a Conditional Use.

At the May 6, 2014 City Commission meeting, the City Commissioners voted to deny the amendment. At both the Planning and City Commission meetings, other properties were mentioned as possible zoning violations in the same area. Staff investigated and found five (5) zoning violations in this area. All of the violations arise from illegal use in the "I-2" Medium Industrial District. The following is a list of the properties found to be in violation:

1. 911 W. Mary Street – African Shop (retail use)
2. 913 W. Mary Street – Cash Fast Inc. (bank and other savings and lending institution use)
3. 923 W. Zerr Road – Somalia Wany Mall (retail use)
4. 919 W. Zerr Road – Finney County Health Department (government service use)
5. 2701 N. 11th Street – Path (government service use)

Staff presented a memo to the City Commission at the June 17, 2014 meeting regarding these five (5) violations. The Commissioners were given possible alternatives for each property to solve these violations. Staff determined that Finney County Health Department was in compliance at the time they were established at this location; therefore, it is considered a legal nonconforming use. Staff also has discovered that Path has plans to relocate. The remaining violations are the two retail stores and Cash Fast Inc. After much discussion, the City Commissioners motioned to have staff resubmit an amendment to allow retail use in an "I-2", medium Industrial District as a conditional use.

As mentioned at the April Planning Commission meeting, when determining whether to allow retail use in industrial districts, there are potential positive and negative impacts to address. This amendment may enhance the economic and cultural wellbeing of the inhabitants of Garden City (Section 1.020 (G)). However, this amendment may not encourage and facilitate the orderly growth and development of the City (Section 1.020 (A)). And, it may also have an impact on the stabilization and improvement of property values (Section 1.020 (F)). Traditionally, lease prices are lower in industrial zones than the lease prices in commercial zones. Allowing retail use in industrial zones could



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adversely affect property values and create conflicts with these values in both zones. In addition, the City and County currently do not have available industrial properties for the demand that we have seen.

Permitting retail use as a “conditional use” will allow the Board of Zoning Appeals to determine the merits of each case specifically. The Board will also be able to place additional conditions on each property as they deem necessary. However, if the conditional use permits become prolific, it would be beneficial to make the use by right.

To address the violation for the Cash Fast Inc. store. The Planning Commission may also recommend “Banking and other savings and lending institutions” as a conditional use along with the retail use.

The current Section 18.030 reads:

18.030 CONDITIONAL USES. The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 29.

- (A) Towers. (Ord. # 2074, 10/27/98)
- (B) Radio Towers
- (C) Television Towers.
- (D) Telephone Transmission Buildings.
- (E) Electric Power Plants.
- (F) Child Care Centers.
- (G) Any structure built or any building remodeled or moved in for use as quarters for night watchman for security purposes (Ord. #1843 3/8/94).

The amended Section 18.030 would read:

18.030 CONDITIONAL USES. The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 29.

- (A) Towers. (Ord. # 2074, 10/27/98)
- (B) Radio Towers
- (C) Television Towers.
- (D) Telephone Transmission Buildings.
- (E) Electric Power Plants.
- (F) Child Care Centers.
- (G) Any structure built or any building remodeled or moved in for use as quarters for night watchman for security purposes (Ord. #1843 3/8/94).
- (H) Retail Stores
- (I) Banking and Other Savings and Lending Institutions



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ALTERNATIVES: The City Commission may

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

STAFF RECOMMENDATION: Staff is unable to recommend approval of this amendment. However, if the Commission recommends approval, staff recommends that this remain as a conditional use, as presented and not a use by right.

PLANNING COMMISSION RECOMMENDATION: The planning Commission recommended approving the amendment to allow retail and banking and other savings and lending institutions in the I-1, I-2 Industrial Districts as a Conditional Use.

Present- 6
Yea- 6
Nay- 0

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

8/21/2014

GC2014-41 Amendment to allow retail in “I-2”

Staff Davidson reads staff report.

Secretary Kentner explains case.

Chairman Rishel- If I recall, the Zoning Regulations all convenience stores in “I-2”.

Secretary Kentner- Yes. Based on the definitions, a convenience store is defined as one thing but what they are doing here is different. It doesn’t meet the criteria. Otherwise, that would have been a really easy fix.

Member Laubach- When we originally approved this, we approved it in “I-1” also. Why has that been changed?

Secretary Kentner- We left it just like it was. We do recommend that since “I-1” is below “I-2”, that you include it as well.

Member Laubach- So was the “I-2” purposely eliminated or was it an oversight?

Secretary Kentner- No, the property in question is zoned “I-2” so that’s why it was written that way.

Member Laubach- What is the difference between the two?

Secretary Kentner- “I-1” is just a lighter usage. They are very similar.

Member Laubach- So if you had a Fastenal retailer, it could go in “I-1” or “I-2”?

Secretary Kentner- Right. I think what you did last time is include these changes.

Member Weber- The wholesale aspect of Fastenal would allow it in Industrial anyway.

Secretary Kentner- Right. Two other locations were brought up but they do more than 50% in wholesale. They do equipment rental, manufacturing and retail. We try to look at how they are using it.

OPEN PUBLIC COMMENT

Lona Duvall- This is tricky because this area is very limited. Industrial properties are very hard to come by, but more importantly, you need to look at the right to use the property that have been purchased.

Those that have been legally operating industrial uses in the area are going to be affected by this change. It changes parking patterns, traffic patterns and the length of time people park. I ask that if you change this, that all retail uses that go into the area will have to abide by all retail standards as if it were zoned properly. This is to include parking. That way the industrial users that are already there, can enjoy their property.

Member Laubach- That takes us back to the fact that it will be a conditional use and that any case will have to be reviewed.

Secretary Kentner- Right. It would go to the Board of Zoning Appeals and they would have to have a detailed plan that shows all of that.



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Member Weber- If we recommend this and the City Commission approves it, and the landlords and tenants couldn't come to terms with adjusting the lease to pay to be in compliance, what would happen to that property?

Secretary Kentner- They would be in violation.

Chairman Rishel- So at this point, are the businesses there grandfathered in or will they all have to apply for a CUP?

Secretary Kentner- They are not grandfathered because they were not legal when they started.

Therefore, they would be required to apply for a CUP.

Chairman Rishel- That includes the Cash Fast?

Secretary Kentner- Yes. They would go before the Board of Zoning Appeals for approval.

Member Laubach- My thoughts on this were that we had already deliberated on this and worked out the issues and I felt that the "I-1" should have been included. I also looked at the fact that if we choose this, money service businesses should be added to the list. Regarding Lona's comment about the shortage of industrial sites, I think the market would dictate a lot of this because if you have a location that's ideal for retail you can probably charge what you want but I think the market would take care of that. I don't have a problem with a certain amount of retail in industrial. When you go to larger cities, you'll see convenience stores spotted in industrial for the people that work there. My thoughts were that we should look at "I-1" and "I-2" and maybe change the language so we know what we are looking at on Item (I). I tend to go back to our original recommendation and I'm in favor of making the change.

CLOSE PUBLIC COMMENT

Chairman Rishel- From a Board of Zoning Appeals standpoint, in the Conditional use section, unless you state in the zoning regulations under retail how many spots they have to have, how are you going to enforce that?

Secretary Kentner- The parking is separated in the Zoning Regulations and is listed by use. (Gives examples.)

Member Laubach- It would be my hope that the Board of Zoning Appeals would be very strict with these cases.

Member Weber- So compliance would not be complaint-driven but would be a part of the CUP.

Chairman Rishel- For the Board of Zoning Appeals to even look at the case, those items would have to be presented.

Secretary Kentner- And the Board of Zoning Appeals can reject it if the site plan does not give sufficient information.

Member Weber- So what happens to these businesses in the meantime?

Secretary Kentner- We've kept them in limbo. We are enforcing anything until a decision is made. If this is approved, we will give them the opportunity to apply for a CUP and proceed with the process. If they are approved, they can continue. If they are denied, they will have to move. They do have the legal right to appeal to the District Court.

MEMBER LAUBACH MAKES A MOTION TO APPROVE IN "I-1" AND "I-2" WITH A CUP.

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	Yea	Not Present	Yea	Yea	Not Present	Yea	Yea	Not Present

Motion passed.

Meeting adjourned at approximately 10:15am.

ORDINANCE NO. _____-2014

AN ORDINANCE REGULATING THE "I-1" LIGHT INDUSTRIAL DISTRICT AND THE "I-2" MEDIUM INDUSTRIAL DISTRICT IN THE CITY OF GARDEN CITY, KANSAS; AMENDING ZONING REGULATIONS FOR THE CITY OF GARDEN CITY, KANSAS; AMENDING ZONING REGULATION SECTIONS 17.030 AND 18.030; REPEALING IN THEIR ENTIRETY CURRENT ZONING REGULATION SECTIONS 17.030 AND 18.030; 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 17.030 of the Zoning Regulations for the City of Garden City, Kansas, is hereby amended to read as follows:

17.030 CONDITIONAL USES. The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 29.

- (A) Towers. (Ord. # 2074, 10/27/98)
- (B) Radio Towers.
- (C) Television Towers.
- (D) Telephone Transmission Buildings.
- (E) Child Care Centers.
- (F) Any structure built or any building remodeled or moved in for use as quarters for night watchman for security purposes. (Ord. # 1843, 3/8/94)
- (G) Mobile Home Sales. (Ord. # 1850, 6/20/94)
- (H) Retail Stores
- (I) Banking and Other Savings and Lending Institutions

SECTION 2. Section 18.030 of the Zoning Regulations for the City of Garden City, Kansas, is hereby amended to read as follows:

18.030 CONDITIONAL USES. The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 29.

- (A) Towers. (Ord. # 2074, 10/27/98)
- (B) Radio Towers.
- (C) Television Towers.
- (D) Telephone Transmission Buildings.
- (E) Electric Power Plant
- (F) Child Care Centers.
- (G) Any structure built or any building remodeled or moved in for use as quarters for night watchman for security purposes. (Ord. # 1843, 3/8/94)
- (H) Retail Stores
- (I) Banking and Other Savings and Lending Institutions

SECTION 3. The Zoning Regulations for the City of Garden City, Kansas, Sections 17.030 and 18.030 as previously existing, are 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 4. 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 16th day of September, 2014.

ROY CESSNA, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM:

RANDALL D. GRISELL

City Counselor



Memorandum

To: City Commission
Date: September 11, 2014
From: Staff
RE: ANNEXATION – FANSHER, INC. PROPERTY

CITY COMMISSION

ROY CESSNA,

Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Issue

Staff has been working with a developer on a project that will require an annexation. The Governing Body is asked to consider and approve an Agreement and Consent to Annexation and an Annexation Ordinance.

Background

The project could be located at Schulman Avenue and Jennie Barker Road. Annexation of a 76.9 acre tract east of Schulman Crossing is necessary. The Governing Body is asked to approve the Agreement and Consent to Annexation with Fansher, Inc. for a voluntary annexation. The annexation also includes the 4 acre tract owned by the City for the future third fire station; statutes allow the City to annex City owned property. An Ordinance is attached for Governing Body consideration and approval.

Alternatives

1. Approve the Agreement and Consent to Annexation with Fansher, Inc.
2. Adopt the Annexation Ordinance
3. Defer action until a later date.
4. Deny the request.

Recommendation

Staff recommends that the Governing Body approve Alternatives No 1 and 2.

Fiscal Note

The cost to the City for this annexation would be the incremental difference in property taxes until the project is developed.

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AGREEMENT AND CONSENT TO ANNEXATION

NOW ON this 10th day of SEPTEMBER, 2014, this Agreement to Annexation (Agreement) entered into by and between the **CITY OF GARDEN CITY, KANSAS**, hereinafter referred to as **CITY**, and **FANSHER INC.**, hereinafter referred to as **OWNER**, and,

WHEREAS, **OWNER** is the owner of the below-described real property and in consideration of the following terms consents to the annexation of the described real property described as follows:

A tract of land lying in the Southeast Quarter (SE ¼) of Section 9, Township 24 South, Range 32 West of the 6th Principal Meridian, Finney County, Kansas, being more particularly described as follows:

The East Half (E ½) of said Southeast Quarter (SE ¼) except the East 30 feet thereof, and excluding a tract BEGINNING at the Southeast corner of said Section 9, thence N 89°13'30" W, along the South line of said SE ¼, 447.42 feet; thence N 00°39'48" E 447.42 feet; thence S 89°13'30" E 447.42 feet, to a point on the East line of the SE ¼; thence S 00°39'48" W, along the East line of said SE ¼, 447.42 feet, to the POINT OF BEGINNING, and excluding a tract commencing at the Southwest (SE) corner of said Southeast Quarter (SE ¼); thence N 01°36'01" E along the East line of said SE ¼, 447.42 feet, to the POINT OF BEGINNING; thence continuing N 01°36'01" E along the East line of said SE ¼, 521.81 feet; thence N 88°23'59" W, 35.00 feet; thence S 01°36'01" W, parallel to the East line of said SE ¼, 360.00; thence S 12°54'37" W, 50.99 feet; thence S 01°36'01" W, 111.72 feet, thence S 88°17'02" E, 45.00 feet, to the POINT OF BEGINNING, and excluding a tract BEGINNING at the Southwest (SW) corner of the East Half (E ½) of said Southeast Quarter (SE ¼); thence N 01°30'03" E along the West line of said East Half (E ½), a distance of 40.00 feet; thence S 88°17'12" E parallel to the South line of said East Half (E ½), a distance of 871.97 feet; thence S 01°35'55" W parallel to the East line of said Southeast Quarter (SE ¼), a distance of 40.00; thence N 88°17'12" W along the South line of said East Half (E ½), a distance of 871.90 feet to the POINT OF BEGINNING, and containing a net area of approximately 73 acres.

NOW, THEREFORE, the parties agree as follows:

1. The parties understand that this agreement is made in order to facilitate an economic development project within the City of Garden City.
2. **OWNER** agrees and consents to the annexation of the real property by **CITY**, in consideration of **CITY** reimbursement to **OWNER** for the incremental increase in property taxes due to the addition of the City mill levy.
3. The parties agree that the land will be zoned Agricultural upon annexation. **OWNER** may initiate future rezoning of the real property in its best interest.
4. **CITY** agrees that in the event that the potential development does not materialize within three years from the date of this agreement, **CITY** will, at **OWNER'S** request, adopt an ordinance to de-annex the property.

5. The parties understand and agree that the consent given herein shall be deemed to be sufficient consent to an annexation proceeding under K.S.A. 12-520.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement the day and year first above written.

CITY OF GARDEN CITY, KANSAS

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

OWNER:

Stanley B. Fansher
Stanley B. Fansher, President

STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

BE IT REMEMBERED, that on the 10th day of Sept., 2014, before me, a Notary Public in and for the County and State aforesaid, came **Stanley B. Fansher**, President, Fansher Inc., who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same as Mayor of the City of Garden City, Kansas.

IN WITNESS WHEREOF, I have subscribed my name and affixed my seal as of the day and year last above written.

Michael C. Doering
Notary Public

My Commission Expires:
6-18-2017



STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

BE IT REMEMBERED, that on the _____ day of _____, 2014, before me, a Notary Public in and for the County and State aforesaid, came **Roy Cessna**, Mayor and **Celyn N. Hurtado** City Clerk, who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have subscribed my name and affixed my seal as of the day and year last above written.

Notary Public

My Commission Expires:

ORDINANCE NO. ____-2014

AN ORDINANCE ANNEXING LAND TO THE CITY OF GARDEN CITY, FINNEY COUNTY, KANSAS, PURSUANT TO K.S.A. 12-520(a)(2) and K.S.A. 12-520(a)(7).

WHEREAS, the following described land adjoins the City of Garden City, Kansas, and is generally located in the Southeast Quarter of Section 9, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas; and

WHEREAS, the owner or owners of the land consent to annexation of the following described land pursuant to K.S.A. 12-520(a)(7), as amended; and

WHEREAS, the City of Garden City is owner of a portion of the land and consents to annexation pursuant to K.S.A. 12-520(a)(2), as amended; and

WHEREAS, the governing body of the City of Garden City, Kansas, finds it advisable to annex such land.

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

SECTION 1. That the following described land is hereby annexed and made a part of the City of Garden City, Finney County, Kansas:

A tract of land lying in the Southeast Quarter (SE ¼) of Section 9, Township 24 South, Range 32 West of the 6th Principal Meridian, Finney County, Kansas, being more particularly described as follows:

The East Half (E ½) of said Southeast Quarter (SE ¼) of said Section 9, except the South 40.00 feet thereof, as measured parallel with and perpendicular to the south line of Section 9, and excluding a tract commencing at the Southwest (SE) corner of said Southeast Quarter (SE ¼); thence N 01°36'01 E along the East line of said SE ¼, 40.00 feet, to the POINT OF BEGINNING; thence continuing N 01°36'01 E along the East line of said SE ¼, to the North line of said SE ¼; thence West 30.00 feet, to the West line of Jennie Barker Road; thence S 01°36'01 W, parallel to the East line of

said SE ¼, 1672.05 feet; thence N 88°23'59" W, 5.00 feet; thence S 01°36'01 W, parallel to the East line of said SE ¼, 360.00; thence S 12°54'37" W, 50.99 feet; thence S 01°36'01 W, 519.16 feet, thence S 88°17'02" E, 45.00 feet, to the POINT OF BEGINNING, and containing 76.9 acres, more or less.

SECTION 2. This ordinance shall take effect and be in force from and after its publication in the official City newspaper.

PASSED AND APPROVED by the Governing Body of the City of Garden City, Kansas, this 2nd day of September, 2014.

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

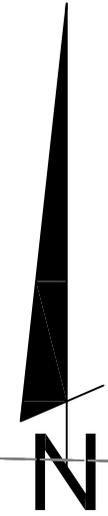
City Limits

City Limits

City Limits

Not in City

AREA BEING ANNEXED
76.9 ± Acres



400'



SCHULMAN AVENUE

JENNIE BARKER ROAD



Old Business

New Business



**PUBLIC UTILITIES
DEPARTMENT**

MIKE MUIRHEAD
Public Utilities
Director
301 N 8th St
620.276.1577

CLIFF SONNENBERG
Electric Service's Center
Superintendent
140 Harvest Ave
620.276.1290

FRED JONES
Water Department
Resource Manager
106 S 11th St
620.276.1292

ED BORGMAN
Waste Water
Superintendent
345 S Jennie Barker Rd
620.276.1281

CITY ADMINISTRATIVE
CENTER
301 N 8TH ST
P.O. Box 998
GARDEN CITY, KS
67846-0998
620.276.1160
FAX 620.276.1169
www.garden-city.org

MEMORANDUM

TO : Governing Body
THRU: Matt Allen, City Manager
FROM: Mike Muirhead, Public Utilities Director
DATE : September 8, 2014
RE : Western Area Power Administration / Integrated Resource Plan

ISSUE:

In order for Garden City to continue to receive power from the Western Area Power Administration (WAPA), the City must comply with the requirements of the Energy Planning and Management Program (EPAMP - 10 CFR Part 905) to meet the objectives of Section 114 of the Energy Policy Act of 1992 (EPAct). As a Western customer, Garden City is an entity that purchases firm capacity with or without energy, from Western, under a long-term firm power contract through KMEA. We are required to submit an Integrated Resource Plan (IRP) that allows the City to meet the objectives of Section 114 of EPAct.

BACKGROUND:

Integrated resource planning is a planning process for new energy resources that evaluates the full range of alternatives, including new generating capacity, power purchases, energy conservation and efficiency, renewable energy resources, district heating and cooling applications, and cogeneration, to provide reliable service to electric consumers. An IRP supports utility-developed goals and schedules. An IRP must treat demand and supply resources on a consistent and integrated basis. The plan must take into account necessary features for system operation, such as diversity, reliability, dispatch ability, and other risk factors. The plan must also take into account the ability to verify energy savings achieved through energy efficiency and the projected durability of such savings measured over time.

ALTERNATIVE:

Approve the Integrated Resource Plan (IRP) required by the Western Area Power Administration (WAPA).

RECCOMENDATION:

Staff recommends approval of the Integrated Resource Plan (IRP).

FISCAL NOTE:

There is no fiscal responsibility associated with the filing of the Integrated Resource Plan (IRP).

INTEGRATED RESOURCE PLAN (IRP)

Western Area Power Administration's (Western) customers must comply with the requirements of the Energy Planning and Management Program (EPAMP (10 CFR Part 905)) to meet the objectives of Section 114 of the Energy Policy Act of 1992 (EPAAct). A Western customer is any entity that purchases firm capacity with or without energy, from Western under a long-term firm power contract. Integrated resource planning allows customers to meet the objectives of Section 114 of EPAAct.

Integrated resource planning is a planning process for new energy resources that evaluates the full range of alternatives, including new generating capacity, power purchases, energy conservation and efficiency, renewable energy resources, district heating and cooling applications, and cogeneration, to provide reliable service to electric consumers. An IRP supports utility-developed goals and schedules. An IRP must treat demand and supply resources on a consistent and integrated basis. The plan must take into account necessary features for system operation, such as diversity, reliability, dispatchability, and other risk factors. The plan must take into account the ability to verify energy savings achieved through energy efficiency and the projected durability of such savings measured over time. (See 10 CFR § 905.11 (a)).

Who May Use This Form:

Utilities that primarily provide retail electric service that have limited staff, limited resource options, and obtain a significant portion of its energy needs through purchase power contracts are eligible to use this form. Utilities using this form may generate a limited amount of energy if the generating resources are primarily used as back up resources, to support maintenance and outages, or during periods of peak demand.

Completing This Form:

To meet the Integrated Resource Planning reporting requirement, complete this form in electronic format in its entirety. Unaddressed items will be deemed incomplete and the IRP may not be eligible for approval. All of the data fields in this form automatically expand. Additional information may be attached to and submitted with this report. Western reserves the right to require supporting back-up materials or data used to develop this report. If there is any conflict between this form and the requirements defined in EPAMP, the requirements in EPAMP shall prevail.

Submit the completed report with a cover letter to:

Attention: Power Marketing Manager
Western Area Power Administration
Rocky Mountain Region
P.O. Box 3700
5555 E. Crossroads Blvd.
Loveland, CO 80539-3003

EPAMP Overview

The Energy Planning and Management Program (EPAMP) is defined in the Code of Federal Regulations in Title 10, Part 905 (10 CFR 905). The purposes of EPAMP are to meet the objectives of the Energy Policy Act of 1992 (EPAAct) while supporting integrated resource planning; demand-side management, including energy efficiency, conservation, and load management; and the use of renewable energy.

EPAMP was initially published in the Federal Register at 60 FR 54714 on October 20, 1995, and revised in 65 FR 16795 on March 30, 2000, and 73 FR 35062 on June 20, 2008. 10 CFR § 905.11 defines what must be included in an IRP.

Western's Energy Services Web site (www.wapa.gov/es/irp) provides extensive information on integrated resource planning and reporting requirements. If you have questions or require assistance in preparing your IPR, contact your Western regional Energy Services representative.

IRP Content

Cover Page.....	Customer Name & Contact Information
Section 1.....	Utility/Customer Overview
Section 2.....	Future Energy Services Projections (Load Forecast)
Section 3.....	Existing Supply-Side Resources
Section 4.....	Existing Demand-Side Resources
Section 5.....	Future Resource Requirements and Resource Options
Section 6.....	Environmental Effects
Section 7.....	Public Participation
Section 8.....	Action Plan and Measurement Strategies
Section 9.....	Signatures and Approval

INTEGRATED RESOURCE PLAN (IRP) 5-Year Plan

Customer Name:
Garden City, Kansas

IRP History: Check one as applicable.	
<input checked="" type="checkbox"/>	This is the submitter's first IRP submittal.
<input type="checkbox"/>	This submittal is an update/revision to a previously submitted IRP.

Reporting Dates:	
IRP Due Date:	10-1-2014
Annual Progress Report Due Date:	10/1

Customer Contact Information: Provide contact information for your organization. The contact person should be able to answer questions concerning the IRP.	
Customer Name:	Garden City, Kansas
Address:	301 North 8 th Street
City, State, Zip:	Garden City, Kansas
Contact Person:	Mike Muirhead
Title:	Public Utilities Director
Phone Number:	620-271-1577
E-Mail Address:	Mike.Muirhead@gardencityks.us
Website:	www.garden-city.org

Type of Customer: Check one as applicable.	
<input checked="" type="checkbox"/>	Municipal Utility
<input type="checkbox"/>	Electric Cooperative
<input type="checkbox"/>	Federal Entity
<input type="checkbox"/>	State Entity
<input type="checkbox"/>	Tribal
<input type="checkbox"/>	Irrigation District
<input type="checkbox"/>	Water District
<input type="checkbox"/>	Other (Specify):

SECTION 1**UTILITY/CUSTOMER OVERVIEW****Customer Profile:**

Enter the following data for the most recently completed annual reporting period. Data may be available on form EIA-861, which you submit to the U.S. Energy Information Administration (EIA).

Reporting Period	
Reporting Period Start Date (mm/dd/yyyy)	01/01/2013
Reporting Period End Date (mm/dd/yyyy)	12/31/2013
Energy Sales & Usage	
Energy sales to Ultimate End Customers (MWh)	255,900
Energy sales for Resale (MWh)	
Energy Furnished Without Charge (MWh)	8,995
Energy Consumed by Respondent Without Charge (MWh)	0
Total Energy Losses (MWh entered as positive number)	6,784
Total Energy Usage (sum of previous 5 lines in MWh)	271,679
Peak Demand (Reporting Period)	
Highest Hourly Summer (Jun. – Sept.) Peak Demand (MW)	67.4
Highest Hourly Winter (Dec. – Mar.) Peak Demand (MW)	35.7
Date of Highest Hourly Peak Demand (mm/dd/yyyy)	07/19/2013
Hour of Highest Hourly Peak Demand (hh AM/PM)	03 PM
Peak Demand (Historical)	
All-Time Highest Hourly System Peak Demand (MW)	67.4
Date of All-Time Hourly System Peak Demand (mm/dd/yyyy)	07/19/2013
Hour of All-Time Hourly Peak System Demand (hh AM/PM)	03 PM
Number of Customers/Meters (Year End of Reporting Period)	
Number of Residential Customers	9,825
Number of Commercial Customers	1,017
Number of Industrial Customers	407
Other (Specify):	

Customer Service Overview:

Describe your customer service territory and the services provided. Include geographic area, customer mix, key customer and significant loads, peak demand drivers, competitive situation, and other significant or unique aspects of the customer and/or service territory. Provide a brief summary of the key trends & challenges impacting future resource needs including population changes, customer growth/losses, and industrial developments.

Service territory is everything within the corporate City limits of the City of Garden City, Kansas. In addition to the electrical services, Garden City also provides water and wastewater services. The City's biggest electrical competitor is the local REA, which serves the areas outside the immediate bounds of the City. The Garden City community is growing with new retail and residential developments that will require additional energy / capacity resources to meet the demands of a growing community.

Customer mix:

Residential – 9,825
Commercial – 1,017
Industrial – 407

Garden City is a city in and the county seat of Finney County, Kansas, United States. As of the 2010 census, the City's population was 26,658. The City is home to Garden City Community College and the Lee Richardson Zoo, the largest zoological park in western Kansas.

Electricity Utility Staff & Resources:

Summarize the number of full-time equivalent employees by primary functions such as power production, distribution, and administration. Describe any resource planning limitations, including economic, managerial, and/or resource capabilities.

- 1 – Public Utilities Director – Administrative
- 1 – Superintendent – Administrative & Operations
- 1 – SCADA / Engineering Manager – Operations
- 1 – Generation / VFD Specialist – Operations
- 3 – Foremen - Operations
- 5 – Journeymen Linemen – Operations
- 6 – Apprentice Linemen – Operations
- 1 – Warehouse Technician - Operations
- 2 – Meter Technician - Operations
- 2 – Clerical Staff – Administrative

Until December 31, 2013, the City was a total requirements purchaser from Wheatland Electric Cooperative, Inc. The City went through a lengthy power supply RFP process, which resulted in the City opting to pursue power supply purchases from the Kansas Municipal Energy Agency (KMEA), effective January 1, 2014. Up until that point, the City's power supplier was responsible for resource planning decisions and the City had little or no input.

Even now, the City relies primarily on outside advisors, including consultants and KMEA, to assist in resource planning decisions. The City's staffing is exclusively directed at retail distribution operations, as opposed to generation resource planning and operations. The lack of resource planning staff, coupled with the reliance on the City's previous total requirements power supplier, are limiting factors in the City's resource planning capabilities. As the City evolves as an independent entity, it will add capabilities and improve its approach to integrated resource planning.

Historical Energy Use:

Enter the peak system demand and total annual energy use for the preceding ten (10) reporting years. For total energy, include retail sales, energy consumed or provided without charge, and system losses.

Reporting Year	Peak Demand (MW)	Total Energy (MWh)
2004	54.0	190,073
2005	54.0	201,056
2006	53.0	202,871
2007	63.0	214,059
2008	57.9	232,778
2009	59.9	228,971
2010	63.4	262,096
2011	65.4	269,285
2012	67.3	270,344
2013	67.4	271,679

SECTION 2**FUTURE ENERGY SERVICES PROJECTIONS****Load Forecast:**

Provide a load forecast summary for the next ten (10) years; **and** provide a narrative statement describing how the load forecast was developed. Discuss any expected future growth. If applicable, you may attach a load forecast study and briefly summarize the results in this section. (See 10 CFR § 905.11 (b) (5)).

Load Forecast:

Reporting Year	Peak Demand (MW)	Total Energy (MWh)
2014	66.5	273,675
2015	66.6	274,150
2016	66.7	274,669
2017	66.9	275,217
2018	67.0	275,784
2019	67.0	276,352
2020	67.0	276,992
2021	67.0	277,492
2022	67.0	278,064
2023	67.0	278,637

Narrative Statement:

Projected capacity and energy requirements were identified by Sawvel and Associates, Inc. (Sawvel) and Sunflower Electric Cooperative, Incorporated (Sunflower)/Wheatland as part of the power supply RFP process. For purposes of this IRP, the load forecast prepared by Sunflower/Wheatland was used. Peak demand is projected to increase from 66.5 MW in 2014 to 67.0 MW in 2023. Energy requirements were projected to increase from 274,000 MWh in 2014 to 279,000 MWh in 2023. The forecast appears to be reasonable based on the existing customer base and projected changes.

SECTION 3

EXISTING SUPPLY-SIDE RESOURCES

Existing Supply-Side Resource Summary:

Provide a general summary of your existing supply-side resources including conventional resources, renewable generation, and purchase power contracts (including Western Area Power Administration contracts). Describe the general operation of these resources and any issues, challenges, or expected changes to these resources in the next five (5) years. (See 10 CFR § 905.11 (b) (1)).

The City is in the process of transitioning from a total requirements purchaser to a portfolio of resources. These resources are primarily purchase arrangements, with the exception of the Jameson Energy Center, a 27.5 MW peaking generation plant that is interconnected to the City's distribution system.

Purchase resource options are greatly limited by transmission constraints in the Southwest Power Pool (SPP), as well as the lengthy aggregate study process. The City is currently purchasing capacity from four different sources, with energy primarily coming from one of the purchases (KCPL) and the SPP Integrated Marketplace. The Jameson Energy Center provides a local resource which can be used if market prices increase or if transmission constraints limit the ability of energy resources to be delivered to the City.

The City will be considering other baseload resources over the next three years. It is expected there will be capacity available from other Kansas municipal utilities as well as from other entities with surplus capacity that have approached the City. The City will be considering these resources and likely will enter into agreements to purchase 10-20 MW of baseload capacity as existing arrangements expire.

Existing Generation Resources:

List your current supply-side resources, including conventional resources and renewable generation. If you do not own any generating resources, insert N/A in the first row. Insert additional rows as needed.

Resource Description (Identify resources as base load, intermediate, or peaking)	Fuel Source	Rated Capacity (MW)	In-Service Date (Year)	Estimated Expiration/Retirement Date (Year)
Jameson Energy Center – Combustion Turbine used primarily for peaking capacity / emergency backup	Natural Gas	27.5	2014	2044

Existing Purchase Power Resources:

List your current purchase power resources. Define whether the contract provides firm service, non-firm service, all requirements or another type of service. Include Western Area Power Administration resources. If applicable, include a summary of resources that are under a net metering program. Insert additional rows as needed.

Resource Description	Fuel Source (If applicable)	Contracted Demand (MW)	Type of Service (Firm, Non-firm, Requirements, Other)	Expiration Date (Year)
Western	Hydro	2 MW	Firm	2050
Kansas City Power & Light (capacity and energy)	NA	10 MW	Capacity	Dec. 2018
Associated Electric – capacity with market-priced energy	NA	20 MW	Capacity	Dec. 2015
Kingman – peaking capacity	Natural Gas/Oil	16 MW	Capacity	Dec. 2015
Omaha Public Power District – peaking capacity with market-priced energy	NA	6 MW	Capacity	Dec. 2015

SECTION 4**EXISTING DEMAND-SIDE RESOURCES**

Demand-side programs alter a customer's use pattern and include energy conservation, energy efficiency, load control/management, education, and distribution system upgrades that result in an improved combination of energy services to the customer and the ultimate consumer.

Existing Demand-Side Resources:

List your current demand-side programs, including energy conservation, energy efficiency, load control/management, education, or maintenance plans, or system upgrades. Programs may impact the utility distribution system, municipally owned facilities, and/or end-user energy consumption. Refer to Section 9 of this form for a list of example programs. Insert additional rows as needed. (See 10 CFR § 905.11 (b) (1)).

Program Description	Estimated Program Savings (MW and/or MWh if known) (Include annual impact and impact over the life of the program if known.)
High efficiency street lights	Unknown. City evaluates when it reviews bid results to assess least cost alternatives.
Distribution planning for loss reduction	Unknown. City is continually evaluating condition of distribution system to identify economic feasibility of improvements that may reduce distribution system losses.

SECTION 5

FUTURE RESOURCE REQUIREMENTS AND RESOURCE OPTIONS

Balance of Loads and Resources (Future Resource Requirements):

Provide a narrative statement that summarizes the new resources required to provide retail consumers with adequate and reliable electric service during the 5-year resource planning period. Identify any federal or state regulations that may impact your future resource requirements. If you are not experiencing or anticipating load growth and a need for new resources, describe your current procedure to periodically evaluate the possible future need for new resources.

See table, next page.

Projected Capacity Requirements and Resources
Garden City Municipal
KMEA Resource Portfolio
(MW)

Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Peak Demand	66.5	66.6	66.7	66.9	67.0	67.0	67.0	67.0	67.0	67.0
Transmission Losses @ 3%	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Total System Demand + Losses	68.5	68.6	68.7	68.9	69.0	69.0	69.0	69.0	69.0	69.0
Capacity Sales	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Reserves (2)	9.0	9.0	9.0	9.1	9.1	9.1	9.1	9.1	9.1	9.1
Total Capacity Requirements	77.5	77.6	77.7	78.0	78.1	78.1	78.1	78.1	78.1	78.1
Firm Power										
WAPA LAP	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3
Total Firm Purchases	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3
Capacity Resources										
KCPL	10.0	10.0	10.0	10.0	10.0	0.0	0.0	0.0	0.0	0.0
New Peaking Capacity	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5	27.5
AECI	20.0	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
KPP	16.0	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPPD	6.0	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Capacity	79.5	79.5	37.5	37.5	37.5	27.5	27.5	27.5	27.5	27.5
Total Capacity Resources	81.8	81.8	39.8	39.8	39.8	29.8	29.8	29.8	29.8	29.8
Capacity Surplus / (Deficit)	4.0	4.0	(38.0)	(38.0)	(38.0)	(48.0)	(48.0)	(48.0)	(48.0)	(48.0)

Identification of Resource Options

Identification and comparison of resource options is an assessment and comparison of existing and future supply-side and demand-side resources available to a customer based upon size, type, resource needs, geographic area, and competitive situation. Resource options evaluated must be identified. The options evaluated should related to the resource situation unique to each Western customer as determined by profile data such as service area, geographical characteristics, customer mix, historical loads, projected growth, existing system data, rates, financial information, and load forecast. (See 10 CFR § 905.11 (b) (1)).

Considerations that may be used to develop potential resource options include cost, market potential, consumer preferences, environmental impacts, demand or energy impacts, implementation issues, revenue impacts, and commercial availability. (See 10 CFR § 905.11 (b) (1) (iii)).

Future Supply-side Options:

List the future supply-side resource options that were considered and evaluated, including, but not limited to conventional generation, renewable generation, and power purchase contracts. Include a brief discussion on the applicability of each option for further consideration or implementation based on your system requirements and capabilities. If new resources are not required during the 5-year resource planning period, please indicate that below. Insert additional rows as needed. (See 10 CFR § 905.11 (b) (1)).

Supply-Side Option	Applicability for Implementation or Further Consideration
	Additional resources beyond those selected through the RFP process were not evaluated. As short-term agreements expire, the City will complete an economic assessment of potential replacement resources.

Future Demand-side Options:

List the future demand-side resource options that were considered and evaluated. Demand-side programs alter a customer's use pattern and include energy conservation, energy efficiency, load control/management, education, and distribution system upgrades that result in an improved combination of energy services to the customer and the ultimate consumer. Include a brief discussion on the applicability of each option for further consideration or implementation based on your system requirements and capabilities. Insert additional rows as needed. (See 10 CFR § 905.11 (b) (2)).

Demand-Side Option	Applicability for Implementation or Further Consideration
Refrigerator recycling	Will consider based on economic assessment and customer interest.
Customer efficiency measures	Will consider based on economic assessment and customer interest.
Customer communication	Will consider based on economic assessment and customer interest.
Peak demand reduction strategies	Given City's disparity between summer and winter peak, City may evaluate peak demand reduction strategies.

The next IRP will likely include more detailed evaluation of broader demand side options. The 2012 evaluations were focused on replacing an expiring total requirements contract and were not subject to EPAMP requirements. The City may evaluate these programs over the next few years. The City will also work to develop measurement techniques to assess impacts of the various DSM measures.

Resource Options Chosen:

Describe the resource options that were chosen for implementation or further consideration and clearly demonstrate that decisions were based on a reasonable analysis of the options. Resource decisions may strike a balance among applicable evaluation factors such as cost, market potential, customer preferences, environmental impacts, demand or energy impacts, implementation issues or constraints, revenue impacts, and commercial availability. (See 10 CFR § 905.11 (b) (1) (iv)).

Resources shown in Section 5, Balance of Loads and Resources, were selected through an RFP process. They were selected based on economic factors, deliverability, and reliability.

Environmental Effects:

To the extent practical, Western customers must minimize environmental effects of new resource acquisitions and document these efforts. IRPs must include a qualitative analysis of environmental impacts in summary format. Describe the efforts taken to minimize adverse environmental effects of new resource acquisitions. Describe how your planning process accounts for environmental effects. Include a discussion of policies you conform with or adhere to, and resource decisions that have minimized or will minimize environmental impacts by you and/or your wholesale electricity supplier(s). Western customers are neither precluded from nor required to include a qualitative analysis of environmental externalities as part of the IRP process. If you choose to include a quantitative analysis, in addition to the summary below, please attach separately. (See 10 CFR § 905.11 (b) (3)).

Jameson Energy Center was constructed with “dry low emission” combustors and the manufacturer, Siemens, provided emissions guarantees for nitrous oxides and carbon monoxide.

Other purchased resources come from a diverse fuel supply mix. Future resource plans may consider purchases of renewable resources, such as wind energy.

SECTION 7**PUBLIC PARTICIPATION****Public Participation:**

Customers must provide ample opportunity for full public participation in preparing and developing an IRP. Describe the public involvement activities, including how information was gathered from the public, how public concerns were identified, how information was shared with the public, and how your organization responded to the public's comments. (See 10 CFR § 905.11 (b) (4)).

During the power supply studies in 2012-2013, comments were solicited from the public through local newspapers and customers were invited to attend the City Commission meetings for public comments. This plan was placed on the City Commission's agenda, with a published meeting notice, and reviewed with the opportunity for public comment.

SECTION 8

ACTION PLAN & MEASUREMENT STRATEGIES

Action Plan Summary:

Describe the high-level goals and objectives that are expected to be met by the implementation of this resource plan within the 5-year resource planning period. Include longer term objectives and associated time period(s) if applicable. (See 10 CFR § 905.11 (b) (2)) and (See 10 CFR § 905.11 (b) (6)).

- Complete detailed evaluation of additional demand-side measures.
- Continue evaluation of high efficiency street lighting measures.
- Evaluate replacement purchases for short-term purchase agreements that are expiring between now and 2020. In particular, additional baseload capacity and energy as well as a replacement for the KCPL purchase are necessary.
- Enhance planning processes in future, including development of improved resource planning models.
- Evaluate transmission system enhancements which may improve the City's access to resources in the future.

Specific Actions:

List specific actions you will take to implement your plan over the 5-year planning horizon.

New Supply-Side Resource Acquisitions:

List new resource options your organization is planning to implement, investigate, or pursue in the next five years. Include conventional generation, renewable resources, net metering programs, and purchase power contracts. Include key milestones such as the issuing an RFP, executing a contract, or completing a study. (See 10 CFR § 905.11 (b) (2)).

Proposed New Resource	Begin Date	Est. New Capacity (MW)	Milestones to evaluate progress and/or accomplishments
Replacement baseload	Jan. 2019	10 MW	January 2018 – solicit proposals July 2018 – contract execution
Replacement reserve capacity	Jan. 2016	42 MW	January 2015 – solicit proposals July 2015 – contract execution
Baseload	Jan. 2016	10 MW	July 2015 – solicit proposals October 2015 – contract execution

New Demand-Side Programs & Energy Consumption Improvements:

List energy efficiency, energy conservation, and load management programs your organization is planning to implement or evaluate in the next five years. Include key milestones to evaluate the progress of each program. Insert additional rows as needed. (See 10 CFR § 905.11 (b) (2)).

Example programs could include:

- Education programs & communications
- Energy efficient lighting upgrades
- Energy audits
- Weatherization & Insulation
- Window/doors upgrades
- Boiler, furnace or air conditioning retrofits
- Programmable thermostats
- Equipment inspection programs
- Use of infrared heat detection equipment for maintenance
- Tree-trimming/brush clearing programs
- Electric motor replacements
- Upgrading distribution line/substation equipment
- Power factor improvement
- Loan arrangements for energy efficiency upgrades
- Rebate programs for energy efficient equipment
- Key account programs
- Load management programs
- Demand control equipment
- Rate designs
- Smart meters (Time-of-Use Meters)

Proposed Items	Begin Date	Est. kW capacity savings per year	Est. kWh savings per year	Milestones to evaluate progress and/or accomplishments
General program evaluation				October 2015

Measurement Strategies:

Describe your plan to evaluate and measure the actions and options identified in the IRP to determine if the IRP's objectives are being met. The plan must identify and include a baseline from which you will measure the IRP implementation's benefits. (See 10 CFR § 905.11 (b) (6)).

- Monthly and annual tracking of actual costs compared to previous projections and cost under previous resources.
- Comparisons of peak demand and energy requirements to previous years.
- Develop measurement strategies for implemented DSM measures. Baseline will be existing system prior to implementation of identified DSM measures.

SECTION 9**SIGNATURES AND APPROVAL****IRP Approval:**

Indicate that all of the IRP requirements have been met by having the responsible official sign below; **and** provide documentation that the IRP has been approved by the appropriate governing body (i.e. provide a copy of the minutes that document an approval resolution). (See 10 CFR § 905.11 (b) (4)).

_____	_____
(Name – Print or type)	(Title)
_____	_____
(Signature)	(Date)

Other Information:

(Provide/attach additional information if necessary)

IRP Posting Requirement:

10 CFR § 905.23 of the EPAMP as amended effective July 21, 2008, facilitates public review of customers' approved IRPs by requiring that a customer's IRP be posted on its publicly available Web site or on Western's Web site. Please check the method in which you will comply with this requirement within thirty (30) days of receiving notification the IRP has been approved:

	Customer will post the approved IRP on its publicly available website and send the URL to Western.
X	Customer would like Western to post the approved IRP on Western's website.

IRP Updates:

Western's customers must submit updated IRPs every five (5) years after Western's approval of the initial IRP.

IRP Annual Progress Reports:

Western's customers must submit IRP progress reports each year within thirty (30) days of the anniversary date of the approval of the currently applicable IRP. Annual progress reports can be submitted using Western's on-line reporting tool, which can be accessed at: www.wapa.gov/es/irp



To: Governing Body
Date: September 12, 2014
From: Compensation Committee
RE: 2015 BCBS Renewal and Employee Contributions (Wellness and Non-Wellness Rates)

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

CITY ADMINISTRATIVE
CENTER

301 N. 8TH

P.O. Box 998

GARDEN CITY, KS

67846-0998

620.276.1160

FAX 620.276.1169

www.garden-city.org

Issue

The Governing Body is asked to review and approve the 2015 employee health insurance contributions (Wellness and Non-Wellness Rates) and authorize the City Manager to sign the 2015 Blue Cross and Blue Shield of Kansas Contract.

Background

On July 2, 2014 the organization received the 2015 health insurance renewal from Blue Cross and Blue Shield of Kansas. The City received a lower renewal by about 1.5% on average on all premium tiers (Employee, Employee/Spouse, Employee/Children and Family). Upon receipt of the renewal City Staff began working with our insurance consultant, Bob Charlesworth to evaluate the 2015 contract rates and Fund 55 (Health Insurance) Budget. After numerous discussions and analysis, City Manager Matt Allen directed Charlesworth to prepare the recommended 2015 employee contributions (Wellness and Non-Wellness Rates – Attached pages 2 and 3) for City consideration and presented this to the City Manager’s Internal Standing Committee. Due to the competitive renewal, the recommended 2015 employee contributions will represent a decrease to employees in both Blue Cross and Blue Shield options.

The Compensation Committee (this group is comprised of the Mayor, Vice-Mayor, City Manager, Human Resource Director, and a small and large department director) reviewed the 2015 Blue Cross and Blue Shield contract/benefit summary (Attached pages 4 – 12) and recommended employee contributions (Wellness and Non-Wellness Rates).

Alternatives

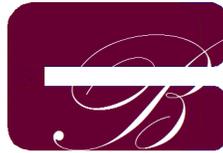
1. Approve the recommendations of the Compensation Committee and authorize the City Manager to sign the 2015 contract with Blue Cross and Blue Shield of Kansas.
2. Modify the recommendations of the Compensation Committee.
3. Do not approve the recommendations of the Compensation Committee and direct them to bring back another strategy.

Recommendation

The Compensation Committee recommends the Governing Body approve a motion to do the following: Authorize the City Manager to sign the 2015 contract with Blue Cross and Blue Shield of Kansas and move forward as presented with the 2015 employee contributions (Wellness and Non-Wellness Rates)

Fiscal Note

The employee contributions (Wellness and Non-Wellness Rates) for 2015 will allow the City to continue our budgeted rates of \$820 per contract per month and allow for the continuation of the Grow Well Clinic.



CHARLESWORTH BENEFITS, LC
Consultants, Employee Benefits Specialists

Art Charlesworth, CPCU, CLU, ARM, AU (*emeritus*)
Bob Charlesworth, CPCU, ARM, ALCM, AIS
James Charlesworth, ARM
Connie Sargent, ARM

P.O. Box 23588
Overland Park, KS 66283-0588
913-851-4730
Fax: 913-851-1993
www.charlesworth.net

September 4, 2014

Ms. Michelle Stegman, PHR
Human Resources Director
City of Garden City, Kansas

Re: Group Health, Rx and Dental Benefits
January 1, 2015 Inception

Dear Michelle –

After receiving the renewal information as provided by Blue Cross Blue Shield of Kansas (BCBSKS), we carefully reviewed the claim payment information they used in calculating the renewal monthly premium rates for the City. It was confirmed that they did include not only the prior self-funded plan payments, but also that relating to the carved out Prescription Drug provider. In short, the City had positive claim experience that reflected in a competitive renewal. A few key points to highlight for the 1/1/2015 plan inception.

- 1) The two Plan designs are working as intended, giving employees the option to evaluate their own health risk and funding to meet their personal budget philosophy.
- 2) The City's contribution is based on the higher deductible plan cost. Therefore, regardless of the plan selected by the employee, the City's costs are consistent.
- 3) The Employee contribution is also monitored closely, especially as it relates to those that do NOT participate in the City's wellness programs. In order to comply with PPACA "pay or play" rules, the employee contribution to participate in the non-wellness program, must not exceed 9.5% of their income (actually 9.56% for 2015). Based on information we have reviewed, the City meets this criteria.
- 4) The City moving to a fully insured premium 1/1/2014. The agreement with BCBSKS is for them to handle all "run-off" claims (Terminal Liability) from when services were rendered. While the Terminal Liability for stop loss ends July 1, 2015, BCBSKS stated that claims rarely occur after 18 months, but they would continue to process under the

City's prior self-funded number and sent through their weekly billing. The proposed monthly rates no longer have a separate terminal fund as these dollars are anticipated to be very minimal and we believe well within current budget amounts for the health insurance program. This helps in the overall funding calculation when evaluating the City's overall contribution plus the Employee's monthly contribution. Candidly, this had a financial impact on both the City and the Employee's contribution for 2014 and may have caused some employees to look elsewhere for dependent coverage.

- 5) After numerous discussions and spreadsheet calculations with the City Manager, Finance Director and yourself, plus a review of a Mid-America Regional Council report, it became even more evident public entities are moving to a flat percentage contribution to both the Employee (single) rate and a separate percentage for those that add dependents. This way, it ties any future premium changes the same for all participants. Our hope that this will add some of the employees that eliminated their dependents to come back onto the plan at open enrollment.
- 6) With direction from the City Manager, our firm put together a recommended premium allocation exhibit for the City's consideration and presented this to the Internal Standing Committee (copy attached). While difficult to get excited about health insurance, all were very pleased with the rate contribution being lowered and remaining within City budgeted funds.

Michelle, we appreciate the opportunity to serve the City of Garden City, Kansas.

All the best,



Bob Charlesworth, CPCU, ARM, ALCM, AIS
BC/pc
Encl.

**CITY OF GARDEN CITY, KANSAS
GROUP HEALTH RATES 2015**

PROPOSED RATES 2015 - CITY OF GARDEN CITY, KS - CONSISTANT DEPENDENT % CONTRIBUTION

Employee Wellness Participation		\$500 Ded - Fully Insured Plan - 4 TIER			RATES 2015			CURRENT	EE Cost 2015	EE %		
Current Enroll	City Cost - same as \$1000 Deductible	EE Cost	BCBS of KS Monthly Rate	City Monthly	EE Monthly	TOTAL	EE Per Pay Period 2014	City Cost - same as \$1000 Deductible	Proposed	Current	Savings/Yr	
Employee Only:	52	\$ 332.44	\$ 73.72	\$ 406.16	\$ 17,286.96	\$ 3,833.36	\$ 40.17	\$ 34.02	18.2%	21%	\$ 159.80	
EE & Spouse:	36	\$ 647.50	\$ 224.78	\$ 872.28	\$ 23,310.05	\$ 8,092.03	\$ 123.50	\$ 103.74	25.8%	31%	\$ 513.66	
EE & Child(ren):	16	\$ 627.83	\$ 218.20	\$ 846.03	\$ 10,045.28	\$ 3,491.20	\$ 117.42	\$ 100.71	25.8%	30%	\$ 434.52	
Family:	46	\$ 973.78	\$ 338.34	\$ 1,312.12	\$ 44,794.03	\$ 15,563.49	\$ 188.92	\$ 156.16	25.8%	31%	\$ 851.88	
	150			\$ 95,436.32	\$ 30,980.08	\$ 126,416.40						
				75.5%	24.5%							

Employee Non-Wellness Participation

Est. Enroll	City Cost	EE Cost *150%	BCBS of KS Monthly Rate	City Monthly	EE Monthly	TOTAL	EE Per Pay Period 2014	EE Cost at 150% of Wellness	Proposed	Savings/Yr
Employee Only:	1	\$ 295.58	\$ 110.58	\$ 406.16	\$ 295.58	\$ 110.58	\$ 60.26	\$ 51.04	27.2%	\$ 239.83
EE & Spouse:	1	\$ 535.11	\$ 337.17	\$ 872.28	\$ 535.11	\$ 337.17	\$ 185.24	\$ 155.62	38.7%	\$ 770.23
EE & Child(ren):	0	\$ 518.73	\$ 327.30	\$ 846.03	\$ -	\$ -	\$ 176.13	\$ 151.06	38.7%	\$ 651.78
Family:	0	\$ 804.61	\$ 507.51	\$ 1,312.12	\$ -	\$ -	\$ 283.38	\$ 234.23	38.7%	\$ 1,277.82
	2			\$ 830.69	\$ 447.75	\$ 1,278.44				

Employee Wellness Participation		\$1,000 Ded - Fully Insured Plan - 4 TIER			RATES 2015			CURRENT	EE Cost 2015	EE %		
Current Enroll	City Cost	EE COST	BCBS of KS Monthly Rate	City Monthly	EE Monthly	TOTAL	EE Per Pay Period 2014	BASE CITY RATE ESTABLISHED	Proposed	Current	Savings/Yr	
Employee Only:	27	\$ 332.44	\$ 54.12	\$ 386.56	\$ 8,975.92	\$ 1,461.20	\$ 30.21	\$ 24.98	14.0%	17%	\$ 136.04	
EE & Spouse:	17	\$ 647.50	\$ 182.63	\$ 830.13	\$ 11,007.52	\$ 3,104.69	\$ 102.07	\$ 84.29	22.0%	21%	\$ 462.28	
EE & Child(ren):	16	\$ 627.83	\$ 177.08	\$ 804.91	\$ 10,045.28	\$ 2,833.28	\$ 96.85	\$ 81.73	22.0%	26%	\$ 393.14	
Family:	48	\$ 973.78	\$ 274.66	\$ 1,248.44	\$ 46,741.59	\$ 13,183.53	\$ 156.89	\$ 126.76	22.0%	27%	\$ 783.26	
	108			\$ 76,770.32	\$ 20,582.69	\$ 97,353.01						
				78.9%	21.1%							

Employee Non-Wellness Participation

Est. Enroll	City Cost	EE Cost *150%	BCBS of KS Monthly Rate	City Monthly	EE Monthly	TOTAL	EE Per Pay Period 2014	EE Cost at 150% of Wellness	Proposed	Savings/Yr
Employee Only:	2	\$ 305.38	\$ 81.18	\$ 386.56	\$ 610.76	\$ 162.36	\$ 45.31	\$ 37.47	21.0%	\$ 203.93
EE & Spouse:	1	\$ 556.19	\$ 273.94	\$ 830.13	\$ 556.19	\$ 273.94	\$ 153.11	\$ 126.44	33.0%	\$ 693.55
EE & Child(ren):	0	\$ 539.29	\$ 265.62	\$ 804.91	\$ -	\$ -	\$ 145.28	\$ 122.59	33.0%	\$ 589.84
Family:	2	\$ 836.45	\$ 411.99	\$ 1,248.44	\$ 1,672.91	\$ 823.97	\$ 235.34	\$ 190.15	33.0%	\$ 1,175.02
	5			\$ 2,839.86	\$ 1,260.27	\$ 4,100.13				

G U R SUPPLEMENT

MPN: 96070
 MASTER GROUP #: 09378
 GROUP NAME: Garden City Employees
 BLUES ENROLLMENT HR: BEH

Grandfather Status: N
Meets Minimum Value = Y

EFFECTIVE: 01/01/2015

CURRENT RATES

HEALTH
 DENTAL
 DRUGS

TOTAL

EMP	E/CH	E/SP	E/DEPS
398.67	819.17	856.20	1276.69
17.72	36.46	38.12	56.85
0.00	0.00	0.00	0.00
416.39	855.63	894.32	1333.54

Early Final

Option 1

RENEWAL RATES

RATE
 ADJUSTMENT
 FACTOR

HEALTH - COMPREHENSIVE MAJOR MEDICAL

\$500 DED (\$1000/2000 COINS), UNLIMITED LTM , PREV CARE @ 100%	386.73	806.95	831.47	1251.69	Z.ZZZ
DEPENDENTS TO AGE 26					
UTILIZATION MANAGEMENT SERVICES	0.85	0.85	0.85	0.85	
BLUE CHOICE					
PHYS MED/REHAB BENEFITS RIDER					
\$100 EMERGENCY ROOM COPAY					
HOME HEALTH CARE/HOSPICE UNLIMITED SUBJECT TO DEDUCTIBLE & COINSURANCE	0.52	1.09	1.12	1.69	
OB BENE AVAIL ALL FEMALES					
TOTAL HEALTH	388.10	808.89	833.44	1254.23	

DENTAL

LOCAL BUILDING BLOCK DENTAL BASIC 50% PAYMENT	12.16	25.00	26.15	38.98	Z.ZZZ
LOCAL BUILDING BLOCK DENTAL RIDER A 50% PAYMENT	4.05	8.34	8.72	12.99	
LOCAL BUILDING BLOCK DENTAL RIDER B 50% PAYMENT	0.97	1.99	2.08	3.10	
LOCAL BUILDING BLOCK DENTAL RIDER C 50% PAYMENT	0.88	1.81	1.89	2.82	
DEPENDENTS TO AGE 26					
TOTAL DENTAL	18.06	37.14	38.84	57.89	

DRUGS

BLUE RX CARD \$15/\$30/\$45 COPAY WITH ORAL CONTRACEPTIVES					
DEPENDENTS TO AGE 26					
BLUE RX MAIL \$37.50/\$75/\$112.50 COPAY WITH ORAL CONTRACEPTIVES					
TOTAL DRUG					

GRAND TOTAL

TOTAL RATE ADJUSTMENTS

PERCENTAGE INCREASE/DECREASE

406.16	846.03	872.28	1312.12
-10.23	-9.60	-22.04	-21.42
-2.5%	-1.1%	-2.5%	-1.6%

SIGNED BY: _____

DATE SIGNED: _____

EFFECTIVE DATE: _____

G U R SUPPLEMENT

MPN: 96070
 MASTER GROUP #: 09378
 GROUP NAME: Garden City Employees
 BLUES ENROLLMENT HR: BEH

Grandfather Status: N
Meets Minimum Value = Y

EFFECTIVE: 01/01/2015

CURRENT RATES
 HEALTH
 DENTAL
 DRUGS

TOTAL

EMP	E/CH	E/SP	E/DEPS
377.08	774.60	809.78	1207.30
17.72	36.46	38.12	56.85
0.00	0.00	0.00	0.00
394.80	811.06	847.90	1264.15

Early Final

Option 2

RENEWAL RATES

HEALTH - COMPREHENSIVE MAJOR MEDICAL

\$1000 DED (\$1000/2000 COINS), UNLIMITED LTM , PREV CARE @ 100% DEPENDENTS TO AGE 26	367.13	765.83	789.32	1188.01	Z.ZZZ
UTILIZATION MANAGEMENT SERVICES	0.85	0.85	0.85	0.85	
BLUE CHOICE					
PHYS MED/REHAB BENEFITS RIDER					
\$100 EMERGENCY ROOM COPAY					
HOME HEALTH CARE/HOSPICE UNLIMITED SUBJECT TO DEDUCTIBLE & COINSURANCE	0.52	1.09	1.12	1.69	
OB BENE AVAIL ALL FEMALES					
TOTAL HEALTH	368.50	767.77	791.29	1190.55	

DENTAL

LOCAL BUILDING BLOCK DENTAL BASIC 50% PAYMENT	12.16	25.00	26.15	38.98	Z.ZZZ
LOCAL BUILDING BLOCK DENTAL RIDER A 50% PAYMENT	4.05	8.34	8.72	12.99	
LOCAL BUILDING BLOCK DENTAL RIDER B 50% PAYMENT	0.97	1.99	2.08	3.10	
LOCAL BUILDING BLOCK DENTAL RIDER C 50% PAYMENT	0.88	1.81	1.89	2.82	
DEPENDENTS TO AGE 26					
TOTAL DENTAL	18.06	37.14	38.84	57.89	

DRUGS

BLUE RX CARD \$15/\$30/\$45 COPAY WITH ORAL CONTRACEPTIVES					
DEPENDENTS TO AGE 26					
BLUE RX MAIL \$37.50/\$75/\$112.50 COPAY WITH ORAL CONTRACEPTIVES					
TOTAL DRUG					

GRAND TOTAL

TOTAL RATE ADJUSTMENTS	-8.24	-6.15	-17.77	-15.71	
PERCENTAGE INCREASE/DECREASE	-2.1%	-0.8%	-2.1%	-1.2%	

RATE
ADJUSTMENT
FACTOR

SIGNED BY: _____ DATE SIGNED: _____ EFFECTIVE DATE: _____

Benefit Summary for Garden City Employees #09378
Blue Choice Comprehensive Major Medical Program
January 1, 2015 – December 31, 2015



Maximum benefits are available when services are received from Blue Choice providers. Your financial responsibility is based on the provider network you select. **Non-Blue Choice & Non-CAP:** Difference between the payment allowance and provider charge, additional 20% coinsurance amount, deductible, coinsurance or copay amount **CAP (Non-Blue Choice):** Additional 20% coinsurance amount,* deductible, coinsurance or copay amount **Blue Choice:** Deductible, coinsurance or copay amount

*Limited to a combined \$2,000 per person, \$4,000 two-or-more persons each benefit period.

Member Pays	
Deductible (Per group anniversary benefit period)	\$500/\$1,000 individual/two-or-more persons \$1,000/\$2,000 individual/two-or-more persons
Coinsurance (Member portion for most services)	20% of allowed amounts after deductible has been met
Coinsurance Maximum	\$1,000/\$2,000 individual/two-or-more persons
Annual Out-of-Pocket Maximum (includes copays, deductible and coinsurance)	\$6,350/\$12,700 individual/two-or-more persons After the annual out-of-pocket amount has been reached (deductible/coinsurance), eligible benefits will be paid at 100% of the allowed amount for the remainder of the benefit period.

Doctor's office visits	
Home and office visits (includes eye exam)	Subject to deductible/coinsurance
Preventive care as defined by the <i>Affordable Care Act</i>	Paid at 100% of the allowable charge. Some of the services include: <ul style="list-style-type: none"> • Routine screenings • Preventive immunizations • Well-woman visits/screenings • Contraceptive methods

Drug coverage	
Prescription Drugs & Mail order	The quantity per prescription shall be the greater of a 34-day supply or 100 unit dosage, if defined as a maintenance drug. BlueRx Card \$15/\$30/\$45; Mail order is \$37.50/\$75/\$112.50

Medical services	
Emergency medical transportation	Subject to deductible/coinsurance
Inpatient surgery physician/surgical	Subject to deductible/coinsurance
Inpatient facility fee	Subject to deductible/coinsurance
Outpatient surgery physician/surgical	Subject to deductible/coinsurance
Outpatient lab and radiology	Subject to deductible/coinsurance
Advanced imaging	Subject to deductible/coinsurance
Emergency room	\$100 copay then subject to deductible/coinsurance
Accidental Injury Services	Subject to deductible/coinsurance

Recovery/Special needs	
Outpatient rehabilitation Hospice Home health care	Subject to deductible/coinsurance Subject to deductible/coinsurance Subject to deductible/coinsurance
Mental health	
Mental/behavioral health Inpatient Services Requires pre-admission certification from New Directions Behavioral Health at 1-800-952-5906 Outpatient Services	Subject to deductible/coinsurance Subject to deductible/coinsurance
Other	
Maximum lifetime benefit	Unlimited
Eligible dependents	Covered to age 26

Exclusions:

Duplicate benefits provided under federal, state or local laws, regulations or programs except Medicaid; services involving cosmetic or reconstructive surgery except as stated in the certificate; charges for personal items; convalescent or custodial care or rest cure; all keratotomy procedures; services related to temporomandibular joint dysfunction syndrome; blood or payments to donors of blood; any service or supply related to the medical management of obesity; services or supplies related to sex transformations; services related to the reversal of sterilization procedures; any medically-aided insemination procedure; charges for services by immediate relatives or by members of the household; acupuncture and admission for acupuncture; medically unnecessary services and admissions; services covered and payable under any medical expense payment provision of any automobile insurance policy; mental illness or substance use disorder services provided by a non-eligible provider; services, supplies or treatments not specifically listed as covered in the member's certificate.

This is a brief summary of the coverage available under this program. It is not a legal document. The exact provisions of the benefits and exclusions are contained in the certificate.

Benefit Summary for Garden City Employees #09378

Dental Care Program

January 1, 2015 – December 31, 2015



This Dental Care Program offers complete coverage for preventive services, along with additional coverage for primary and major dental services. Employees and each eligible dependent will receive benefits for all covered services each anniversary year.

Covered Services		
Primary <ul style="list-style-type: none"> • Oral examinations • Periapical and bitewing x-rays • Fluoride (under age of 21) • Prophylaxis, including cleaning, scaling and polishing • Sealants (one application every four years for each eligible individual age 5-17 for permanent first and second molars) 	<ul style="list-style-type: none"> • Repair of dentures • Emergency treatment for pain • Fillings (except gold) • Inlays • Simple extractions • Endodontics, including pulpotomy, pulp capping and root canal treatment • General anesthesia when the dental treatment is covered 	50% payment
Supplemental Primary <ul style="list-style-type: none"> • Space maintainers • Oral surgery 	<ul style="list-style-type: none"> • Onlays (not part of a bridge) subject to 240-day waiting period* • Crowns (not part of a bridge) subject to 240-day waiting period* 	50% payment
Prosthodontics <ul style="list-style-type: none"> • Full or partial dentures – subject to 240-day waiting period* • Bridges – subject to 240-day waiting period* • Dental implant services (\$1,000 lifetime max per insured, per arch) – subject to 240-day waiting period* <p>Benefits are not provided for denture or bridge replacement within five years after receiving dentures or bridges under this program. Benefits are limited to standard procedures for prosthodontic services.</p>		50% payment
Periodontics <ul style="list-style-type: none"> • Periodontic treatment of the gum, consisting of examination, management and surgery • Surgery of the bony structure supporting the teeth 		50% payment

MC284o 11/10

Contracting Dentists — Payment will be the maximum allowable charge for covered dental services. Payment will be sent directly to the dentist. The member will only be responsible for any coinsurance amounts and any charges for non-covered services.

Non-Contracting Dentists In Company Service Area — The maximum allowance paid will be 80 percent of the allowance paid to a contracting dentist for the same service. The member will be responsible for the remaining 20 percent. The member will also be responsible for any difference between the payment allowance and the provider's charge, in addition to any coinsurance amounts and any charges for non-covered services. Payment will be sent directly to the member.

Non-Contracting Dentists Outside Company Service Area — Payment is based on usual, customary and reasonable charges. If the member does not sign payment over to the dentist, or the dentist does not submit the claim on the member's behalf, payment will be sent directly to the member.

Coinsurance — The coinsurance will be applied to the payments of a contracting dentist or a non-contracting dentist as described.

Out-of-State Dentists — As a BCBSKS member, you may go to any dentist located outside the state of Kansas that contracts with the local Blue Cross plan. Payment amount is based on the local Blue Cross allowance arrangement with their contracting dentists. If the out-of-state Blue plan does not provide their discounted rates to BCBSKS, then the BCBSKS allowance is used. The member may be responsible for the difference between the allowed amount and the BCBSKS paid amount. BCBSKS payments will be sent directly to the member.

Exclusions: Services not listed as eligible dental services in the certificate; duplicate benefits provided under federal, state or local laws, regulations or programs (except for Medicaid); patient education services; hospital calls and consultations; lab work; occlusal adjustments; services for diseases or injuries caused by or arising out of acts of war or aggression; services for cosmetic purposes; payments under any provision of a Blue Cross and Blue Shield of Kansas certificate when the payment would duplicate payment for coverage made under another provision of the dental certificate (but only to the extent that such payment would exceed the charge for the service); services provided by a dentist for which there would customarily be no charge; medically unnecessary services; services related to alveolar ridge augmentations; services related to temporomandibular joint dysfunction syndrome over the amount specified in the certificate; orthodontic services; services covered and payable by any medical expense payment provision of any automobile insurance policy; services performed by immediate relatives or by members of the household of the employee; benefits received when a patient transfers during treatment, or if more than one dentist provides services for the same, payment for that benefit will not exceed the amount payable for one service.

This is a brief summary of the coverage available under this program. It is not a legal document.

The exact provisions of the benefits and exclusions are contained in the certificate.



**Important New Information
About Your BlueRxSM Prescription Drug Benefit
Effective Jan. 1, 2015**

Blue Cross and Blue Shield of Kansas (BCBSKS) continually monitors trends in prescription benefit management. We seek to identify opportunities to reduce costs, while maintaining a quality prescription drug program.

*The following changes will be **effective Jan. 1, 2015:***

- 1) BCBSKS will no longer cover brand name drugs in certain drug classes where a generic alternative is available. Providing generic coverage only can result in significant health care dollar savings. Drug classes include:
 - a) Nasal Steroids
 - b) Topical Antibiotics
 - c) Topical Retinoids
- 2) Erectile Dysfunction drugs will be excluded.
- 3) Insulins manufactured by Novo Nordisk (Novolin insulins) will be the exclusive rapid, short and intermediate acting insulins. Lilly products (Humulin insulin) and Apidra will be excluded drugs. Hospitals and other insurance carriers, including Medicare Part D, have named an exclusive insulin product. These categories of insulin provide the same health benefits, regardless of manufacturer.

*The following change will be **effective upon renewal anniversary on or after Jan. 1, 2015:***

- 4) Immunizations will be covered as a pharmacy benefit. Flu vaccine will be provided to members at no cost. Additional preventive immunizations are covered as follows:
 - a) Non-ACA compliant benefit – All additional immunizations will be subject to copay or applicable cost share in accordance with the pharmacy benefit, with vaccines considered brand formulary drugs.
 - b) ACA compliant benefits – All additional immunizations received from a Network Provider will be paid at 100%. If the preventive immunization is received from an out-of-network provider, benefits will be subject to out-of-network pharmacy cost share. Please discuss your current benefit with your Group Consultant to determine the pharmacy benefit coverage for your group.

Please see the reverse side to view an at-a-glance chart of the covered/non-covered Nasal Steroids, Topical Antibiotics, Topical Retinoids and Erectile Dysfunction drugs.

Nasal Steroids

GENERICS covered with lowest cost share	Brand Drugs Not Covered
Fluticasone	Beconase AQ
Triamcinolone	Flonase
	Flunisolide
	Nasacort AQ
OTC Product	Nasonex
Nasacort Allergy 24hr	Omnaris
	Qnasl
	Rhinocort Aqua
	Veramyst
	Zetonna

Topical Antibiotics

GENERICS covered with lowest cost share	Brand covered with Formulary Cost Share	Brand Drugs Not Covered
Benzoyl Peroxide	Finacea	Acanya
Clindamycin		Aczone
Metronidazole Cream		Akne-Mycin
		Azelex
		Benzaclin
		Benzamycin
		Cleocin-T
		Clindacin
		Duac
		Epiduo
		Erygel
		Klaron
		Metrogel, Metrocream, Metro lotion
		Noritrate
		Ziana

Topical Retinoids

GENERICS covered with lowest cost share	Brand covered with Formulary Cost Share	Brand Drugs Not Covered
Adapalene	Tazorac	Atralin
Benzoyl Peroxide Gel		Differin
Tretinoin		Retin-A
		Tretin-X

Erectile Dysfunction Drugs – Brand Drugs Not Covered

Caverject	Muse
Cialis 10mg and 20mg	Staxyn
Edex	Viagra
Levitra	Stendra

Consent Agenda



CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN DALE

JANET A. DOLL

DAN FANKHAUSER

CHRIS LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

CITY ADMINISTRATIVE
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To: City Manager, City Commissioners
From: Kelly Stevenson, Cemetery Director
Date: September 8, 2014
Re: Children Disinterment / Burial

ISSUE

The Cemetery Staff has recently renewed the conversation with the Finney County Historical Society and Parks Department regarding the relocation of the remains from (3) children currently buried on the east side of the swimming pool. The Staff's concern is the preservation of the children's remains as well as respecting their burial location in view of the fact that the area is developing more into a recreational area.

BACKGROUND

As per the letter you received, the children have been in their current location since 1900 and the City Commissioners revisited the issue of the burials back in 1992. It is the intent of the Cemetery Staff, Parks Staff, and Finney County Historical Society to handle this discussion or action with the utmost respect. The conversation concerning the children, in recent years, has been one in which the burials were to remain in their current location with the intent of placing a marker/memorial to indicate the burials or to relocate them at some point in the future. The Cemetery Staff's position mirrors that of the Executive Director of the Finney County Historical Society, Steve Quakenbush, which is to protect the children and the historical value of the burials no matter what the outcome may be for the remains. It is also the mutual desire of all concerned parties to place some type of historical marker where the children are now even if they are relocated to Valley View Cemetery.



CITY COMMISSION

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ALTERNATIVES

1. Allow Cemetery Staff to relocate the remains to Valley View Cemetery where they will be properly buried at a site near other children. (The proposed space is currently owned by the City of Garden City.)
2. Allow the burials to remain in their current location with the intent to properly memorialize and protect the remains in the very near future.

RECOMMENDATION

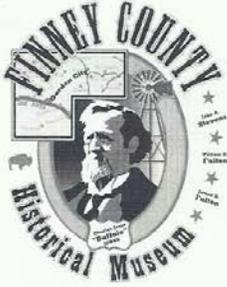
Due to the increase of public use in the burial area, it is the recommendation of Staff to pursue the first Alternative and relocate the children to Valley View Cemetery.

FISCAL

Labor and equipment will be provided by the Cemetery Staff to relocate the children's remains.

Approximate cost: \$125 (Labor and fuel)

A monument will eventually be needed to mark the grave and the cost will be determined by the type of marker selected. The purchaser of the monument/s is still to be determined.



Finney County Historical Society

403 S. 4th P.O. Box 796 Garden City, KS 67846-0796
620-272-3664 Email: fico.historical@gcnet.com

Aug. 6, 2014

Kelly Stevenson
Cemetery Sexton
City of Garden City
PO Box 998
Garden City, KS 67846

Kelly,

With the Finnup Park Master Plan now complete, I'm following up on the recent request for information about the early-day graves located east of Garden City's Big Pool.

Based on newspaper accounts in our archives here at the Finney County Historical Museum, it is safe to say that despite popular belief, the graves:

- Are not the earliest burials in Garden City
- Do not contain a mother and child
- Contain occupants whose names are not known

What the archives do indicate is that:

- There are three graves, all containing the remains of young children
- At least one of the graves dates to 1899 or 1900

According to an article from the Sept. 17, 1937 edition of the Garden City Telegram, at least one of the bodies is that of a day-old child. The child was born during the summer of 1899 or 1900 to a woman now known only as "Mrs. Darr," as noted in an interview with Mrs. Jay E. Brown, of 505 N. Eleventh, shortly after the graves were rediscovered in 1937. Mrs. Brown recalled that the child's parents, who lived somewhere nearby on Maple Street, were unable to afford a costly internment, and obtained permission to bury their child from the owner of the land, Jesse Edwards.

Mrs. Brown had assisted with the delivery of the child, and she also apparently helped with the burial. Three others helped as well, including Mrs. Agnes Baird Moon and Mrs. Jesse Edwards. The 1937 newspaper account indicated that the child's father, listed simply as Mr. Darr, was able to purchase a beautiful coffin for \$10. Though other details are lacking, the Telegram story stated that Mrs. Brown was certain the other two children buried at the site died under similar circumstances.

"You...We Are Finney County History."

After the graves were rediscovered in 1937, a group of local residents examined the site, led by Dewey Bennett, then a local college chemistry instructor. Newspapers found in the infant's grave, though in poor condition, were clearly from the time of the turn of the century. The Telegram account also stated that none of the three buried children could have been older than three or four, and were probably younger.

Mrs. Brown's own recollection about the infant was that it was not well developed at birth, and that there was little hope the baby would survive long. There appears to be no record of whether the child was a girl or boy, and we have found no additional information on the other two buried children.

I certainly want to acknowledge the work of Laurie Oshel, our research librarian and assistant director, in gleaning what we do know from the museum's files.

The story of the burials was revisited in February of 1992, by the way, in a report to the City Commission of Garden City by Bob Halloran, then city manager. The account published at that time stated that the city was aware of the graves, and that consideration had been given to relocating them or placing one or more markers over them. It also indicated that the rediscovery of the graves in 1937 occurred when municipal prisoners were installing a water line in Finnup Park. The location of the graves was given as "in the open area east of the pool, about 100 feet north of the road."

I hope this information is helpful, whether the remains are moved or left in their original location. It does seem appropriate that some sort of marker be placed at the site near the pool as part of any future development there, and that an additional marker or markers be placed wherever the remains may be reinterred. We would, of course, be glad to provide consultation on text or phrasing for any such markers, as well as to participate in any ceremony. The short lives of these three children, though little is known about them, are part of the history of Finney County and Garden City.

Sincerely,



Steve Quakenbush
Executive Director, Finney County Historical Society



**COMMUNITY
DEVELOPMENT
DEPARTMENT**
SERVING THE
CITIES OF
GARDEN CITY
HOLCOMB
AND
FINNEY COUNTY
620-276-1170

INSPECTIONS
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inspection@garden-city.org

CODE
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MEMORANDUM

DATE: September 10, 2014
TO: Mayor & City Commission
FROM: Kaleb Kentner, Planning & Community Development Director
cc: File
RE: 2014 Vegetation Mowing Applicant

Issue: 2014 Vegetation Mowing Applications for Code Violations

Background: The Community Development Department has received a new application from Bernard Froese for vegetation mowing for 2014 at the following rates:

Small Lots- \$30/ hour
Large Lots- \$70/ hour

Lot size is determined by the Code Compliance Officer.

Alternatives:

1. City Commission may approve the applicant.
2. City Commission may not approve the applicant.
3. City Commission may take no action.

Recommendation: Staff recommends approving Mr. Froese's application.

Fiscal Impact: Fees assessed through the code compliance process cover the cost of contractors. However, if the violator does not pay fees, the City covers the cost of the contractor until the fee is collected through either collections or through specials assessed to the property.



Memo

To: Garden City Commission
From: Kaleb Kentner
CC: File
Date: April 17, 2014
Re: GC2014-27: Plat of First Christian and Giron Addition

COMMUNITY
DEVELOPMENT
DEPARTMENT
SERVING
GARDEN CITY
HOLCOMB
AND
FINNEY COUNTY

620-276-1170

INSPECTIONS

620-276-1120

inspection@garden-city.org

CODE COMPLIANCE

620-276-1120

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PLANNING AND ZONING

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ISSUE: Consideration of the plat of First Christian and Giron Addition.

BACKGROUND: The First Christian and Giron Addition will split their parcel located at approximately 2900 North 8th Street into two lots. Both of the lots will dedicate right of way easements on 8th. This dedication will be thirty five (35) feet wide. Lot 2 will also have a thirty (30) foot wide dedication for the right of way on Bellevue Avenue.

The plat has gone through site plan review and no issues were brought up; however, they will be required to add utility easements along all property lines. This includes a fifteen (15) foot easement along 8th Street and Bellevue Avenue, a ten (10) foot easement straddling the two lots, and a ten (10) foot easement along the remaining property lines. The applicant is requesting a waiver from these utility easements.

ALTERNATIVES: The Commission may:

1. Approve the plat.
2. Not approve the plat.

RECOMMENDATION: Staff recommends approval of the plat with the addition of the required utility easements.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the plat with the required easements

Present- 6

Yea- 6

Nay- 0

FIRST CHRISTIAN AND GIRON ADDITION

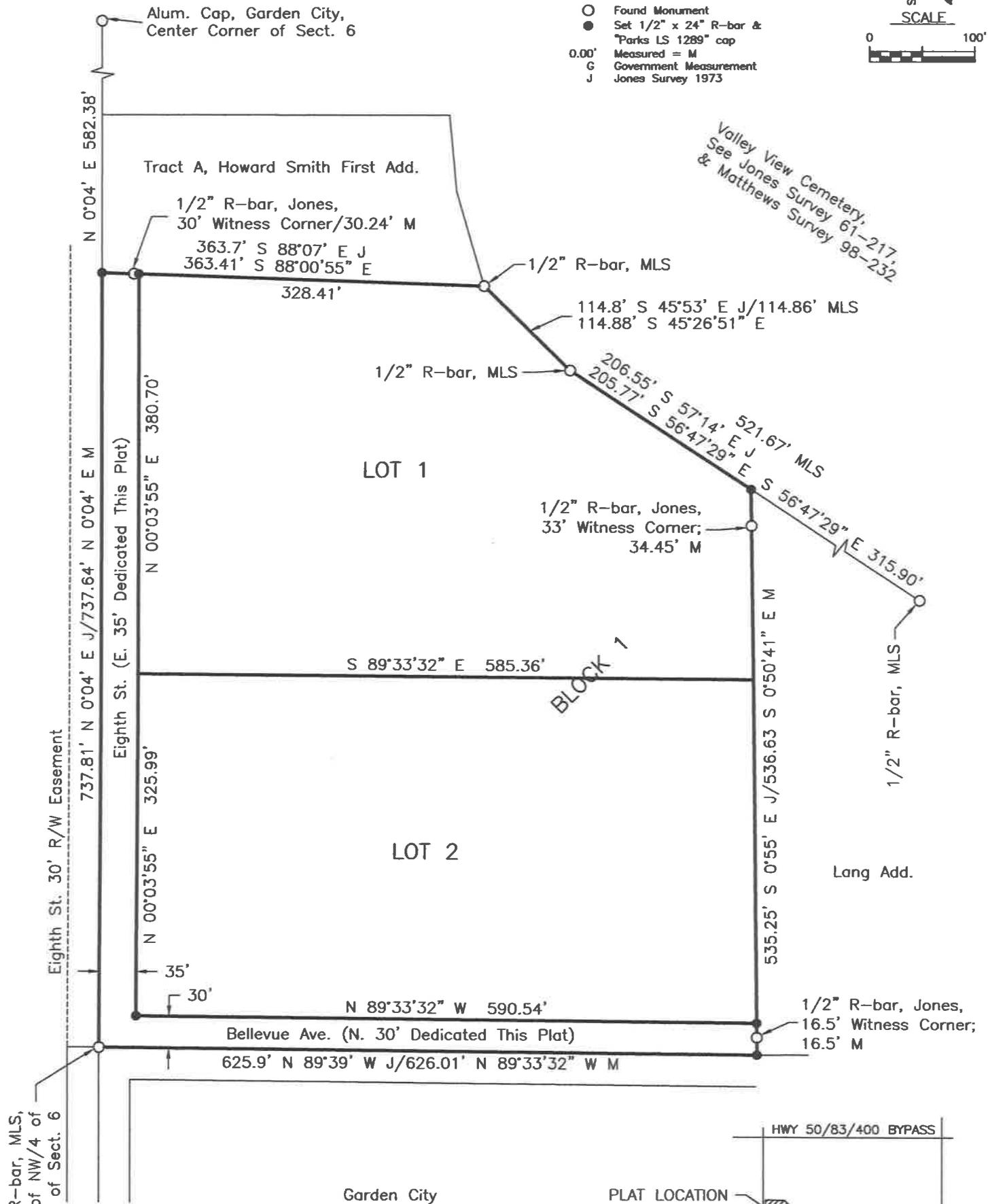
Located in the NW/4 of the SE/4 of Section 6,
Township 24 South, Range 32 West
of the 6th P.M., Garden City, Finney County, Kansas

KANSAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE NAD 1983
IS BASIS OF BEARING



- LEGEND**
- Found Monument
 - Set 1/2" x 24" R-bar & "Parks LS 1289" cap
 - 0.00' Measured = M
 - G Government Measurement
 - J Jones Survey 1973

Valley View Cemetery,
See Jones Survey 61-217,
& Matthews Survey 98-232



1/2" R-bar, MLS,
SW. Corner of NW/4 of
the SE/4 of Sect. 6

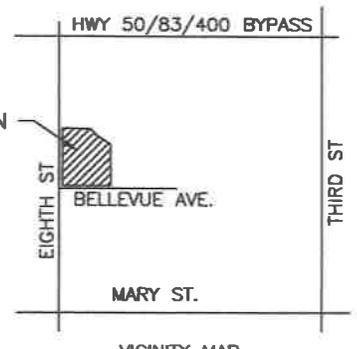
Eighth St. 30' R/W Easement

Eighth St. (E. 35' Dedicated This Plat)

Bellevue Ave. (N. 30' Dedicated This Plat)

Garden City

PLAT LOCATION



- GENERAL NOTES**
1. Some improvements, utilities, and easements are not shown by agreement with the client.
 2. This survey does not certify to ownership.
 3. Building Setback Lines are not shown.

Boundary Closure Information:
Closure Error Distance = 0.008'
Error Bearing = S 09°53'16" E
Closure Precision = 1 in 323,103

CORNERSTONE Professional Services
1555 North Shore Circle
Garden City, KS. 67846
1707 620-272-7592
16 Apr., 2014 Copyrighted

Other Entities Minutes



Cultural Relations Board Agenda

August 14, 2014

5:15 pm

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City of Garden City Administrative Center 2nd Floor Meeting Room

- I. Call Meeting to Order
- II. Presenter(s)
- III. Approval of July 2014 minutes
- IV. Old Business
 - A. 2014 Diversity Dinner and Multi-Cultural Summit Planning Update
 - B. Diversity Dinner Speaker Update
 - C. 2014 Cultural Relations Board Initiative –“Religions of the World” – Update
Faith Based Speaker
- V. New Business
 - A. Welcome New Board Members
 - B. Fiesta Sponsorship/Parade Participation?
- VI. Monthly Financial Report
- VII. Adjournment



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City of Garden City
Cultural Relations Board Meeting Minutes
July 10, 2014
5:15 pm

Present: Verna Weber, Chairperson Adam Cassellius, Dan Le Vice Chair Nancy Harness

Absent: Geovannie Goné, Liz Sabandith and Dr. Debra Bolton

Staff: Michelle Stegman

Guest(s):

I. Call the Meeting to Order

Chairperson Adam Cassellius called the meeting to order via conference call at 5:32 pm.

II. Guests:

No guests attended the meeting.

III. Approval of Minutes

Adam asked for a motion to approve the amended May and June 2014 minutes. Verna Weber moved to accept the minutes with that correction with a second from Nancy Harness. Motion approved.

IV. Old Business

A. 2014 Diversity Dinner and Multi-Cultural Summit Update

Michelle provided an update on the MC Summit Planning meeting. The CRB recommended that Michael Feldtman discuss the immigration crisis in Guatemala. Michelle recommended the meal selection for the Diversity Dinner and the committee approved it. Michelle stated that the City HR Staff will begin to work on the Diversity Dinner decorations and gifts. It was suggested to research flowers from Costa Rica. The board asked if Adam's students could make tissue flowers. Michelle will ask Engineering to create a map of Central America.

Michelle asked Adam if he would be able to have students dance at the Summit. He indicated he would reach out to them. Nancy said she would contact the sponsor of the Folkloric Dancers. Both board members agreed to let Michelle know by July 18th.

B. Religions of the World Presentation

The CRB continued to discuss this event. Since members have not heard back from the Ministerial Alliance, the board will move forward without their sponsorship. Michelle will visit with Matt Allen about the status and get his input.



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V. New Business

A. CRB Recruitment

The board reviewed CRB applications from Karen Aguilar, Philippines and Racheal Murungi-Kisekka, Uganda. Verna moved to recommend Rachel to fill the term expiring 12/31/14 and Karen to fill the term expiring 12/31/16. Adam seconded the motion. Motion passes. Michelle will prepare a recommendation for the August 5, 2014 Commission agenda.

B. Cultural Relations Board Web Page – City Face Book Page

Item was tabled. Ashley was unable to attend this meeting.

VI. Financial Report

Financials were reviewed by the committee.

C. Adjournment

Meeting adjourned at 6:15 pm.



Buffalo Dunes

Golf Advisory Board
Aug.11th, 2014
7:00 pm - 7:30 pm

Members Present: Sandy Rodgers, , Ray Navarro, Scott Ackerman, Caleb Woods, Toby Whitthun, Tom Richardson.

Cole Wasinger report: Golf Professional

Absent.

Monthly financial report:

None available

Symetra tournament:

Ray visited with those present about the upcoming symetra golf tournament.

Ray is coordinating the volunteers for the tournament.

Toby Whitthun report: Greens superintendent

No new discussion.

Next meeting: Sept. 4th@ 7:00pm @ Zoo Education Center ; NOTE MEETING CHANGE

Reported by Sandy Rodgers

**HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
AGENDA**

Thursday, September 18, 2014
9:00 A.M. City Commission Chamber – Garden City, Kansas

Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

8:30 A.M.	WORKSHOP - AGENDA REVIEW BETWEEN STAFF AND COMMISSION MEMBERS <i>Public Comments/questions are welcome - NO DECISION CAN BE RENDERED.</i>
------------------	---

- I. CHAIRMAN CALLS REGULAR MEETING TO ORDER
- II. APPROVAL OF MINUTES- August 21, 2014.
- III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)
- IV. GENERAL STAFF REPORT AND UPDATE
- V. SUBMITTAL OF EXHIBITS FOR THE RECORD
 - A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
 - B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
 - C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
 - D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
 - E. All application files in their entirety including Staff Reports
- VI. BUSINESS
 - o *Staff Report & Applicant Presentation*
 - o *Public Hearing*
 - o *Staff or Applicant Address Public Hearing Comments*
 - o *Commission Action*

NEW BUSINESS:

- GC2014-49:** An amendment to the Planned Unit Development for St. Catherine Hospital at the request of Heartland Oncology, LLC.
- GC2014-50:** An amendment to the Garden City Zoning Regulations regarding fences at the request of the City of Garden City.
- FC2014-51:** An amendment to the Finney County Zoning Regulations regarding towers in “A” Agriculture districts at the request of the City of Garden City.
- GC2014-52:** An amendment to the Garden City Zoning Regulations regarding the Downtown Master Plan at the request of the City of Garden City.

VII. ADJOURN

MINUTES

**HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION**

August 21, 2014

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, August 21, 2014 in the City Commission Chambers at the City of Garden City Administrative Center located at 301 North 8th Street, Garden City, Kansas.

I. CALL TO ORDER

Chairman Rishel called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Rishel, Member Law, Member Howard, Member Weber, Member Lucas and Member Laubach. Also present were Secretary Kentner and Staff Davidson.

II. APPROVAL OF MINUTES- July 17, 2014

Member Laubach makes motion to approve the minutes from July 17, 2014. *Member Law* seconds motion. Votes were taken by yeas and nays and recorded as follows:

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

Motion passed.

III. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

IV. SUBMITTAL OF EXHIBITS FOR THE RECORD

- A. Finney county Zoning Regulations of 1995 as amended**
- B. Subdivision Regulations of 1996 as amended**
- C. Finney County Comprehensive Plan as amended**
- D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats**
- E. All application files in their entirety including Staff Reports**

NEW BUSINESS

GC2014-27 First Christian and Giron Addition Plat, 2900 N. 8th

Staff Davidson reads staff report.

Ken Parks- The applicants at this time are trying to get a permit to build a church. At a later time, they will come back for a second subdivision. At that time, we will reserve some time for discussion on easements. There will be a lot more information available then.

Secretary Kentner- So you are proposing no easements be shown on this plat? Or are you okay with how they are shown?

Ken Parks- We prefer no easements. There will be a sewer easement sometime but we are unsure of the location. We do show a 35' dedication on the west side and a 30' easement on the south.

Secretary Kentner- And the church is going on lot one?

Ken Parks- Lot two.

Secretary Kentner explains easements.

Member Laubach- Did I understand correctly that there will be additional plans submitted at a future time and that could be addressed then?

Secretary Kentner- Yes. Right now, the plan is that they want to start as soon as possible on the church on lot 2. The issue with that is right now we don't have a site plan to know where they will need easements and how big they will need to be. We know that lot is possibly going to be divided up into smaller residential lots but we don't know how many lots. If that were to change, and you approved it as two lots without any easements, it would make it difficult for development because there are no easements. We can approve a plat with 10 or 15 foot easements and when they replat the property, they can change the easements. That is our suggestion because we don't know what's going in there. This would allow them to quickly move through the site plan process to build their church.

Member Weber- With the 15 foot front easement, surely it hasn't been waived every time?

Secretary Kentner- No.

Member Weber- Have they always used the full 15 feet?

Secretary Kentner- No. It depends on how many utilities are in it. It could be as small as five to ten feet. Maybe all that's in that easement is electric or gas. But, the easements are set up as 7 1/2 to 15 feet because the trucks and equipment have to be able to fit in the easement. They may only need a sliver of the property for the utility itself but the equipment has to fit.

Member Laubach- We really won't know until we see plans.

Secretary Kentner- Right, we are just trying to facilitate good planning and prevent headaches later on. That's the purpose of the Subdivision Regulations. However, you have the ability to give variances from it.

MEMBER LAUBACH MAKES MOTION TO APPROVE WITH SUGGESTED EASEMENTS.

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	Yea	Not Present	Yea	Yea	Not Present	Yea	Yea	Not Present

GC2014-28 Rezone First Christian and Giron Addition from "LR" to R-3", 2900 N. 8th

Secretary Kentner explains case.

OPEN PUBLIC COMMENT

Paul Teetzen, 2807 C St.- Are both lots going to be rezoned for multi-family?

Secretary Kentner- Yes.

Paul Teetzen- Will the church take all of lot two or will there be apartments there too?

Secretary Kentner- It's my understanding that they are going to use all of lot two for the church and the other lot will be divided up for future development.

Paul Teetzen- So the entrance in and out of the potential multi-family will be on 8th street, not Bellevue?

Secretary Kentner- There's a possibility that the church will have access from Bellevue.

Paul Teetzen- Yeah, I was just concerned with extra traffic; there is already enough traffic on that road.

Secretary Kentner- Right now, lot one is set up for future development which could be anything allowed in "R-3" and would have access only from 8th street. Lot two is where they want to build the church and could potentially have access to Bellevue.

Member Laubach- Isn't there a possibility that they could come back and ask for additional egress and ingress?

Secretary Kentner- Yes, they could.

Paul Teetzen- But that would be another public hearing, right?

Secretary Kentner- Yes. Things could change in the replat.

Member Law- Churches are allowed in "R-3"?

Secretary Kentner- Yes. A church can go into most all residential districts. They could have rezoned to "R-1" and still met the comprehensive plan. You could downgrade the request to "R-1" if you felt it met the comprehensive plan better but it does show this area as mixed single and multi-family residential.

Ken Parks- Isn't "L-R" in the county really similar to "R-3" in the city?

Secretary Kentner- "L-R" is actually more like "R-1" in the city. "R-3" does allow you to build single-family homes. It's the broadest district. Maybe that's why they requested that.

CLOSE PUBLIC COMMENT

MEMBER WEBER MAKES MOTION TO APPROVE.

MEMBER LUCAS SECONDS MOTION.

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

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

Motion passed.

FC2014-45 Mott Addition Plat, 9350 E. Plymell, American Warrior, Inc.

Staff Davidson reads staff report.

MEMBER LUCAS 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
Yea	Yea	Not Present	Yea	Yea	Not Present	Yea	Yea	Not Present

Motion passed.

FC2014-46 Plat #1, 4435 E. Plymell, American Warrior, Inc.

Staff Davidson reads staff report.

Secretary Kentner- The County Commission, in the past, has not allowed lots smaller than 5 acres in the county. In this case, the family still owns the property around it and this is basically for transition of the property.

Member Law- Is this across the street from the previous case?

Secretary Kentner- I don't believe so. Same road, but a couple miles apart.

MEMBER LAW MAKES MOTION TO APPROVE.

MEMBER LOPEZ SECONDS MOTION.

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

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

Motion passed.

GC2014-48 Giardino Addition Plat, 125 W. Pine

Staff Davidson reads staff report.

Ken Parks- It will be an public electrical easement for the transformer.

Member Laubach- I presume that both parcels are zoned the same already?

Secretary Kentner- Yes.

MEMBER LAUBACH MAKES MOTION TO APPROVE AS PRESENTED.

MEMBER LAW SECONDS MOTION.

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

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

Motion passed.

H2014-40 Rezone Parcel of land from "A" to "I-3", KJK Land Management, LLC

Staff Davidson reads staff report.

Secretary Kentner- This is a residential property that is the historic Clutter property and the driveway attaches to the public right-of-way. Everything around it would be rezoned and the buffer would go along all property lines.

Member Weber- Is the home "R-1"?

Secretary Kentner- The home is a residential zoning district, yes.

Member Weber- So this is kind of reverse spot zoning.

Secretary Kentner- It's an interesting situation.

Member Howard- Have there been any comments from neighbors?

Secretary Kentner- We have not received any calls regarding this case.

OPEN PUBLIC COMMENT

Brian Mader- I was wondering how they will access the property? My mother owns the Clutter house and she has some concerns with the value of her house and how close they will be to the house.

Secretary Kentner- It's my understanding that the access point is the right-of-way south of the driveway. They wouldn't have access from anywhere else because it is all residential. There could be another access put in across the railroad tracks on the north side of the property.

Member Laubach- If this is rezoned, would they still have to have the plat approved? That would show egress and ingress, right?

Secretary Kentner- Yes.

Brian Mader- Is this all in the flood plain?

Secretary Kentner- It is partially in the flood plain. It runs along the south part of the property. They would have to meet all requirements for that. Regardless of what the zoning is, they still have to build one foot above flood plain and be able to show it won't have an adverse impact on surrounding properties.

Translator for Jose Contreras- My Uncle is trying to sell his house but the agent said the bank won't give out a loan because the elevators they put up there are affecting property values.

Secretary Kentner- You are talking about the railroad property to the north. That is not the property that's in question. That has already been through the approval process. A lot of people are under the misconception that the road along there is public; it's not. The railroad owns that road.

Member Laubach- It's an enforcement issue. As far as the loan, that's between you and the bank.

Secretary Kentner- The financial institutions have the ability to grant loans or not to grant them.

Member Laubach- If you are in a flood zone, they would require insurance but could still grant the loan. If it's a credit issue, that's between you and the bank. You may want to try a different bank.

Secretary Kentner- It could also be a zoning issue; if the property is zoned commercial and someone is trying to get a residential loan, it's pretty difficult. You may need to ask more questions from your lending institution.

Member Howard- If it's a commercial property, it's probably going to hurt sales.

Member Laubach- The appraisal is going to dictate what the bank is willing to do. I don't think it has anything to do with what we are discussing here.

Lona Duvall- This area was selected by the City of Holcomb as an area that they would like to have developed industrially. This parcel has the best stretch of BNSF Railway left in the County. Opportunities to develop industrially on the property are very good because of the rail transportation. I would reiterate Kaleb's point; that access that they have traditionally used is not an access point. We would encourage you to approve this based on an economic development standpoint.

Member Howard- How close would this "I-3" be to the Clutter house?

Secretary Kentner- It would go all the way around the property. The Comprehensive Plan does show this area as Industrial potential. This is an interesting situation because of the historical factor that exists. When Holcomb adopted their Master Plan, they took that into consideration. Industrial won't be able to cross their property lines. There won't be any access from the residential areas for good reason. The fence would be required to run along both sides of the driveway as well as around the entire residential property.

Chairman Rishel- What kind of fence will they be required to put up?

Secretary Kentner- It has to be privacy which could be a chain link with slats, wood privacy or a block wall.

Member Laubach- So not just a see-through chain link fence?

Secretary Kentner- No, it would have to be a privacy fence. They would be required to install a landscape buffer as well.

Chairman Rishel- What is the height of the fence?

Secretary Kentner- Minimum of six feet. It can go higher than that.

Member Weber- That would line the driveway?

Secretary Kentner- Yes. Around the entire property.

Member Howard- How much land is owned by the Mader's around the house?

Secretary Kentner- There are a couple structures on the property.

Brian Mader- I think it's about 10 acres.

Secretary Kentner- Is the house the structure shown in the middle of the property?

Brian Mader- No, it's to the north of the property.

Secretary Kentner- Okay, so from the south side, there will be a pretty good buffer but it will be pretty close on the north side.

Brian Mader- So they are only going to have to have one access to this property?

Secretary Kentner- They are only required a single access.

Brian Mader- I thought they needed at least two?

Secretary Kentner- Not necessarily. It depends on the use. For industrial, one entrance is probably sufficient but we won't know until someone purchases it to develop.

Chairman Rishel- If this is rezoned, what is the timeline for the fence to be put up?

Secretary Kentner- The fence does not have to be put up until the property is developed. If it is never developed, then the fence will never be put up.

Member Laubach- In The City of Holcomb, is "I-3" the broadest zone?

Secretary Kentner- Yes, anything that is "I-1" or "I-2" can also go in that zone.

Brian Mader- How will the City of Holcomb get to their water well? It's about a quarter of a mile west of the house.

Secretary Kentner- I'm not sure how the City currently accesses that.

Brian Mader- But how will they after it's developed?

Secretary Kentner- When they develop this, it could be used as a single lot or divided up into smaller lots. We will work that out in the plat process and site plan.

Member Howard- Does your family oppose this or are you in favor?

Brian Mader- We are opposed. If my mom ever wants to sell the house, she's afraid the value will drop tremendously.

Member Howard- Well there's no doubt about that. It will drop the value of that property.

CLOSE PUBLIC COMMENT

Member Law- Who is going to own this property?

Secretary Kentner- Right now it is owned by KJK Land Management, LLC. Whether the sell it as one property or divide it up and sell the lots individually, that is up to them. Technically, as the Planning Commission, you have the authority to make

recommendations based on zoning where there are no evident uses. If you feel it's speculative zoning, you don't have to recommend rezoning. This is the request from the property owners. From what we understand, there is potential interest for this property. They have owned it for quite some time and haven't rezoned it because there has been no interest. I believe they have interest now and that's why they are pursuing it.

Member Howard- Could there be a larger buffer put around it? Like 300 feet?

Secretary Kentner- I'm not sure if the regulations allow that. The zoning requirements are only the minimums and that's all we can require or mandate.

Staff Davidson- The buffer is 10 feet but there is also a setback for building.

Secretary Kentner- They can still park in those areas, they just can't build.

Member Laubach- It's going to be hard for those developers to make plans unless they know where they are on the zoning. It's consistent with what the City of Holcomb has said they want.

Secretary Kentner- I know FCEDC and Community Development always work with individuals coming in and let them know the concerns that are out there. They can go above the minimum on their own, but we can't require it. They will be coming in with their plats and that's something we can address then.

Lona Duvall- I agree with that. You won't see extraordinarily heavy utility usage here either because it's not available on this lot. That will be an automatic limitation. We will also take into consideration that this property abuts a residential district because we want to maintain the integrity of the area.

Member Howard- Personally, I would like to table this until we get more information on what type of business is going to go in here. I don't want to see them just put up a ten foot buffer and bring in a big industrial plant next to someone's house and the City's water well.

MEMBER HOWARD MAKES MOTION TO TABLE.

MOTION FAILS FROM LACK OF SECOND.

Member Weber- When you buy a property, you never know if the property next to you is going to change zoning. It's a risk you take. The comment about the City well; I'd hate to think we'd prevent or delay an opportunity. The fact of the matter is that access to the well will be maintained. That's not something that has to be figured out before the property is developed or rezoned. We won't know what is going in there until we rezone and open that door for opportunity.

MEMBER WEBER MAKES MOTION TO APPROVE THE REZONING.

MEMBER LUCAS SECONDS MOTION.

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

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

Motion passed.

GC2014-41 Amendment to allow retail in "I-2"

Staff Davidson reads staff report.

Secretary Kentner explains case.

Chairman Rishel- If I recall, the Zoning Regulations all convenience stores in "I-2".

Secretary Kentner- Yes. Based on the definitions, a convenience store is defined as one thing but what they are doing here is different. It doesn't meet the criteria. Otherwise, that would have been a really easy fix.

Member Laubach- When we originally approved this, we approved it in "I-1" also. Why has that been changed?

Secretary Kentner- We left it just like it was. We do recommend that since "I-1" is below "I-2", that you include it as well.

Member Laubach- So was the "I-2" purposely eliminated or was it an oversight?

Secretary Kentner- No, the property in question is zoned "I-2" so that's why it was written that way.

Member Laubach- What is the difference between the two?

Secretary Kentner- "I-1" is just a lighter usage. They are very similar.

Member Laubach- So if you had a Fastenal retailer, it could go in "I-1" or "I-2"?

Secretary Kentner- Right. I think what you did last time is include these changes.

Member Weber- The wholesale aspect of Fastenal would allow it in Industrial anyway.

Secretary Kentner- Right. Two other locations were brought up but they do more than 50% in wholesale. They do equipment rental, manufacturing and retail. We try to look at how they are using it.

OPEN PUBLIC COMMENT

Lona Duvall- This is tricky because this area is very limited. Industrial properties are very hard to come by, but more importantly, you need to look at the right to use the property that have been purchased. Those that have been legally operating industrial uses in the area are going to be affected by this change. It changes parking patterns, traffic patterns and the length of time people park. I ask that if you change this, that all retail uses that go into the area will have to abide by all retail standards as if it were zoned properly. This is to include parking. That way the industrial users that are already there, can enjoy their property.

Member Laubach- That takes us back to the fact that it will be a conditional use and that any case will have to be reviewed.

Secretary Kentner- Right. It would go to the Board of Zoning Appeals and they would have to have a detailed plan that shows all of that.

Member Weber- If we recommend this and the City Commission approves it, and the landlords and tenants couldn't come to terms with adjusting the lease to pay to be in compliance, what would happen to that property?

Secretary Kentner- They would be in violation.

Chairman Rishel- So at this point, are the businesses there grandfathered in or will they all have to apply for a CUP?

Secretary Kentner- They are not grandfathered because they were not legal when they started. Therefore, they would be required to apply for a CUP.

Chairman Rishel- That includes the Cash Fast?

Secretary Kentner- Yes. They would go before the Board of Zoning Appeals for approval.

Member Laubach- My thoughts on this were that we had already deliberated on this and worked out the issues and I felt that the "I-1" should have been included. I also looked at the fact that if we choose this, money service businesses should be added to the list. Regarding Lona's comment about the shortage of industrial sites, I think the market would dictate a lot of this because if you have a location that's ideal for retail you can probably charge what you want but I think the market would take care of that. I don't have a problem with a certain amount of retail in industrial. When you go to larger cities, you'll see convenience stores spotted in industrial for the people that work there. My thoughts were that we should look at "I-1" and "I-2" and maybe change the language so we know what we are looking at on Item (I). I tend to go back to our original recommendation and I'm in favor of making the change.

CLOSE PUBLIC COMMENT

Chairman Rishel- From a Board of Zoning Appeals standpoint, in the Conditional use section, unless you state in the zoning regulations under retail how many spots they have to have, how are you going to enforce that?

Secretary Kentner- The parking is separated in the Zoning Regulations and is listed by use. (Gives examples.)

Member Laubach- It would be my hope that the Board of Zoning Appeals would be very strict with these cases.

Member Weber- So compliance would not be complaint-driven but would be a part of the CUP.

Chairman Rishel- For the Board of Zoning Appeals to even look at the case, those items would have to be presented.

Secretary Kentner- And the Board of Zoning Appeals can reject it if the site plan does not give sufficient information.

Member Weber- So what happens to these businesses in the meantime?

Secretary Kentner- We've kept them in limbo. We are enforcing anything until a decision is made. If this is approved, we will give them the opportunity to apply for a CUP and proceed with the process. If they are approved, they can continue. If they are denied, they will have to move. They do have the legal right to appeal to the District Court.

MEMBER LAUBACH MAKES A MOTION TO APPROVE IN "I-1" AND "I-2" WITH A CUP.

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	Yea	Not Present	Yea	Yea	Not Present	Yea	Yea	Not Present

Motion passed.

Meeting adjourned at approximately 10:15am.

Ken Rishel
Mario Lopez

Chairman
Vice-Chairman

Kaleb Kentner
Carol Davidson

Secretary

Zoo Advisory Board
Minutes of Meeting Held
Tuesday, September 2, 2014

Members Present: Jimmy Deal, Tammy Rieth, Jami Kilgore, Taylor Freburg, Kathy Diehl, Evelyn Bowman

Members Absent: Debbie Reynolds

Others Present: Kristi Newland, Donna Wohler, Brian Nelson, Jordan Piha

- I. The meeting was called to order at 5:10
- II. Approval of Agenda – The agenda was approved.
- III. Approval of Minutes – The minutes of the August meeting were approved.
- IV. New Business
 - a. Zoo Monthly Report – A wild caught bullsnake is in quarantine to replace the snake currently in the Kansas exhibit that has outgrown the space. The 3 mountain lions are getting along well; the log was turned so the cubs stay nearer to the ground. Kristi has been working with the Preservation Alliance and Leave A Legacy foundation for their upcoming events, and helping with update of City's personnel evaluation process. The education division received another \$10,000 grant for the nature play space for a total of \$20,000. Whitney prepared for the zoo's first Distance Learning program in Australia. The maintenance foreman researched foggers for the aviary which will benefit birds and visitors. The crew assembled and placed a hut on the new giraffe deck.
 - b. FOLRZ Report – \$2,000 was received from CVB for Blues at the Zoo. The dedication for the new giraffe deck, sculptures, hut and new yard will be September 27 at 2:00. A Wild Affair tickets are still available. The Safari Shoppe has taken in \$130,000 this year compared to \$85,000 at this time last year.
 - c. Animal Trust – This is a trust account used to hold funds for purchasing and from selling animals. Commerce Bank advised they will have to start charging more to manage the fund which will eat into the principal. They suggested the zoo transfer the money to a city or Friends' account. City Finance Director Hitz thought FOLRZ was the better option. The Friends' board has agreed to hold the money where it can be better invested and dispersed, and is in favor of accepting and using the money for the purpose it was intended. Evelyn moved the Animal Trust be dissolved and endorsed placing the funds with Friends of Lee Richardson Zoo. Jimmy seconded and the motion passed.
- V. Old Business
 - a. Elephant Yard Expansion Update – The bid opening date has been changed to September 30 so an electrical engineer can draw up specific electrical plans for the project.
 - b. Tumbleweed Festival Review – There will be a debriefing with City department heads and Tumbleweed Monday.
- VI. Board Member Reports –
- VII. The meeting was adjourned at 5:45 p.m. for a tour of the zoo

Next Meeting October 7, 2014 at 5:00 p.m.