

AGENDA
CITY COMMISSION MEETING
Tuesday, November 18, 2014
1:00 P.M.

- I. **Note: Pre-meeting at 11:00 a.m. – 11:45 a.m., located in the large meeting room at the City Administrative Center to review and discuss the 2015 Legislative Policy. Administrative staff will be present and the pre-meeting is open to the public.**
- II. **REGULAR MEETING CALLED TO ORDER AND CITY CLERK ANNOUNCING QUORUM PRESENT.**
- III. **PLEDGE OF ALLEGIANCE TO THE FLAG AND INVOCATION.**
- IV. **APPROVAL OF THE MINUTES OF THE LAST REGULAR MEETING, WHICH IF NO CORRECTIONS ARE OFFERED, SHALL STAND APPROVED.**
- V. **PUBLIC COMMENT Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)**
- VI. **CONSIDERATION OF PETITIONS, MEMORIALS AND REMONSTRANCES.**
 - A. Cole Wasinger, Golf Professional requests Governing Body authorization to allow alcoholic liquor to be served and consumed at Buffalo Dunes Golf Course Clubhouse, December 12, 2014 starting at 4:00 p.m., pursuant to Code Section 6-133.
 - B. Governing Body consideration and approval of Ms. Bonnie Bribiesca, Graphics Stitching Unlimited, to be recognized as a “Local Business” on the application for an Itinerant Merchant license at 201 W. Kansas Avenue.
- VII. **REPORT OF THE CITY MANAGER.**
 - A. The Kansas Department of Transportation has informed the City that our Safe Routes to School project application was not selected for funding.
 - B. The Kansas Housing Resources Corporation (KHRC) has notified us that none of the three applications for a Fall 2014 Moderate Income Housing Grant were funded. Staff will follow up with the KHRC on behalf of the applicants to identify the strengths and weaknesses of the proposals in order to assist developers with more competitive applications in the future.
 - C. Steven Quakenbush, Executive Director for the Finney County Historical Society has included a letter to update and thank the Cemetery and City of Garden City for the partnership in the first series of historic walking tours at Valley View Cemetery.
 - D. Staff has provided several items of information for Governing Body review including the following: from Director of Aviation Powell the monthly enplanement report, from Community Development Director Kentner the monthly building and code enforcement reports, from City Engineer Cottrell a construction status update, from Fire Chief Shelton the monthly activity report, from Police Chief Hawkins the monthly activity report, from Finance Director the monthly financials, from Public Works Director Curran the projects update and transportation report and from Zoo Director Newland the monthly activity report.

E. Meetings of note:

- ✓ November 20, 2014 – Crystal Apple Teacher Recognition banquet at the Clarion Inn at 6:00 p.m.
- ✓ December 1, 2014 – 2014 Annual Finney County Historical Society Commissioner Chili Luncheon, 12:00 p.m. at Finney County Historical Museum
- ✓ December 6, 2014 – Pre- Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.
- ✓ December 6, 2014 – Garden City Recreation Commission’s Christmas Fun Day at the GCRC Activity Center from 1:00 p.m. – 5:00 p.m.
- ✓ December 7, 2014 –Evening Christmas Parade at 6:00 p.m.
- ✓ December 12, 2014 – Mayor’s Christmas Dinner at The Golf Club at Southwind at 6:30 p.m.
- ✓ December 13, 2014 – TubaChristmas Concert on Grant Avenue at 3:00 p.m.
- ✓ January 26, 2015 – Southwest Kansas Chambers of Commerce, “SW Kansas Night Out in Topeka”, from 5:30 -7:30 p.m.
- ✓ February 21, 2014 – Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.

VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.

- A. Appropriation Ordinance No. 2376-2014A.

IX. CONSIDERATION OF ORDINANCES AND RESOLUTIONS.

- A. Resolution No. _____ - 2014, a resolution authorizing the removal of nuisance conditions from the property listed below in the City of Garden City, Kansas, pursuant to Section 38-139 of the Code of Ordinances of the City of Garden City, Kansas. (1209 Hattie Street – miscellaneous items)

X. OLD BUSINESS.

- A. Utility staff has requested an amendment to the Development Agreement that is part of the RHID Development Plan for Chappel Heights, Phase I. Governing Body consideration and approval of the amended Development Agreement for Chappel Heights, Phase I.

XI. NEW BUSINESS.

- A. **Consent Agenda for approval consideration:** (The items listed under this “consent agenda” are normally considered in a single motion and represent items of routine or prior authorization. Any member of the Governing Body may remove an item prior to the vote on the consent agenda for individual consideration.)

1. Governing Body consideration and approval of a Memorandum of Understanding between the City of Garden City, Kansas and Sand & Sage Rifle and Pistol Club, Inc.
2. Quit Claim Deed from heir of Charles L. Ladner transferring Spaces 2, 3, 4 and 5, Lot 437, Zone B of Valley View Cemetery to City of Garden City, Kansas.
3. Licenses:

(2014 New)

a) ALT, Inc..... Class A General

(2015 Renewal)

- b) Presto # 1601..... Cereal Malt Beverage
- c) Presto #1604..... Cereal Malt Beverage
- d) Presto #1620..... Cereal Malt Beverage
- e) Kwik Shop #701 Cereal Malt Beverage
- f) Cleary Building Corp..... Class A General
- g) Continental Siding Supply, Inc..... Class A General
- h) Dick Construction, Inc..... Class A General
- i) Habco, Inc..... Class A General
- j) Mark Davis Construction..... Class A General
- k) Panhandle Steel Erectors, Inc. Class A General
- l) Bob’s Handyman Service Class B General
- m) Garden City Roofing and Insulation, Inc..... Class B General
- n) Rick S. Walz..... Class B General
- o) TD Construction Class B General
- p) Tim Routon Construction Class B General
- q) Interstates Construction Services, Inc..... Class D-E Electrical
- r) Sign Source, LLC..... Class D-SI Sign
- s) Bounnhang Phisanoukan..... Class E-L Landlord
- t) Cliff’s Lawn Sprinkler Service Class E-SOC Specialized Other
- u) Dig America Utility Contracting, Inc. Class E-SOC Specialized Other
- v) MJT Construction..... Class E-SOC Specialized Other
- w) Pro-Cut Tree Service, Inc. Class E-SOC Specialized Other
- x) Rob Preston Class E-SOC Specialized Other
- y) Stareck Construction Class E-SOC Specialized Other

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

XII. CITY COMMISSION REPORTS.

A. Commissioner Doll

B. Commissioner Fankhauser

C. Commissioner Law

D. Mayor Cessna

E. Commissioner Dale

XIII. ADJOURN.



City of Garden City

2015 Legislative Policy



Summary Position

In 2015 the City of Garden City seeks to preserve the values and funding essential to effective local governance. The 2015 Legislative Policy outlines a set of legislative issues that the City will ask State and Federal representatives to champion. These issues ensure that core government services to Garden City residents remain intact; particularly roads, public safety, passenger rail, commercial air service, and airport infrastructure along with protection from unfunded mandates. Furthermore, the goals promote undiminished Home Rule powers for Garden City, including the ability to adequately provide for managed growth through annexation and the proper use of eminent domain. The following agenda identifies these and other core areas of legislative importance to Garden City as well as specific items we are asking our delegation to address during the 2015 session.

Core Principles

Home Rule:

We support self-governance by locally elected officials as provided for in the State's Constitution. Specifically, we feel local governments should control their rights-of-way, have condemnation authority, be immune from tort liability, and be free to voluntarily cooperate with other public and private entities, as well as State government, to ensure the best level of service for our citizens. We do not support actions at the state level that erode representative democracy or local self-determination.

Tax Spending Lid:

We oppose any state-imposed limits on the taxing and spending authority of cities. We believe that local spending and taxing decisions are best left to locally elected officials and the citizens they serve.

Annexation:

The ability of Garden City to plan for growth is inherent to the ultimate success of our community and Finney County. We support the ability of cities to use their annexation powers as they are currently established in state statute. We oppose any change that limits the authority of cities to grow through annexation.

Eminent Domain:

Eminent Domain is a fundamental municipal right. The authority to acquire property through condemnation proceeds is critical for public improvement projects. Furthermore, the use of eminent domain for economic development has long been recognized as a legitimate and beneficial use of this authority. We support the existing statutory safeguards that were enacted to protect private property interests.

Transportation:

Passenger rail, freight rail, commercial aviation, general aviation and adequate highways are critical to the safety of our citizens as well as a vital means of maintaining and growing our local economy. We feel that infrastructure development in the western half of the state should be a top priority as the State of Kansas seeks to select projects through the Transportation Works For Kansas Program.

Unfunded Mandates:

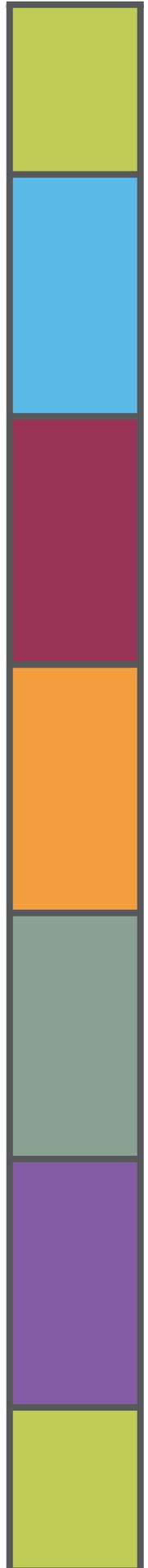
We oppose unfunded mandates. If the state or federal governments seek to promote particular policy objectives, an appropriate level of funding should accompany such mandates.

Restoration of Demand Transfers:

The State unfortunately continues to fail to meet its statutory obligation to local units of government with respect to demand transfers. Demand Transfers fund core services for cities. Therefore, if the State continues to withhold those payments to local governments, they are only shifting the State's tax burden onto local taxing units and their constituents.

Kansas Open Meetings Act (KOMA) and Kansas Open Records Act (KORA):

We support all levels of government being subject to the same open meetings requirements which promote citizen involvement without being unduly burdensome. Open Records laws should balance the public's right to access with the necessity of protecting the privacy of individual citizens and the ability of public agencies to conduct essential business functions.



Housing

Position

Advocate for the Rural Definition issue and its impact on communities, and commit ample time for public comment and collaboration with stakeholders before making any determination on eligibility.

Prevent disproportionate cuts to rural development programs. Such cuts affect rural housing, water/sewer, and business programs, all of which are vital to the continued prosperity of the economy in rural communities.

Provide the assistance of the USDA Rural Development to offer training in local housing associations, in programs such as the Direct Home Loans, Home Repair Loans and Grants, Mutual Self-Help Housing and Guaranteed Rural Housing Loans.

Provide funding of adequate staff levels or training for local entities to accommodate reasonable turn-around times for home loan processing.

The State legislature should continue to fund programs such as the Moderate Income Housing program initiated in 2012. The program utilizes grants to assist municipalities and nonprofits with funding programs that develop housing for moderate income owners and renters.

We also encourage the retention and simplification of programs such as Rural Housing Incentive Districts and Neighborhood Revitalization programs that are currently permitted by statute in qualifying communities.

The legislature should continue to grant affordable housing tax credits. The tax credit program continues to be a gap financing necessity which is imperative for developers to create affordable housing facilities.

Background

In 2014 USDA incorporated rural communities of 20,000 to 35,000 into the USDA Rural Development programs. Since the inclusion, the growing number of applications has resulted in significant delays in the processing of home loans.

The State of Kansas has provided many useful tools for communities to utilize where gaps between construction rates and market rates prohibit development without incentives. We want to encourage the retention of these programs. However, we would also encourage the simplification of the processes required, to make utilization timely and less complicated.

The City of Garden City strongly supports the Moderate-Income Housing (MIH) Program, an initiative funded by the State of Kansas and administered by Kansas Housing Resources Corporation (KHRC), which works to help cities and counties develop multi-family rental units, single-family for-purchase homes, and water, sewer and street extensions in communities with populations of fewer than 60,000 people. MIH funding can also be used to finance construction costs, rehabilitate unsafe or dilapidated housing, and offer down-payment and closing-cost assistance to homebuyers. We encourage the State to continue providing MIH funding and also expand its financial commitment to this very important housing program.

The City of Garden City fully endorses the continuation of the Rural Housing Incentive District program, which provides a local mechanism to stimulate the housing market by utilizing real property tax incremental increases to assist with housing infrastructure improvements. The program has been successful in several Southwest Kansas cities and provides a much-needed local approach to local housing needs.

Improve the Path to Citizenship

Federal & State

Position

The Kansas Legislature and the United States Congress should engage the immigration issue in a sensible way: a way that is built upon the recognition that southwest Kansas not only requires a reduction in time and distance barriers between an immigrant and his or her pursuance of legal residency, but also require additional resources in the process of integrating immigrants into the community.

The City of Garden City believes that United States Citizenship and Immigration Services (USCIS) should continue to increase frequency of available mobile units in southwest Kansas as one way to reduce the time and distance barriers between immigrants and legal residency.

The City of Garden City wishes to continue to foster dialogue with USCIS to determine if a mutually beneficial agreement can be made.

Background

Many rural and micropolitan-sized areas depend on immigrant and refugee labor. In fact, many such areas are experiencing significantly lower unemployment rates than the rest of the country in a time of economic downturn. As a result of the complexity and availability of immigration services, many immigrants who were previously in compliance with USCIS have lost legal status, and many refugees have had difficulty renewing and soliciting USCIS services. Therefore, immigration policy must be sensible, considering the many aspects of a complicated issue.

Congress should consider providing assistance to under-served rural areas with large immigrant populations with the services provided by Federal Immigration Offices. The establishment of such services would signify a sustained effort by the Federal Government to remove time and distance barriers between an immigrant and his or her pursuit of citizenship.

Air Transportation

Federal

Position

Continue federal funding for passenger air service to Southwest Kansas

Background

The Essential Air Service Program, with support from the Kansas Affordable Airfares program, is critical to providing the region with access to multiple major international airports. We encourage continued support from our Congressional Delegation and our Kansas Legislature.

Airport Improvement Program Funding

Federal

Position

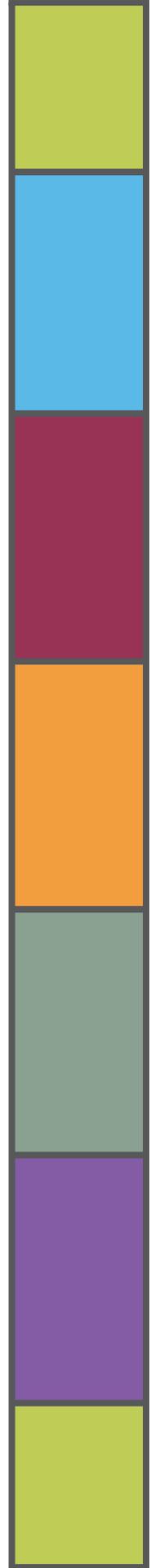
Support continued and uninterrupted funding of Federal Aviation Administration and expansion of the Airport Improvement Projects (AIP) for airports.

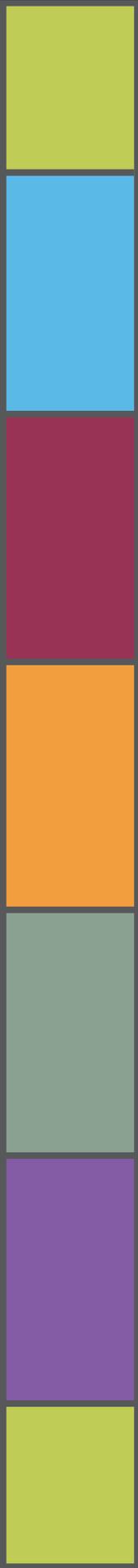
Support incorporating qualified classroom training for commercial pilot certification in order to meet the increasing demand for passenger air transportation service in Southwest Kansas communities.

Background

Federal funding through the Airport Improvement Program (AIP) is critical to maintaining the infrastructure of airports. AIP funding is available and should continue to be available to all airports. The uninterrupted funding of the AIP program is critical to the timely delivery of major airport improvements.

The City of Garden City supports increased FAA safety regulations; however, the qualifier of seat time has drastically reduced the number of qualified pilots under FAA regulations for Essential Air Service (EAS) thus resulting in canceled flights.





FEMA

Position

Prohibit FEMA from adding new Special Flood Hazard Areas as part of any map modernization or remapping of Flood Insurance Rate Maps and curtail FEMA's use of approximating new flood hazard areas.

Background

We support new legislation prohibiting FEMA from adding previously unmapped or any new Special Flood Hazard Areas to Flood Insurance Rate Maps without local government agency approval. In addition, we support new legislation prohibiting FEMA from using the "approximation method" for establishing new Special Flood Hazard Areas, particularly in developed areas of the country. The approximation method was designed by FEMA to streamline map modernizations and employs no reasonable opportunity for due process by affected property owners and local officials. New Special Flood Hazard Areas should only be added to the Flood Insurance Rate Maps after a detailed study and concurrence of local government.

Federal

Transportation

Position

Oppose legislation that would erode federal funding for transportation and support a long term transportation bill.

Background

The Highway Trust Fund suffers from dwindling revenue. It cannot keep up with current funding needs, and cannot fund actual needed improvements. Congress should pass a long term transportation bill. It should not follow past approaches—simply authorizing short term extensions for months or years as Congress argues with itself. Nor should Congress adopt radical new legislation without a politically unbiased study.

Federal

Surface transportation is not simply a matter for each state to decide. Interstate commerce relies on the highway system, making it a national issue. Federal highway funding provides approximately 50 percent of the transportation funds for all states. Some states are donors, paying more federal gas tax than they receive back, while others benefit from more funding than the federal tax collects. Kansas is a donor state. A 2011 Heritage Foundation report shows Kansas's return of the federal gas tax from 1956 to 2009 was 98.7%. In order for Kansas to make up the lost revenue from federal funding, a significant increase in state gas tax would be necessary. It is likely that the state gas tax increase would need to be greater than the federal gas tax decrease.

Highways

Position

Support continued funding of the Federal Highway Program at authorized levels.

Background

Continued funding of the Federal Highway Program at authorized levels helps ensure jobs are created and our country provides an infrastructure that can support business and economic development. It is not possible for Kansas to maintain our transportation system and the related jobs without the help of the Federal Highway Program and the reimbursement funds provided to the State. The Federal Highway Program helps ensure that the thousands of jobs secured or created with the Kansas T-WORKS program can continue to provide an infrastructure that supports business and economic development.

Federal

Maintain Local Control of Rights-of-Way

Position

Oppose legislation eliminating or limiting the authority of cities and counties to control their rights-of-way.

Background

We ask our delegation to continue to protect local control of rights-of-way by opposing legislation which eliminates, circumvents or limits the rights of City's to control public rights-of-way within their jurisdiction. We also oppose the intervention of the FCC chairman to take action in opposition to Congressional position on this matter.

Federal

Rail Transportation

Position

Continue rail and passenger rail service to and through southwest Kansas.

Background

Preserving cross-country rail service through Garden City and southwest Kansas is important as rural regions must offer alternative modes of transportation. Freight and passenger rail service is one way to maintain and grow the economy of southwest Kansas. Such service includes, but is not limited to, southwest Kansas Amtrak service. Amtrak should continue to be adequately funded at the federal level. Necessary upgrades to rail infrastructure should be provided through a joint effort involving the federal government, states, Amtrak and BNSF.

Federal

Streamlined Sales Tax

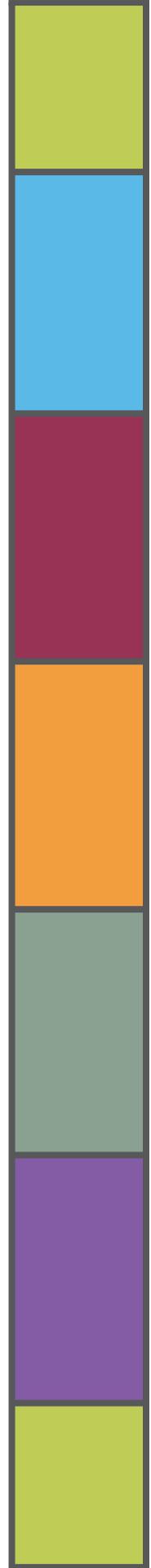
Position

Support permanent adoption of Streamlined Sales Tax for Internet sales.

Background

We support the adoption of permanent Streamlined Sales Tax for Internet sales, including a local compensating use component. We urge Congress to take action as soon as practicable to pave the way for mandatory collection of sales and use taxes on remote sales. Any federal legislation should not preempt state and local sales tax authority. We categorically oppose including any other issue, including changes in the ability of cities to impose and collect taxes and franchise fees on telecommunications providers, as part of streamlined sales tax legislation.

Federal





Air Transportation

State

Position

Support enhanced state funding for the Kansas Affordable Airfares program.

Background

We support continuation of state funding for the Kansas Affordable Airfares program, which has allowed American Eagle to provide daily jet service at Garden City Regional Airport.

E911 Tax Uses

State

Position

Amend the available uses of revenues received from the Enhanced 911 grant fee per K.S.A. 12-5304 and 12-5330(b3).

Background

Garden City and other public entities in Finney County have committed to a seven-year funding plan to complete a \$2.3 million upgrade of the emergency radio communications system resulting from mandated changes in radio frequency assignments. It is requested that legislation be enacted to expand the purposes for which the E911 funds can be used by allowing use for the purposes set forth in KSA 12-5304. KSA12-5304 allows revenues to be used for recurring charges, capital improvements and other emergency communications related improvements. Availability of expanded E911 tax revenues will reduce the local property tax burden for mandated communications system improvements.

Economic Development

State

Position

Modify the IMPACT Act so that the Kansas Department of Commerce can better meet the needs of businesses in the region.

Background

Businesses in the region have struggled to remain competitive in recruitment and retention efforts due to the inflexibility of incentive programs offered by the State. As such, the Kansas Legislature should act to:

A. Modify the IMPACT Act in order to allow it to more effectively meet the needs of Kansas companies while also allowing their recruitment and retention efforts to remain competitive.

- Allow choice of debt service or cash based financing thereby maximizing investment value to the State and the businessmen
- Eliminate the 95% withholding limit.
- Set targets for rural and small business opportunities.
- Allow unallocated funds to carry over from year to year.

B. Streamline and simplify investment and job creation tax credit programs.

- Simplify qualified investment calculation.
- Create Investment credits and Job creation credits.

C. Allow Kansas Department of Commerce the flexibility to create a "deal closing" fund.

D. Create "Investment in Kansas Employment" (IKE), a job creation incentive that is payroll withholding tax driven and serves as a cash-equivalent incentive for job creation.

Education Funding

Position

The City of Garden City supports a stable and equitable school funding formula.

Background

The City of Garden City supports legislative action that serves to continue a stabilized tax distribution funding formula for education in Kansas. Any action that would impact the existing funding formula could create a scenario in which school districts are forced to increase local mill levy tax rates in order to offset education funding which places undue burden on the local tax base.

State

Employee Benefits

Position

The City of Garden City supports the State's efforts to maintain the solvency of the Kansas Public Employees Retirement System in difficult economic times.

Background

The Kansas Public Employees Retirement System (KPERs) serves an integral function in allowing municipal organizations to provide employees with beneficial reliable retirement options. As such, the City of Garden City supports legislative efforts to enhance the solvency of KPERs in times of economic upheaval by providing employees with a diverse professional investment portfolio that will offer long-term security.

State

Passenger/Freight Rail

Position

The State of Kansas should invest in rail modernization to preserve passenger rail service in Western Kansas and to preserve and foster economic development. The State of Kansas should not support a new passenger rail route to the detriment of cities currently served by the Southwest Chief.

Background

Preserving cross-country rail service through Garden City and southwest Kansas is important as rural regions must offer many alternative modes of transportation. Freight and passenger rail service is one way to maintain and grow the economy of southwest Kansas. Such service includes, but is not limited to, southwest Kansas Amtrak service. We ask that our delegation continue support of passenger rail service to southwest Kansas.

State

Reclamation of Sand Pit Sites

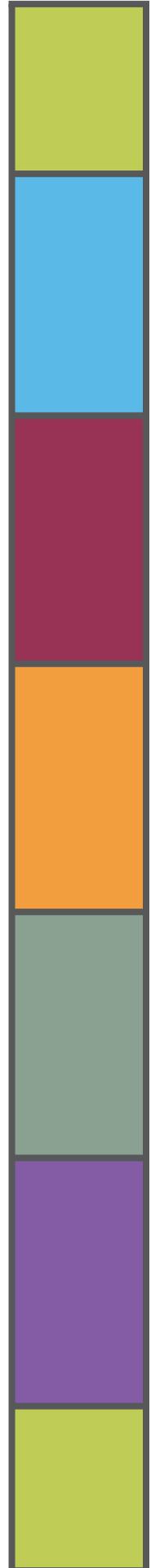
Position

Support amending existing reclamation statutes to provide for the timely closure of abandoned aggregate mining sites.

Background

Existing reclamation statutes (KSA 49-601, et. Seq.) do not provide for suitable enforcement of the law's intent. The timely closure and reclamation of aggregate mining sites has a positive environmental impact, aesthetically as well as from a groundwater quality perspective. Amendments should trigger reclamation efforts following two years of no appreciable amount of aggregate extraction (1,000 tons or less) and require completion of responsibilities within one year.

State





Restore Demand Transfers

State

Position

Restore critical funding transfers for core local services.

Background

While the City of Garden City recognizes that everyone should share in restoring the fiscal health of the State budget, the shift to the local property taxpayer has been disproportionate. State revenues should restore these transfers, which were created in good faith cooperation between the State of Kansas and its local governments, in advance of funding new programs and initiatives.

T-WORKS

State

Position

The State of Kansas should adhere to multi-year transportation commitments. It should also augment KDOT and T-Works funding with increased or alternative funding sources, such as an automatic CPI escalation on gas tax or a Vehicle Miles Traveled tax mechanism.

Background

The state of Kansas should not adversely affect the T-WORKS program or reduce its funding source.

Water Use

State

Position

We support thoughtful water policy that enables cities to safely and effectively meet water needs while also protecting resources.

Background

Many areas in Kansas are experiencing the decline of traditional water supplies and now severe drought conditions. Water policy should be flexible and encourage establishing long-term regional water supply augmentation. We also believe increased local involvement is essential to effective water policies.



THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS

City of Garden City
November 4, 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, November 4, 2014 with all members present. Commissioner Dale opened the meeting with the Pledge of Allegiance to the Flag and Invocation.

Howard Solley, Sam Hermocillo, Roger & Caroline Bradshaw addressed the Governing Body with their concerns regarding the Governing Body action taken at the October 21, 2014 for the zoning compliance at 606 N. Main Street.

Candice Gamino expressed her concern with the property located at 606 N. Main Street and requested the Governing Body to uphold the current C-3 Central Business District Zoning requirements.

Commissioner Fankhauser moved to approve the request to allow the Mayor to proclaim November 14, 2014 as America Recycles Day. 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

Mr. Kurt Osterbuhr requested a hearing regarding a weed violation at 2509 N. Taylor Avenue and requested the City assume the liability for him cleaning and maintaining the area in the right-of-way. Governing Body agreed to continue the hearing at a future Commission meeting.

City Manager Allen recognized the efforts of Melinda Hitz, Director of Finance, and her department along with Lewis, Hooper, & Dick, LLC on the occasion of receiving the Certificate of Excellence in Financial Reporting from the Government Finance Officers Association.

City Manager Allen congratulated City of Garden City employees on raising \$23,141.79 for Finney County United Way during their recent campaign drive for 2015.

Community Development Director Kentner gave an update on the creation of a Certificate of Zoning Compliance.

Staff and City Attorney Grisell updated the Governing Body on the status of the requirement of the American Legion to hard surface the parking lot by October 31, 2014. Governing Body agreed they need a date for completion of the parking lot.

Governing Body set March 31, 2015 as the next Town Hall meeting date.

The City received correspondence from Cox Communication regarding channel line-up changes.

County Administrator Partington addressed the Governing Body and stated the Finney County Commission voted to not renew the Interlocal Agreement with the City of Garden City for building permits code enforcement in the county.

Staff provided items of information for Governing Body review including the following: from Police Chief Hawkins the monthly activity report and from Finance Director Hitz the monthly sales tax report.

Meetings of note:

- ✓ November 1, 2014 – Banner Art Auction at the Clarion Inn at 7:00 p.m.

- ✓ November 4, 2014 – Election Day from 7:00 a.m. – 7:00 p.m.
- ✓ November 7, 2014 – Dedication of the “Prairie Thunder” by artist Rusty Burgardt at 8th Street and Laurel Street intersection at 5:15 p.m.
- ✓ November 8, 2014 – Veterans Day parade at 10:00 a.m. and fireworks at 7:00 p.m.
- ✓ November 10, 2014 – City Commission training with Mike Conduff at City Administrative Center from 8:30 a.m. – noon
- ✓ November 20, 2014 – Crystal Apple Teacher Recognition banquet at the Clarion Inn at 6:00 p.m.
- ✓ December 7, 2014 – Evening Christmas Parade at 6:00 p.m.
- ✓ December 13, 2014 – TubaChristmas Concert on Grant Avenue at 3:00 p.m.
- ✓ January 26, 2015 – Southwest Kansas Chambers of Commerce, “SW Kansas Night Out in Topeka”, from 5:30 -7:30 p.m.

Appropriation Ordinance No. 2375-2014A, “AN APPROPRIATION ORDINANCE MAKING CERTAIN APPROPRIATIONS FOR CERTAIN CLAIMS IN THE AMOUNT OF \$2,976,577.46,” was read and considered section by section. Commissioner Dale moved to approve and pass Appropriation Ordinance No. 2375-2014A. 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

City Engineer Cottrell requested Governing Body consideration and approval of annexation of the Jameson tract adjacent to the Wastewater Treatment Plant and Jameson Energy Center. This is a non-contiguous annexation, of property owned by the City.

Ordinance No. 2674-2014, “AN ORDINANCE ANNEXING LAND TO THE CITY OF GARDEN CITY, FINNEY COUNTY, KANSAS, PURSUANT TO K.S.A. 12-520(a)(2),” was read and considered section by section. Commissioner Law moved to approve Ordinance No. 2674-2014. 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

Resolution No. 2608-2014, “A RESOLUTION FIXING A TIME AND PLACE AT WHICH THE OWNER, OWNER’S AGENT, ANY LIENHOLDER OF RECORD AND ANY OCCUPANT OF THE STRUCTURE MAY APPEAR AND SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED, OR DEMOLISHED AND REMOVED, PURSUANT TO SECTION 18-81 ET SEQ OF THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS (1904 Crestway Drive),” was read and considered section by section. Commissioner Fankhauser moved to approve Resolution No. 2608-2014. 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

Staff has been working with a developer on a project that would qualify for Sales Tax and Revenue Bond (STAR Bond) financing. The project location has not been finalized, but it is in the vicinity of US-50/83/400 and Schulman Avenue. The Governing Body was asked to consider adopting a Resolution of Intent for the creation of a Star Bond District.

Resolution No. 2609-2014, “A RESOLUTION STATING THE INTENT OF THE CITY OF GARDEN CITY, KANSAS TO CONSIDER CREATION OF A SALES TAX AND REVENUE BOND (STAR BOND) DISTRICT, APPROVE A REDEVELOPMENT PLAN FOR THE DISTRICT AND PROVIDING FOR

NOTICE OF A PUBLIC HEARING ON SUCH MATTERS,” was read and considered section by section. Commissioner Fankhauser moved to approve Resolution No. 2609-2014. 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

Mark Pamplin gave an update the Governing Body on the fundraising for The State Theater project. Governing Body asked staff to review the code issues in the building and to prepare a request for proposals from interested parties.

Commissioner Dale moved to approve the following:

1. Governing Body acceptance of an electric easement at 318 N. 12th Street from Jaime Medina.
2. Governing Body rejection of bids received on October 29, 2014 for the Elephant Exhibit Expansion project at Lee Richardson Zoo, which exceeded the Architect’s estimate.
3. Governing Body consideration and approval of a contract between the City of Garden City, Kansas and SunGard Public Sector Inc. for computer aided dispatch software to be used at Garden City Police Department.
4. Licenses:

(2014 New)

- a) Simplex Grinnell, LP..... Class E-F Fire Sprinkler & Protective
- b) Dairy EngineeringClass E-SOC Specialized Other
- c) Advantage Plumbing, Inc Class D-P Plumbing w/ Gas

(2015 Renewal)

- d) City of Garden City Class B General
- e) J. Scott III. Class B General
- f) A-M Russell ExcavatingClass E-SOC Specialized Other

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 Law moved that the City Commission go into executive session pursuant to K.S.A. 75-4319(b)(2) for 45 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 3:30 p.m. 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, Commissioner Dale moved to extend the executive session for 15 minutes or until 3:45 p.m. 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

At the expiration of the designated time, and in open session, Commissioner Fankhauser moved to extend the executive session for 20 minutes or until 4:06 p.m. 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

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 Dale congratulated Finance Director Hitz and staff for the continued good work they do for the City and the community. Commissioner Dale asked staff to find out why the tent is still up at Jax's Sports Grille. Commissioner Dale discussed the zoning issues for the Mary Street area and future zoning options for the continued growth of Garden City.

Commissioner Doll congratulated Finance Director Hitz and staff and stated they have received the same award for many years and that it's a good thing. Commissioner Doll congratulated and thanked the City staff for the money they raised during the United Way campaign. Commissioner Doll reminded people about the National Recycle Day on November 14, 2014 and asked them to do their part.

Commissioner Fankhauser congratulated Finance Director Hitz and staff for their award and City employees for their donations to United Way. Commissioner Fankhauser reminded everyone of the dedication of the public art, "Prairie Thunder" on November 6, 2014 at 5:15 p.m.

Commissioner Law congratulated Finance Director Hitz and staff. Commissioner Law congratulated and thanked the City employees for their efforts with the United Way campaign.

Mayor Cessna echoed the thoughts on congratulating Finance Director Hitz and staff and the efforts of the City employees for the United Way drive. Mayor Cessna thanked staff for the pre-meeting regarding the 2014 Air Service Study. Mayor Cessna asked staff for an update on the street lights at the airport. Public Utilities Director Muirhead stated all the utility poles are installed and crews are working on transferring power from the old poles to the new poles.

Petitions



Buffalo Dunes

Memo

To: Matt Allen, City Manager & Governing Body of Garden City, Ks.
From: Cole Wasinger, Golf Pro Buffalo Dunes
Date: 11/13/2014
Re: Open House December 12th 2014 Buffalo Dunes

Matt-

I am hosting an open house on December 12th at 4:00 pm to promote my golf shop business and I want to serve alcohol.

Per City attorney Randy Grisell I need a waiver from the City Commission to Code section 6-133 to authorize the possession and consumption of alcoholic liquor at an event at Buffalo Dunes. I intend to serve alcoholic liquor to persons at Buffalo Dunes on December 12th. There would be no charge for the alcohol, and I would control the dispensing and serving of alcohol according to state statute.

Respectfully requested,

Cole Wasinger

Golf Pro

Buffalo Dunes

Graphic Stitching Unlimited
PO Box 33- Holcomb, KS 67851
620-260-8739

November 13, 2014

To Whom It May Concern:

I am requesting a permit to operate my mobile embroidery business at the vacant lot west of Team Electronics, 201 W. Kansas, Garden City, KS. I have set up at that location for the past several years. While there, I provide embroidery services from November 25, 2014 through December 31, 2014.

I have been in the embroidery business since 1990 and have a permanent location in Finney County, in Holcomb, KS. I respectfully request a reduced fee permit as a local to operate my business within the city limits of Garden City, KS. Thank you for your consideration.

Sincerely,

Bonnie Bribiesca, Owner
Graphic Stitching Unlimited

Report of the City Manager

3 Nov 14
SR

Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, KS 66603-3745

Mike King, Secretary
Dennis R Slimmer, P.E., Chief



Phone: 785-296-3841
Fax: 785-296-8168
Hearing Impaired - 711
publicinfo@ksdot.org
<http://www.ksdot.org>

Sam Brownback, Governor

October 30, 2014

Steven Cottrell
City Engineer
PO Box 998
Garden City, KS 67846

Dear Mr. Cottrell,

I regret to inform you that your request to the Kansas Department of Transportation (KDOT) for Safe Routes to School (SRTS) funding was not selected. Like in years past, there was strong competition as KDOT received many exceptional applications.

While the dates of our next application round have not yet been determined, I have added your email to a distribution list in order to notify you of when new funds become available. Should you choose to reapply in the future, the following suggestions were made by our review team as a means to further strengthen your application.

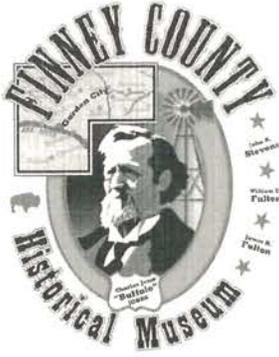
- More detail could be provided regarding the current issues concerning the school and community, and how the SRTS program will help to improve those conditions.
- Community support for the project could be further illustrated through the use of letters of support.
-

Please feel free to contact me by phone at (785) 296-8593 or by email at rpepper@ksdot.org if you have any questions, concerns, or would like to discuss your application. Your interest in the Safe Routes to School Program is appreciated.

Sincerely,

A handwritten signature in black ink that reads "R Pepper".

Becky Pepper
Kansas Bicycle and Pedestrian Coordinator
Kansas Department of Transportation



Finney County Historical Society

403 S. 4th P.O. Box 796 Garden City, KS 67846-0796

620-272-3664 Email: fico.historical@gcnet.com

Oct. 27, 2014

Kelly Stevenson and staff
Valley View Cemetery
2901 N. Third
Garden City, KS 67846

Kelly, Tabatha and staff,

On behalf of our board, staff, volunteers and members at the Finney County Historical Society, I want you to know that we truly appreciated our partnership in the first series of Historic Walking Tours at Valley View Cemetery. With your help, nearly 150 people participated in the six tours, and learned a great deal about the heritage left to us by the leaders, pioneers, visionaries and everyday citizens who have made Finney County and Garden City what they are today.

The tours, as you know, brought our community's history alive through on-site presentations by six volunteer re-enactors, as well as stops at a significant number of resting places and memorials. Tickets for the tours sold out a week in advance, and all of the responses have been positive. Without your involvement, none of this would have happened.

In addition, I believe that each person who helped in staging the tours found a great deal of satisfaction in being part of the team – a team of cemetery and historical society staff members, as well as others, who came together and created something never before experienced here.

Our mission at the Finney County Historical Society involves preservation of the past to enlighten the future, and the evenings at the cemetery provided a unique and engaging means of helping attain that ongoing objective. We were proud to work with you as a partner in this endeavor, and hope to do so again. Thank you for making a true difference, and for preserving and enhancing the history we share here in Finney County and Southwest Kansas.

Sincerely,

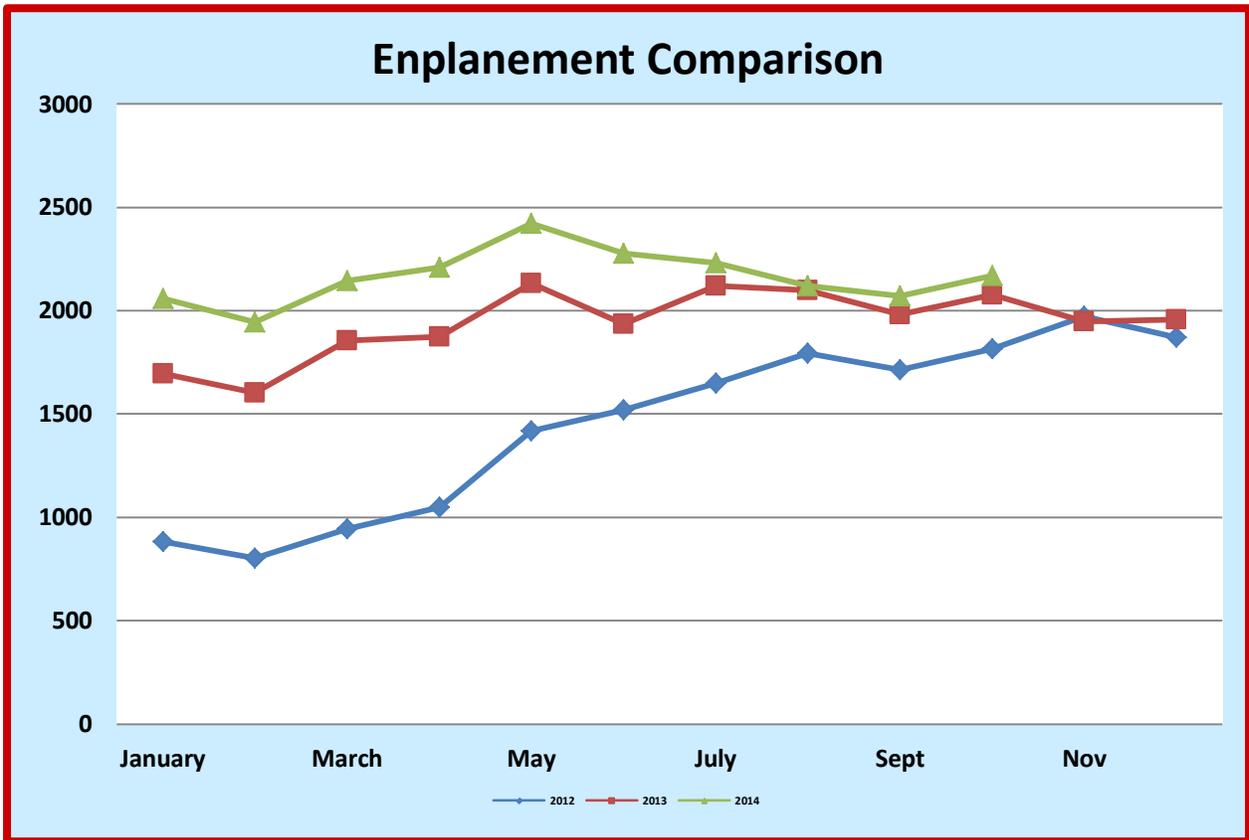
Steve Quakenbush
Executive Director

cc: Matt Alan, City Manager

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

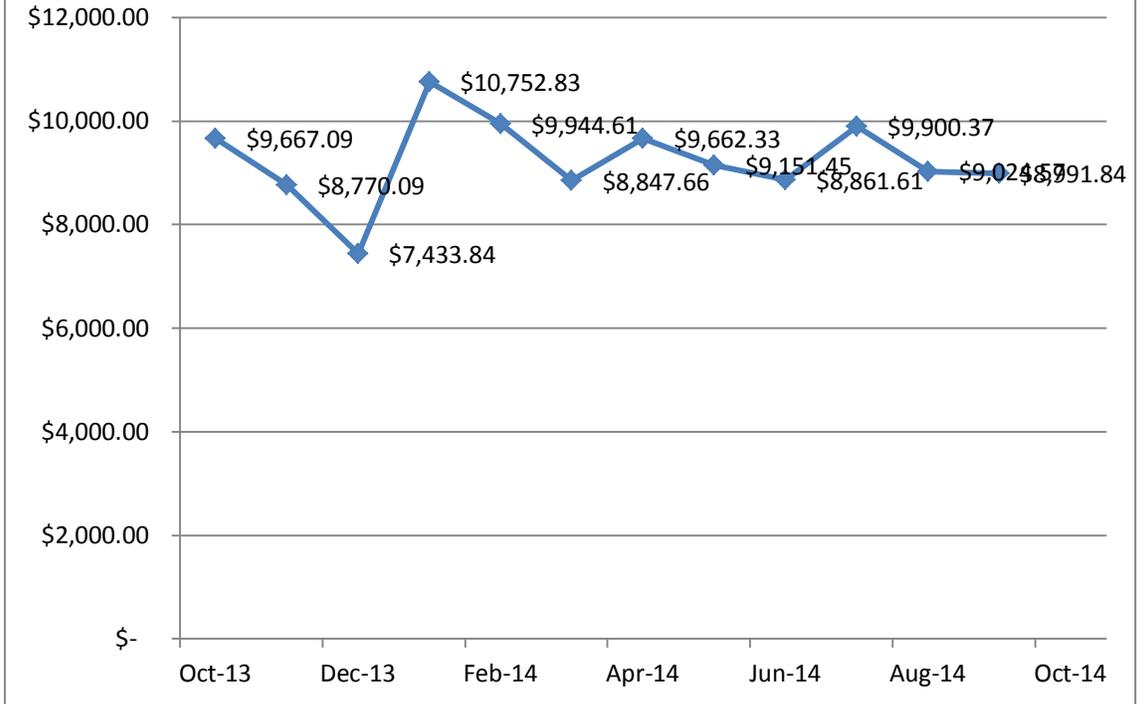
Staff Reports

**GARDEN CITY REGIONAL AIRPORT
MONTHLY REPORTS**

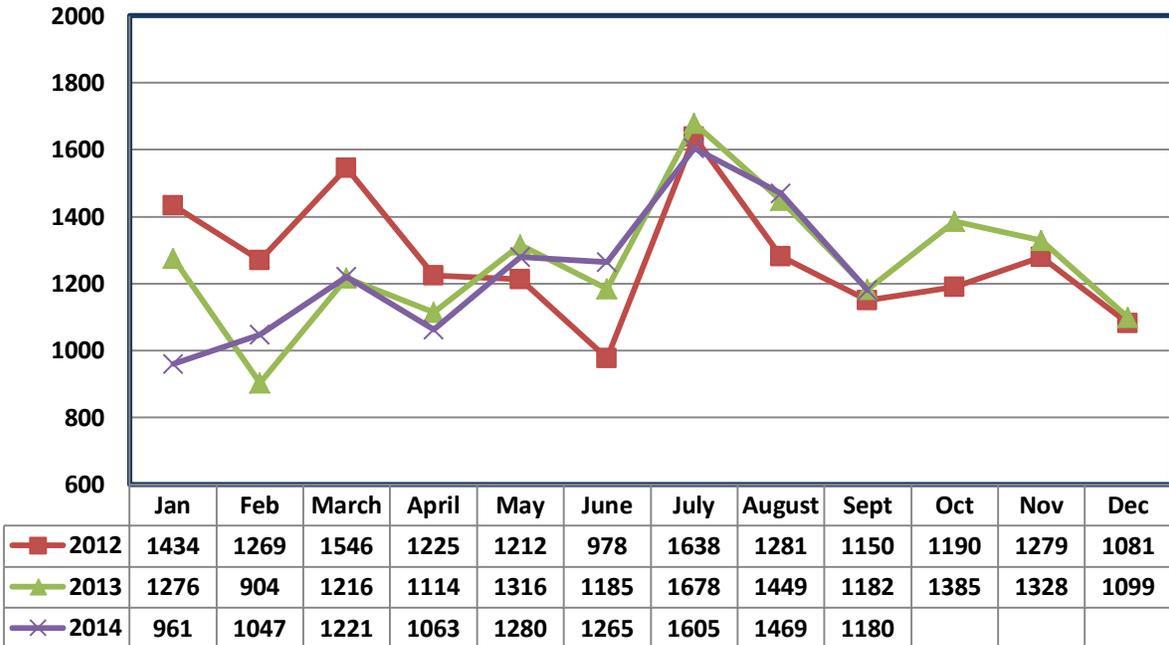


Total Enplanements			
2014	American Eagle	Charters	Total
Jan	2058	63	2121
Feb	1946	75	2021
March	2146	67	2213
April	2163	48	2211
May	2423		2423
June	2210	68	2278
July	2231		2231
Aug	2120	112	2232
Sept	2070	62	2132
Oct	2169	0	2169
Nov			0
Dec			0
TOTAL	21536	495	22031

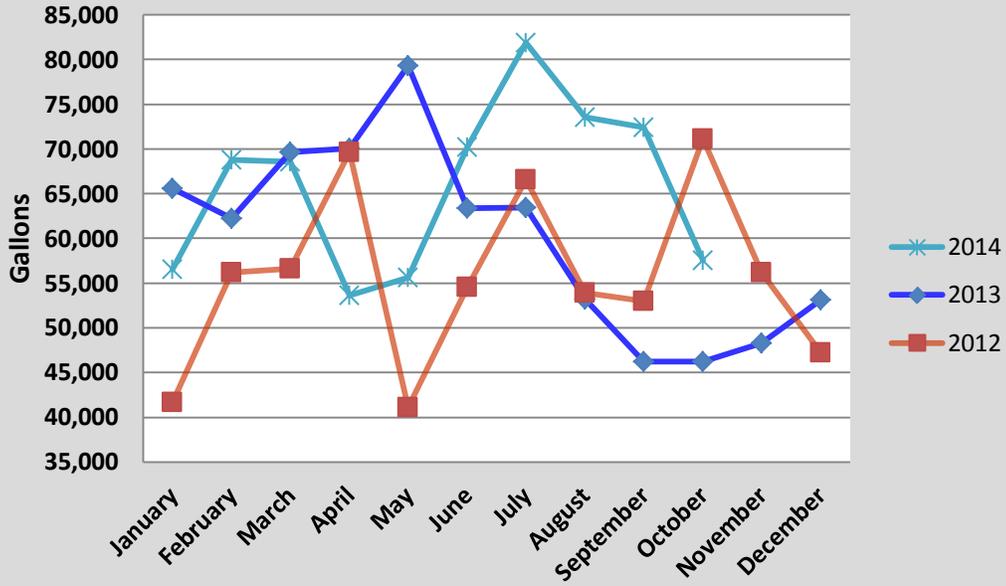
Passenger Facility Charge (PFC)



Monthly Operations Comparison

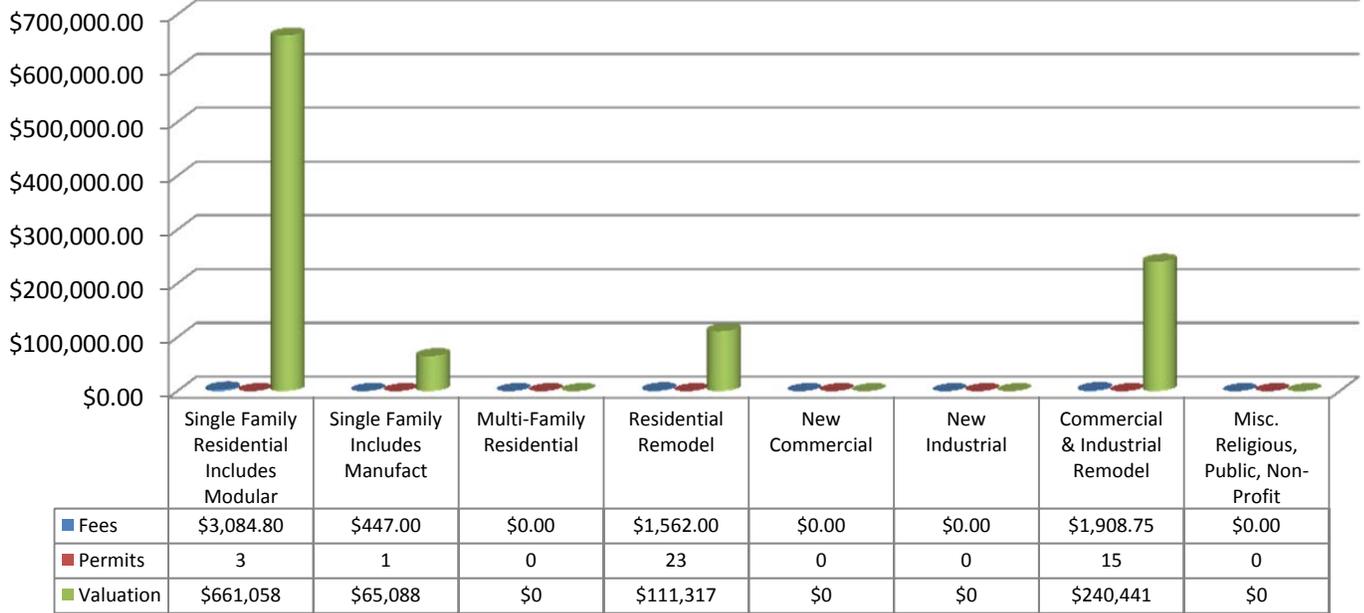


Fuel Sale Comparison



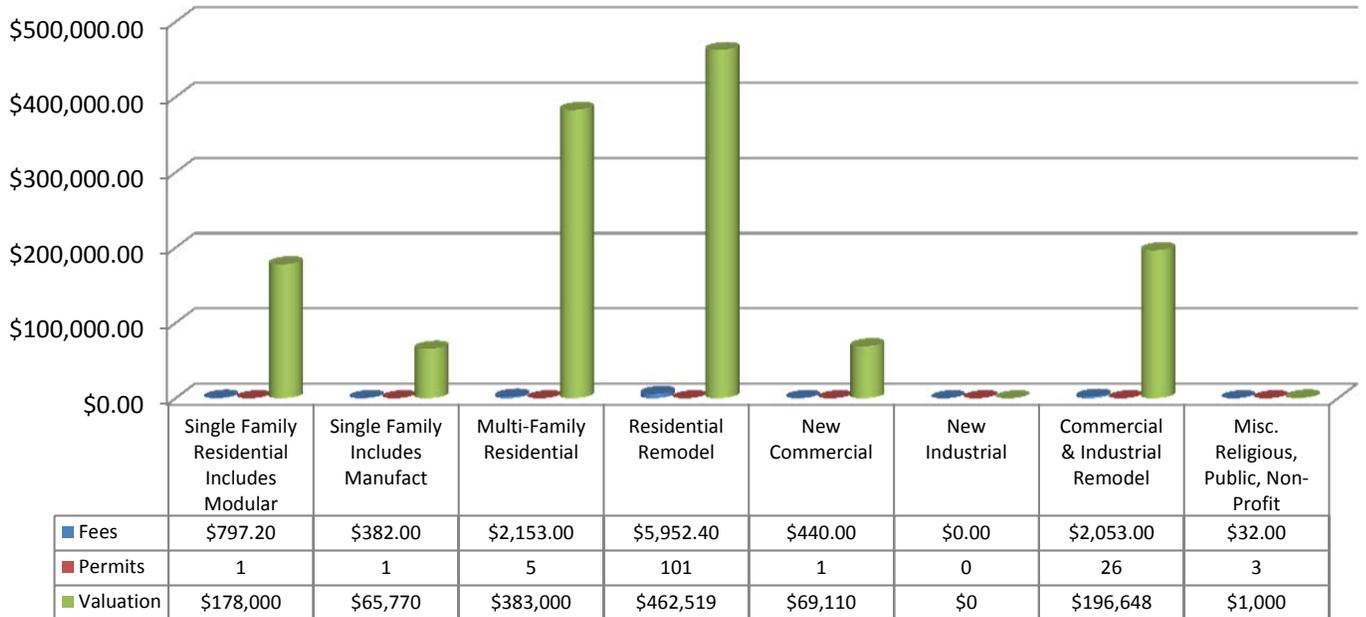
Planning & Community Development Building Report October 2014





District	Permit Type	Address	Amount	Value	Structure	Project Description
Finney County	BUILDING	1413 West MARY	32.00	\$2,500	Commercial/Industrial Remodel	6FT WOOD FENCE
Finney County	BUILDING	3670 West JONES	156.00	\$20,000	Commercial/Industrial Remodel	INSTALL 45FT TOWER
Finney County	BUILDING	2208 West JONES Avenue	195.00	\$8,000	Commercial/Industrial Remodel	15X40 BUILDING ADDITION-SHELL ONLY
Finney County	BUILDING	2810 East HWY 50	903.75	\$180,041	Commercial/Industrial Remodel	112X60 STORAGE BUILDING-DOES NOT INCLUDE SUBS
Finney County	BUILDING	7655 ACCESS Road	75.00	\$5,000	Commercial/Industrial Remodel	INSTALL 2 METAL CONTAINERS
Finney County	DEMO	900 South FARMLAND	30.00	\$0	Commercial/Industrial Remodel	DEMO OF METAL ONLY
Finney County	GAS	2680 RAY	29.00	\$0	Commercial/Industrial Remodel	GAS PRESSURE TEST
Finney County	GAS	2720 RAY	32.00	\$200	Commercial/Industrial Remodel	CONVERTING LP TO NATURAL GAS
Finney County	GAS	2417 West JONES	45.00	\$500	Commercial/Industrial Remodel	GAS PRESSURE TEST
Finney County	GAS	2680 ANDERSON	45.00	\$200	Commercial/Industrial Remodel	GAS PRESSURE TEST
Finney County	GAS	4365 East HWY 50#B	32.00	\$600	Commercial/Industrial Remodel	PRESSURE TEST GAS LINE FOR NEW METER SET
Finney County	PLUMBING	235 INDUSTRIAL	45.00	\$400	Commercial/Industrial Remodel	ROUGH-IN PLUMBING FOR BATHROOM
Finney County	SIGN	1700 East HWY 50 BYPASS	130.00	\$10,000	Commercial/Industrial Remodel	10X20 STATIC EMB SIGN
Finney County	SIGN	303 North TOWNS	130.00	\$10,000	Commercial/Industrial Remodel	10X20 STATIC EMB SIGN
Finney County	BUILDING	1405 West MAPLE	29.00	\$1,500	Residential Remodel	R/R 9SQ SHINGLES W/ METAL ROOF
Finney County	BUILDING	5895 DOLITTLE	118.00	\$6,500	Residential Remodel	30X24 DRIVEWAY & 28X30X17
Finney County	BUILDING	110 MAYFAIR	239.00	\$42,000	Residential Remodel	20X44 INGROUND SWIMMING POOL
Finney County	BUILDING	510 BURNSIDE DR 18	81.00	\$1,000	Residential Remodel	12X18 PATIO COVER
Finney County	BUILDING	640 DONNA	42.00	\$1,367	Residential Remodel	6FT WOOD FENCE

Finney County	BUILDING	490 TOWNS	42.00	\$1,000	Residential Remodel	6FT & 4.5FT WOOD FENCE
Finney County	BUILDING	4125 DAMON Road	42.00	\$3,000	Residential Remodel	24X30 POLE BARN-Can not be taller than house
Finney County	BUILDING	2104 GRANDVIEW EAST	118.00	\$10,000	Residential Remodel	R/R 35SQ COMP SHINGLES
Finney County	BUILDING	3980 LAMONTE	29.00	\$2,000	Residential Remodel	6FT WOOD FENCE
Finney County	BUILDING	606 North VFW	210.00	\$20,000	Residential Remodel	REMODEL GARAGE
Finney County	BUILDING	112 STRATFORD	131.00	\$16,000	Residential Remodel	ADD BRICK & SIDING TO HOUSE
Finney County	ELECTRICAL	605 West TAYLOR JONES	42.00	\$500	Residential Remodel	NEW SERVICE TO STORAGE BUILDING
Finney County	ELECTRICAL	2970 North ANDERSON #19	42.00	\$800	Residential Remodel	UPGRADE 100 AMP SERVICE TO 200 AMP
Finney County	GAS	708 West MAPLE	29.00	\$300	Residential Remodel	GAS PRESSURE TEST
Finney County	GAS	120 East SIX MILE	42.00	\$500	Residential Remodel	NEW GAS LINE FOR CONVERSION FROM PROPANE TO NATURAL GAS
Finney County	GAS	92 East SIX MILE	42.00	\$500	Residential Remodel	INSTALL NEW GAS FOR CONVERSION FROM PROPANE TO NATURAL GAS
Finney County	GAS	110 MAYFAIR	42.00	\$600	Residential Remodel	INSTALL UNDERGRUND GAS LINE FOR SWIMMING POOL HEATER
Finney County	GAS	3038 KATHRYN	45.00	\$150	Residential Remodel	GAS PRESSURE TEST
Finney County	GAS	90 East SIX MILE	42.00	\$500	Residential Remodel	INSTALL GAS LINE FOR CHANGE OVER NATURAL GAS FROM PROPANE
Finney County	GAS	150 East SIX MILE	42.00	\$300	Residential Remodel	INSTALL NEW GAS FOR CONVERSION FROM PROPANE TO NATURAL GAS
Finney County	GAS	6025 OLD POST	42.00	\$500	Residential Remodel	REPLACE CUSTOMER LINE
Finney County	MECHANICAL	5800 MANSFIELD #2	42.00	\$2,000	Residential Remodel	C/O 3TON A/C
Finney County	PLUMBING	4170 East HWY 50 #303	29.00	\$300	Residential Remodel	INSTALL NEW WATER HEATER
Finney County	BUILDING	2970 North ANDERSON #19	447.00	\$65,088	SF Manufactured (HUD Standards)	INSTALL NEW 24X56 SKYLINE RDMH
Finney County	BUILDING	7535 LINDSAY	832.00	\$150,000	SF Residential Includes Modular	NEW SINGLE FAMILY HOUSE
Finney County	BUILDING	6095 North SIXTEEN MILE	862.20	\$177,058	SF Residential Includes Modular	NEW 27X68 MODULAR HOME ON BASEMENT
Finney County	BUILDING	9585 South HANDS	1,390.60	\$334,000	SF Residential Includes Modular	NEW SINGLE FAMILY



District	Permit Type	Address	Amount	Value	Structure	Project Description
Garden City	BUILDING	1404 East MARY	130.00	\$25,000	Commercial/Industrial Remodel	RESTROOM REMODEL
Garden City	BUILDING	3225 PRAIRIE	32.00	\$3,000	Commercial/Industrial Remodel	4FT SPLIT WOOD FENCE
Garden City	BUILDING	506 West MAPLE	29.00	\$695	Commercial/Industrial Remodel	24X31 DETACHED PATIO COVER-Flood Plain Development Permit Attached
Garden City	BUILDING	1004 East CHESTNUT	32.00	\$1,450	Commercial/Industrial Remodel	PARTIAL DRIVEWAY REPLACEMENT (6X30 & 3X6)
Garden City	BUILDING	110 West CHESTNUT	62.00	\$5,500	Commercial/Industrial Remodel	STUCCO BUILDING
Garden City	BUILDING	1515 East FULTON Terrace	130.00	\$16,840	Commercial/Industrial Remodel	REPLACE HOT ASPHALT & GRAVEL ROOF
Garden City	BUILDING	2923 East MARY	105.00	\$16,000	Commercial/Industrial Remodel	ADDITION OF 3 ANTENNAS & RRJ'S AND ASSOCIATED EQUIPMENT
Garden City	BUILDING	2500 SPRUCE	220.00	\$50,000	Commercial/Industrial Remodel	REPLACE ANTENNAS ON EXISTING CELL TOWER
Garden City	BUILDING	919 ZERR	62.00	\$5,050	Commercial/Industrial Remodel	12X16 STORAGE SHED
Garden City	ELECTRICAL	156 North CAMPUS Drive	62.00	\$5,000	Commercial/Industrial Remodel	UPGRADE 100 AMP SERVICE TO 200 AMP 3 PHASE
Garden City	EXCAVATION	618 North EIGHTH	30.00	\$0	Commercial/Industrial Remodel	NEW SEWER LINE FROM BUILDING TO CITY MAIN
Garden City	MECHANICAL	104 West KANSAS	29.00	\$2,585	Commercial/Industrial Remodel	C/O 70K BTU FURNACE
Garden City	MECHANICAL	112 North MAIN	62.00	\$4,447	Commercial/Industrial Remodel	INSTALL 95% 120K BTU COIL
Garden City	MECHANICAL	705 West KANSAS	62.00	\$5,738	Commercial/Industrial Remodel	R/R 2 UNIT HEATERS 175K BTU
Garden City	PLUMBING	2302 East KANSAS	32.00	\$2,900	Commercial/Industrial Remodel	INSTALL NEW COMMERCIAL 74 GALLON NATURAL GAS WATER HEATERQ

Garden City	PLUMBING	3020 East KANSAS	130.00	\$7,843	Commercial/Industrial Remodel	INSTALL 100 GALLON GAS WATER HEATER
Garden City	PLUMBING	512 North SEVENTH	220.00	\$28,000	Commercial/Industrial Remodel	REPLACE SEWER LINE
Garden City	PLUMBING	105 North JENNIE BARKER	130.00	\$12,000	Commercial/Industrial Remodel	INSTALL NEW GRINDER PUMP & TANK AND ROUTE NEW 2" FORCE MAIN FOR CITY SEWER CONNECTION
Garden City	PLUMBING	618 North EIGHTH	62.00	\$4,000	Commercial/Industrial Remodel	NEW SEWER LINE FROM BUILDING TO CITY MAIN
Garden City	PLUMBING	221 North MAIN	32.00	\$600	Commercial/Industrial Remodel	MOVE DRAIN LINE FOR SINK 2 FEET
Garden City	SIGN	2208 West MARY	75.00	\$0	Commercial/Industrial Remodel	SX6 PYLON CABINET SIGN
Garden City	SIGN	907 North TENTH	25.00	\$0	Commercial/Industrial Remodel	3X15 BANNER SIGN
Garden City	SIGN	114 GRANT	75.00	\$0	Commercial/Industrial Remodel	3X7.6 WALL SIGN-GIRL SCOUTS OF KANSAS HEARTLAND
Garden City	SIGN	215 North MAIN	75.00	\$0	Commercial/Industrial Remodel	WALL SIGN-KFSA (RUTTER CLINE ASSOC)
Garden City	SIGN	1213 FLEMING	75.00	\$0	Commercial/Industrial Remodel	36X44 LETTER SIGN
Garden City	SIGN	215 North MAIN	75.00	\$0	Commercial/Industrial Remodel	5'X7'.6" AWNING SIGN-KFSA (RUTTER CLINE ASSOC)
Garden City	CURB CUT	1010 FLEMING	0.00	\$0	Misc	NEW SIDEWALK
Garden City	ELECTRICAL	2225 South AIR SERVICE- AIRPORT WELL #3	0.00	\$0	Misc	REPLACE 200 AMP METER SOCKET
Garden City	GAS	803 West MARY	32.00	\$1,000	Misc	PRESSURE TEST GAS LINE
Garden City	BUILDING	703.5 GARDEN CITY	220.00	\$30,000	Multi-Family	2 STORY APARTMENT ADDITION
Garden City	BUILDING	311 West EMERSON	56.00	\$3,300	Residential Remodel	BATHROOM REMODEL
Garden City	BUILDING	904 North SEVENTH	29.00	\$1,000	Residential Remodel	REPAIR ROOF
Garden City	BUILDING	803 SUMMIT	29.00	\$1,000	Residential Remodel	8FT BLOCK FENCE
Garden City	BUILDING	1704 BENTON	29.00	\$300	Residential Remodel	INSTALL GARAGE DOOR ON EXISTING CARPORT
Garden City	BUILDING	640 WHEATRIDGE	29.00	\$2,600	Residential Remodel	REPLACE 14X24 PATIO SLAB
Garden City	BUILDING	1508 HATTIE	29.00	\$2,000	Residential Remodel	REPLACE SIDING & ADD COSMETIC BRICK FACADE
Garden City	BUILDING	1809 AMIR	56.00	\$5,000	Residential Remodel	16X12 WOOD SHED
Garden City	BUILDING	1619 SAFFORD	56.00	\$5,387	Residential Remodel	R/R 21SQ COMP SHINGLES
Garden City	BUILDING	1102 KINGSBURY	29.00	\$2,000	Residential Remodel	INSTALL 11X24 PORCH SLAB
Garden City	BUILDING	1203 LABRADOR	29.00	\$800	Residential Remodel	SIDEWALK FROM DRIVEWAY TO HOUSE
Garden City	BUILDING	605 LABRADOR	105.00	\$11,000	Residential Remodel	PARKING LOT REPAIRS
Garden City	BUILDING	950 North JENNIE BARKER #60	29.00	\$900	Residential Remodel	8X10 WOOD SHED
Garden City	BUILDING	611 JENNY	56.00	\$4,000	Residential Remodel	24X24 DETACHED GARAGE
Garden City	BUILDING	812 North SEVENTH	29.00	\$2,000	Residential Remodel	6FT WOOD FENCE-Must be at least 5' behind curb
Garden City	BUILDING	2120 ANTLER RIDGE	105.00	\$10,000	Residential Remodel	REPLACE EXISTING PATIO SLAB
Garden City	BUILDING	502 North THIRD	56.00	\$6,000	Residential Remodel	14X26 ADDITION, TO INCLUDE NEW ROOF AND WINDOWS ON ENTIRE HOUSE,NEW 2X4 FRONT PORCH COVER AND PARTIAL ELECTRICAL REWIRE OF EXISTING HOUSE-2nd house on lot will be considered mother-in-law quarters

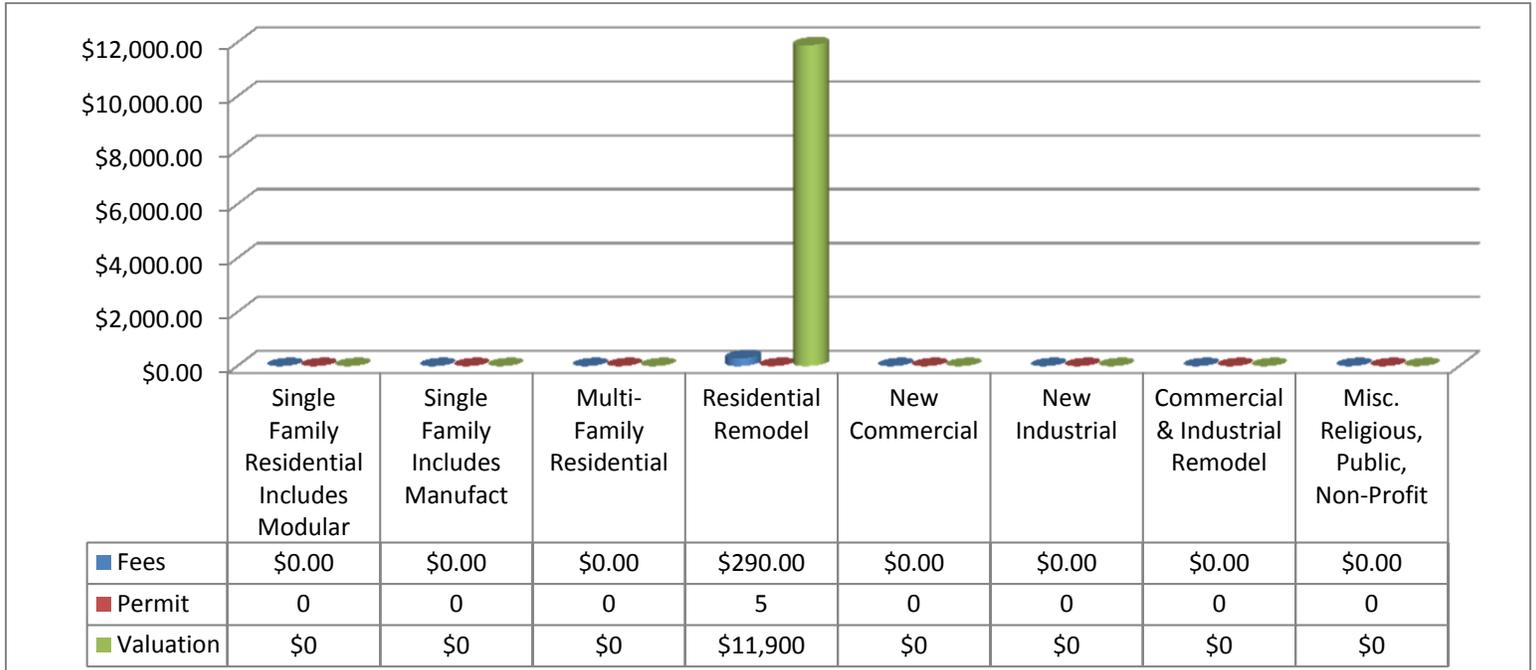
Garden City	BUILDING	1211 West FULTON	29.00	\$1,100	Residential Remodel	13x24 ATTACHED CARPORT W/ 10X80 CONCRETE SLAB. BZA approved to be 2' from property line. Must put in 4 paved parking spaces which will be a 10'80' slab along side of house.
Garden City	BUILDING	909 JENNY	29.00	\$999	Residential Remodel	8X12 WOOD STORAGE SHED & 4'WIDE SIDEWALK AROUND EAST SIDE AND REAR OF HOUSE
Garden City	BUILDING	4101 East HWY 50-#529	29.00	\$800	Residential Remodel	R/R 10 SQ. COMP SHINGLES
Garden City	BUILDING	1609 GLENELLEN	29.00	\$2,100	Residential Remodel	REPLACE EXISTING 12X24 CONCRETE PATIO SLAB
Garden City	BUILDING	702 East FULTON	32.00	\$2,700	Residential Remodel	REPLACE 6 WINDOWS
Garden City	BUILDING	1116 SAFFORD	29.00	\$1,000	Residential Remodel	R/R 18 SQ. COMP SHINGLES
Garden City	BUILDING	701 SUMMIT	29.00	\$1,000	Residential Remodel	INSTALL 20X24 REAR CONCRETE DRIVE
Garden City	BUILDING	808 West EMERSON Avenue	2,036.40	\$242,040	Residential Remodel	NEW SINGLE FAMILY HOUSE
Garden City	BUILDING	127 West HAZEL	29.00	\$1,000	Residential Remodel	4FT DECORATIVE ROCK WALL ON HOUSE
Garden City	BUILDING	624 East MARY	56.00	\$3,258	Residential Remodel	12x30 PATIO COVER
Garden City	BUILDING	1102 KINGSBURY	29.00	\$3,000	Residential Remodel	10X12 SHED W/ 11X13 CONCRETE SLAB
Garden City	BUILDING	1609 C	29.00	\$2,300	Residential Remodel	5FT WOOD FENCE
Garden City	BUILDING	650 WHEATRIDGE	29.00	\$2,000	Residential Remodel	6FT WOOD FENCE
Garden City	BUILDING	1201 LONG	29.00	\$500	Residential Remodel	INSTALL 3'&8' WOOD FENCE
Garden City	BUILDING	925 AMY	29.00	\$500	Residential Remodel	REPLACE REAR FENCE
Garden City	BUILDING	411 MAGNOLIA	29.00	\$1,500	Residential Remodel	6FT FENCE
Garden City	BUILDING	2815 JENNIE BARKER	29.00	\$3,000	Residential Remodel	6FT WOOD FENCE
Garden City	BUILDING	2131 PIONEER Road	105.00	\$10,000	Residential Remodel	FINISH BASEMENT
Garden City	BUILDING	921 AMY	56.00	\$5,600	Residential Remodel	PATIO COVER
Garden City	BUILDING	501 EUGENE	29.00	\$1,600	Residential Remodel	OVERLAY EXISTING SINGLE LAYER ASPHALT SHINGLES
Garden City	BUILDING	406 MAGNOLIA	29.00	\$200	Residential Remodel	6FT REAR FENCE 5FT BEHIND PROPERTY LINE
Garden City	BUILDING	504 West PROSPECT	105.00	\$11,500	Residential Remodel	NEW SINGLE FAMILY-RDMH
Garden City	BUILDING	2135 TARA	105.00	\$8,000	Residential Remodel	FINISH BASEMENT BATHROOM
Garden City	BUILDING	3002 FLEMING	29.00	\$3,000	Residential Remodel	6FT CEDAR FENCE
Garden City	BUILDING	1606 North SEVENTH	29.00	\$3,000	Residential Remodel	REPLACE CARPORT (12X25),SIDING,WINDOWS & SOFFIT
Garden City	BUILDING	1612 North NINTH	29.00	\$500	Residential Remodel	6FT WOOD FENCE
Garden City	BUILDING	504 North THIRD	56.00	\$3,200	Residential Remodel	R/R 12 COMP SHINGLES
Garden City	BUILDING	111 North NINTH	29.00	\$3,000	Residential Remodel	R/R 15SQ COMP SHINGLES
Garden City	BUILDING	2323 ZIPPER	29.00	\$1,000	Residential Remodel	PERGOLA
Garden City	BUILDING	1001 CONKLING	29.00	\$1,500	Residential Remodel	REPLACE FLOOR BOARD AND RAIL ON EXISTING DECK
Garden City	BUILDING	2002 ANTELOPE	29.00	\$2,500	Residential Remodel	INSTALL 30X30 CONCRETE SLAB (BASKETBALL COURT)
Garden City	BUILDING	401 HUDSON	29.00	\$3,000	Residential Remodel	INTERIOR REMODEL OF BEDROOM & BATHROOM, REMODEL TO INCLUDE NEW FURNACE & A/C
Garden City	CURB CUT	1105 North NINTH	30.00	\$0	Residential Remodel	REPLACE DRIVEWAY, APPROACH & SIDEWALK
Garden City	CURB CUT	908 CENTER	0.00	\$0	Residential Remodel	REPLACE DRIVEWAY & APPROACH
Garden City	CURB CUT	2320 North THIRD	30.00	\$0	Residential Remodel	REPLACE DRIVEWAY
Garden City	CURB CUT	2710 SHAMUS	30.00	\$0	Residential Remodel	PARTIAL DRIVEWAY REPLACENT
Garden City	CURB CUT	917-919 North TENTH	30.00	\$0	Residential Remodel	INSTALL SIDEWALK IN STREET RIGHT-OF-WAY

Garden City	CURB CUT	921 North TENTH	30.00	\$0	Residential Remodel	INSTALL SIDEWALK IN STREET RIGHT-OF-WAY
Garden City	CURB CUT	923 North TENTH	30.00	\$0	Residential Remodel	INSTALL SIDEWALK IN STREET RIGHT-OF-WAY
Garden City	DEMO	801 East CEDAR	30.00	\$0	Residential Remodel	INTERIOR DEMO
Garden City	ELECTRICAL	1301 North MAIN	29.00	\$300	Residential Remodel	REWIRE HOUSE
Garden City	ELECTRICAL	510 ST JOHN	0.00	\$0	Residential Remodel	TEMPORARY SERVICE
Garden City	ELECTRICAL	1708 MAIN	29.00	\$1,000	Residential Remodel	REPLACE METER CAN, 100 AMP
Garden City	ELECTRICAL	312 West MARY #A-1	29.00	\$200	Residential Remodel	REPLACE BURNED SOCKETS IN METER CAN
Garden City	ELECTRICAL	1715 PINECREST	29.00	\$550	Residential Remodel	REWORKING SERVICE & ADD MAIN DISCONNECT-100 AMP
Garden City	ELECTRICAL	520 North TAYLOR	29.00	\$750	Residential Remodel	REWORK 100 AMP SERVICE
Garden City	EXCAVATION	1005 North THIRD Street	30.00	\$0	Residential Remodel	NEW LATERAL FOR SEWER LINE TO NEW SINGLE FAMILY HOUSE
Garden City	EXCAVATION	1501 B	30.00	\$0	Residential Remodel	REPLACE SEWER LINE FROM HOUSE TO ALLEY
Garden City	GAS	111.5 West HAZEL	29.00	\$600	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	4101 East HWY 50 #274	29.00	\$350	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	5130 North TOWNS	42.00	\$1,000	Residential Remodel	NEW GAS LINE
Garden City	GAS	1006 North SIXTH	29.00	\$500	Residential Remodel	NEW GAS LINE FOR GARAGE HEATER
Garden City	GAS	1001 East HAMLINE	29.00	\$300	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	3052 KATHRYN	42.00	\$200	Residential Remodel	GAS PRESSURE TEST GAS LINE-EMERGENCY
Garden City	GAS	1070 RIDGE	42.00	\$500	Residential Remodel	GAS PRESSURE TEST & FIX LINES
Garden City	GAS	407 West EMERSON	29.00	\$120	Residential Remodel	REPAIR VALVE AND PERFORM GAS PRESSURE TEST. GAS COMP. SHUT OFF METER DUE TO A LEAK WITH THE VALVE.
Garden City	GAS	705 West KANSAS	32.00	\$120	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	4101 East HWY 50 #271	29.00	\$200	Residential Remodel	GAS PRESSURE TEST
Garden City	GAS	2007 PARKWOOD	29.00	\$350	Residential Remodel	REROUTE GAS LINE TO METER. GAS LINE UNDERGROUND IS LEAKING
Garden City	GAS	306 SPRINGER	29.00	\$1,500	Residential Remodel	INSTALL & GPT NEW LINE
Garden City	GAS	306 SPRINGER	29.00	\$2,000	Residential Remodel	INSTALLING NEW CUSTOMER LINE
Garden City	GAS	705 North TAYLOR	29.00	\$700	Residential Remodel	NEW GAS SYSTEM FOR HOUSE
Garden City	MECHANICAL	504 North THIRD	56.00	\$4,200	Residential Remodel	C/O 50K 80% FURNACE
Garden City	MECHANICAL	4101 East HWY 50-#134	56.00	\$4,200	Residential Remodel	C/O 70L 80% FURNACE
Garden City	MECHANICAL	1612 West KANSAS	56.00	\$3,600	Residential Remodel	INSTALL 95% FURNACE
Garden City	MECHANICAL	1404 East CHESTNUT	56.00	\$4,000	Residential Remodel	REPLACE FLUE & INTALL A/C
Garden City	MECHANICAL	1002 North FOURTH	29.00	\$1,925	Residential Remodel	C/O 100K BTU FURNACE
Garden City	MECHANICAL	1224 RIDGEWOOD	56.00	\$4,850	Residential Remodel	C/O FURNACE-403414
Garden City	MECHANICAL	2008 MOHAWK	29.00	\$2,100	Residential Remodel	C/O 75K 80% FURNACE
Garden City	MECHANICAL	509 MEEKER	56.00	\$3,500	Residential Remodel	C/O 75K 80% FURNACE & 2.5 TON A/C
Garden City	MECHANICAL	1830 North JENNIE BARKER	105.00	\$6,500	Residential Remodel	INSTALL AIR CONDITIONER
Garden City	MECHANICAL	312 North FOURTH	29.00	\$2,800	Residential Remodel	C/O 70K 92% FURNACE
Garden City	MECHANICAL	705 North TAYLOR	29.00	\$1,650	Residential Remodel	INSTALL CONSOLE HEATER & NEW FLUE
Garden City	MECHANICAL	2309 North SIXTH	29.00	\$1,600	Residential Remodel	C/O FURNACE

Garden City	MECHANICAL	2917 KRIS	56.00	\$4,400	Residential Remodel	C/O 3 TON A/C & 75K 92% FURNACE
Garden City	MECHANICAL	950 North JENNIE BARKER-#109	29.00	\$420	Residential Remodel	INSTALL 28X52 2001 CHAMPION MOBILE HOME
Garden City	MECHANICAL	606 CENTER	105.00	\$7,100	Residential Remodel	C/O 2 FURNACES & 1 EVAPORATOR COIL
Garden City	PLUMBING	1905 WINDY VIEW	29.00	\$800	Residential Remodel	R/R 40 GALLON WATER HEATER
Garden City	PLUMBING	911 North THIRTEENTH	29.00	\$500	Residential Remodel	REPLACE MAIN WATER LINE
Garden City	PLUMBING	1005 North THIRD Street	56.00	\$4,000	Residential Remodel	NEW LATERAL FOR SEWER LINE TO NEW SINGLE FAMILY HOUSE
Garden City	PLUMBING	501 North NINTH	29.00	\$800	Residential Remodel	R&R 40 GALLON WATER HEATER
Garden City	PLUMBING	2705 ROWLAND	56.00	\$4,200	Residential Remodel	LAWN SPRINKLER SYSTEM W/ 1 PVB
Garden City	PLUMBING	1108 BANCROFT	29.00	\$800	Residential Remodel	INSTALL NEW 40 GALLON WATER HEATER
Garden City	PLUMBING	1208 North ELEVENTH	58.00	\$1,150	Residential Remodel	INSTALL A NEW WATER SERVICE LINE FROM METER TO HOUSE
Garden City	PLUMBING	1501 B	29.00	\$2,500	Residential Remodel	REPLACE SEWER LINE FROM HOUSE TO ALLEY
Garden City	BUILDING	504 West PROSPECT	382.00	\$65,770	SF Manufactured (HUD Standards)	NEW SINGLE FAMILY-RDMH
Garden City	BUILDING	2331 IDLEWILD Way	503.50	\$92,500	Multi-Family	NEW SINGLE FAMILY HOUSE
Garden City	BUILDING	2333 IDLEWILD Way	503.50	\$92,500	Multi-Family	NEW SINGLE FAMILY HOUSE (2 UNIT DWELLING)
Garden City	BUILDING	2341 GLENWOOD Drive	797.20	\$178,000	SF Residential Includes Modular	NEW SINGLE HOUSE
Garden City	BUILDING	2401 GLENWOOD Drive	463.00	\$84,000	Multi-Family	NEW SINGLE FAMILY HOUSE
Garden City	BUILDING	2381 IDLEWILD Way	463.00	\$84,000	Multi-Family	NEW SINGLE FAMILY



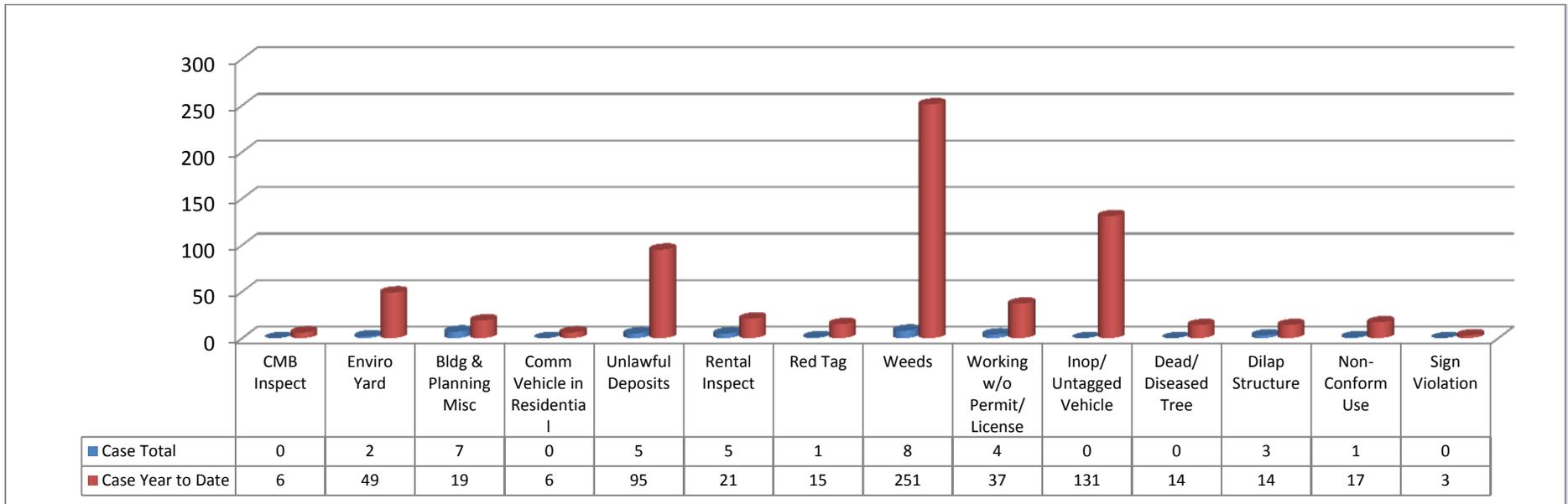
City of Holcomb



District	Permit Type	Address	Amount	Value	Structure	Project Description
Holcomb	BUILDING	401 North HENDERSON	2,203.00	\$494,000	Commercial/Industrial Remodel	BUILDING REMODEL W/ CANOPY ENTRANCE ADDITION
Holcomb	BUILDING	230 REDFORD	68.00	\$600	Residential Remodel	12X16 COVERED
Holcomb	BUILDING	404 ELBERT	69.00	\$3,500	Residential Remodel	R/R 25SQ COMP SINGLES
Holcomb	BUILDING	101 OLDWEILER	42.00	\$2,000	Residential Remodel	R/R 11SQ. COMP SHINGLES
Holcomb	ELECTRICAL	101 CHELSEY	69.00	\$3,800	Residential Remodel	SECONDARY SERVICE FOR HEAT PUMP, ELECTRIC WATER HEATER & HEATER
Holcomb	PLUMBING	101 SHALYN Place	42.00	\$2,000	Residential Remodel	DRIP IRRIGATION SYSTEM W/ 1-1" PVB



OCTOBER 2014 CODE COMPLIANCE REPORT



Jurisdiction	File#	Address	Category	Description	OpenDate	CloseDate
Garden City	14-002415	1405 East FULTON	Unlawful Deposits	UNLAWFUL DEPOSITS-MATTRESS IN ALLEY ROW	10/2/2014	
Garden City	14-002423	2005 North SEVENTH	Weeds	Weeds	10/2/2014	10/13/2014
Garden City	14-002433	705 North TAYLOR	Bldg Code Misc	CONSULTATION RE: FURNACE	10/3/2014	10/3/2014
Garden City	14-002431	2103 North SIXTH	Weeds	Weeds in back and in alley	10/3/2014	10/20/2014
Garden City	14-002447	801 East CEDAR	Bldg Code Misc	CONSULTATION W/HOMEOWNER RE: BASEMENT ADDITION	10/6/2014	

Garden City	14-002448	2405 YOSEMITE	Vehicles	PARKING ON UNIMPROVED SURFACE-CAMPER PARKED IN GRASS NEXT TO HOUSE	10/6/2014	
Garden City	14-002444	411 HUDSON	Bldg Code Misc	CONTRACTOR CONSULTATION	10/6/2014	10/6/2014
Garden City	14-002454	2106 DENNISON	Environmental Yard	Environmental Yard	10/7/2014	11/4/2014
Garden City	14-002455	1502 West KANSAS	Rental Inspection	RENTAL INSPECTION-ROACH AND BED BUG INFESTATION	10/7/2014	
Garden City	14-002469	2206 MOHAWK	Unlawful Deposits	Tree branches next to dumpster	10/9/2014	11/4/2014
Garden City	14-002471	239 NELSON	Weeds	Weeds next to alley way	10/9/2014	10/31/2014
Garden City	14-002476	2501 North HWY 83	Weeds	Weeds	10/10/2014	
Garden City	14-002477	2505 North TAYLOR	Weeds	Weeds	10/10/2014	
Garden City	14-002481	2301 East SPRUCE Street	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	10/13/2014	
Garden City	14-002486	2211 North HWY 83	Weeds	Weeds	10/13/2014	
Garden City	14-002495	155 CLOVERLEAF	Rental Inspection	RENTAL INSPECTION	10/14/2014	10/16/2014
Garden City	14-002494	4101 East HWY 50-#218	Work w/o Permit	WORKING W/O A PERMIT-SHED	10/14/2014	11/3/2014
Garden City	14-002502	508 INGE	Work w/o Permit	WORK WITHOUT PERMIT	10/14/2014	10/15/2014
Garden City	14-002506	1804 East KANSAS	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	10/15/2014	
Garden City	14-002513	209 South THIRD	Unlawful Deposits	UNLAWFUL DEPOSITS-COACH, MATTRESS,BOX SPRINGS, HIGH CHAIR & TABLE IN ALLEY ROW	10/16/2014	10/22/2014
Garden City	14-002519	407 North EIGHTH	Work w/o Permit	WORKING W/O A PERMIT-NEW A/C INSTALLED WITH NO PERMIT	10/16/2014	
Garden City	14-002524	808 EMERSON	Bldg Code Misc	CONSULTATION-HOUSE UNDER CONSTRUCTION	10/17/2014	10/17/2014
Garden City	14-002523	1708 MAIN	Red Tag	RED TAG-BROKEN METER CAN	10/17/2014	10/31/2014
Garden City	14-002537	1508 ST JOHN	Unlawful Deposits	UNLAWFUL DEPOSITS-TREE BRANCHES IN ALLEY ROW	10/20/2014	11/5/2014
Garden City	14-002553	1710 LAREU Road	Bldg Code Misc	INSUFFICIENT ADA PARKING	10/21/2014	
Garden City	14-002546	1314 BANCROFT	Rental Inspection	RENTAL INSPECTION	10/21/2014	
Garden City	14-002548	1505 East CHESTNUT #4	Rental Inspection	RENTAL INSPECTION	10/21/2014	10/22/2014
Garden City	14-002558	507 East PINE	Unlawful Deposits	UNLAWFUL DEPOSIT-MATTRESS IN ALLEY ROW	10/22/2014	10/31/2014
Garden City	14-002563	1405 East FULTON	Bldg Code Misc	BUILDING CODE VIOLATION-DEMO STARTED ON SWIMMING POOL, BUT NEVER COMPLETED.	10/23/2014	

Garden City	14-002561	2902 North MAIN	Environmental Yard	ENVIRONMENTAL YARD-JUNK & MACHINERY PARTS ON PROPERTY	10/23/2014	
Garden City	14-002562	114 East BELLEVUE	Non-Conforming Use	NON-CONFORMING USE-STORAGE CONTAINERS ON PROPERTY	10/23/2014	
Garden City	14-002611	207 CAMPUS	Bldg Code Misc	BUILDING CONSULTATION	10/28/2014	10/29/2014
Garden City	14-002622	2512 DEE #4	Rental Inspection	RENTAL INSPECTION	10/30/2014	
Garden City	14-002632	2105 TARA	Work w/o Permit	WORKING W/O A PERMIT-ROOFING	10/30/2014	



MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 14 November 2014

RE: Main Street Reconstruction

Engineering Department

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

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

Construction at the Main Street and Walnut Street intersection has been delayed due to the extreme colds brought on by the current front that has moved in. The contractor was optimistic about getting a pour in today, but the forecast was downgraded and it was cancelled. Based on the current forecast the weather should warm back up closer to normal next Tuesday. The contractor should be able to get all of Main St done and Walnut tied back in during next week; we will use high early strength concrete on all pours, which will allow a shortened curing time, so that we can fully open the intersection to traffic on the 24th of November. Should the weather turn on us again, and not reach the warmer temperatures we need, we will place temporary surfacing, asphalt millings, and reopen the intersection until warmer weather next spring, when the contractor will tear out the south side of Walnut along the Weber's building and fix the drainage issues. This will be followed by the micro-surfacing of the asphalt sections of Main St from Kansas to Fulton.

We have the replacement traffic signal pole ready to install once we have Main Street fully opened and can close the parking lane in front of Porter's and get the pole installed. So we will have a day or two of Walnut traffic operating under the stop sign control. The original pole at this location was damaged in a traffic accident earlier this fall and had to be replaced.

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

CITY ADMINISTRATIVE
CENTER
301 N. 8TH
P.O. BOX 998
GARDEN CITY, KS
67846-0998
620.276.1130
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City of Garden City
Monthly Financial Report FY 2014
For the Ten Months Ended October 31, 2014
 Unaudited--Intended for Management Purposes Only

The following is a summary of the City's financial results for the General Funds and Utility Funds. The subsequent pages provide some narrative, comparison cash balances, line item analysis, and graphic display of revenue trends for the City's General and Utility Funds. This report is intended to assist the City Commission and the City's Administrative team in managing the operational budget. This information is summarized from unaudited financial statements for the monthly period that ended October 31, 2014.

GENERAL FUND AT A GLANCE

Category	Revised 2014 Budget	2014 YTD Actual	2013 YTD Actual
Revenues	20,499,537	16,185,044	15,946,435
Expenditures	21,103,295	16,818,219	16,247,909
Revenues Over(Under)	(603,758)	(633,176)	(301,474)

UTILITY FUND REVENUES AT A GLANCE

Category	Revised 2014 Budget	2014 YTD Actual	2013 YTD Actual
Electric	29,859,221	26,496,871	24,996,732
Solid Waste	2,941,819	2,518,972	2,429,606
Drainage Utility	207,456	172,949	172,782
Water and Sewage	8,054,285	6,289,756	5,910,819
TOTAL	41,062,781	35,478,549	33,509,938

Category	Revised 2014 Budget	2014 YTD Actual	2013 YTD Actual
City Sales Tax	5,750,000	5,142,652	4,944,295
County Sales Tax	3,450,000	3,050,794	2,953,269
Franchise Tax			
Gas Utility	440,000	478,663	453,755
Telephone	68,000	54,336	61,343
CATV	230,000	175,127	173,497
Building Permits	248,250	223,476	191,582
Municipal Court Fines	960,000	788,142	873,367



City of Garden City
Monthly Financial Report FY 2014
For the Ten Months Ended
October 31, 2014

General Fund

General Fund Revenues collected through October were \$16,185,044. The October revenues represent 78.95% of the total revenues expected in the General Fund. Property tax distribution was 99.93% for the five payments in 2014.

General Fund Expenses are at 79.60% of the total expenditures expected in the General Fund.

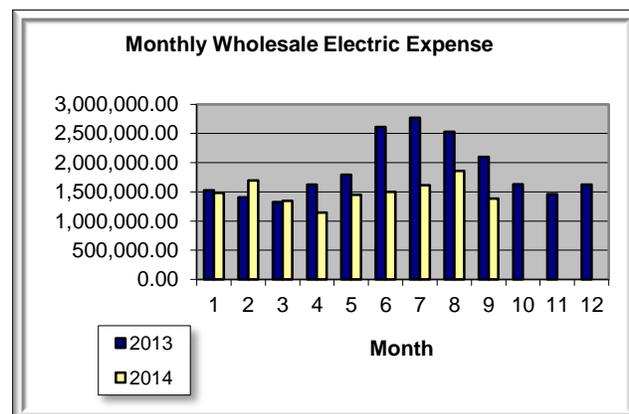
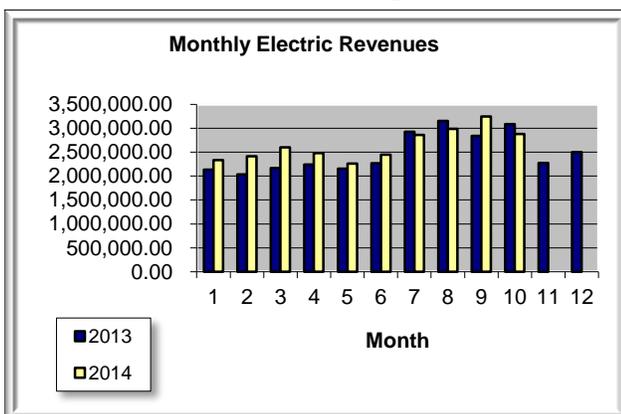
Selected Revenues

- City Sales Tax—Ahead by \$198,357 compared to October 2013 year to date collections, 4.01% ahead of 2013 for the ten months ended.
- County Sales Tax— Collections for the ten months ended are ahead of 2013 by \$97,525 or 3.30%.
- Franchise Tax—Budget estimates for 2014 remain approximately the same as 2013. Franchise fees are slightly higher than 2013 with the exception of telephone.
- Building Permits—Budget estimates for 2014 are based on 2013 revenues. Receipts are higher than this period in 2013.
- Municipal Court Fines—Budget estimates were revised down from the 2013 budget and collections through October were behind 2013.

Utility Funds

A summary of Utility Fund revenue performance is outlined below:

- Electric revenues – revised budget at \$29,859,221 for 2014 were \$26,496,871 through ten months or 88.74% of budget.

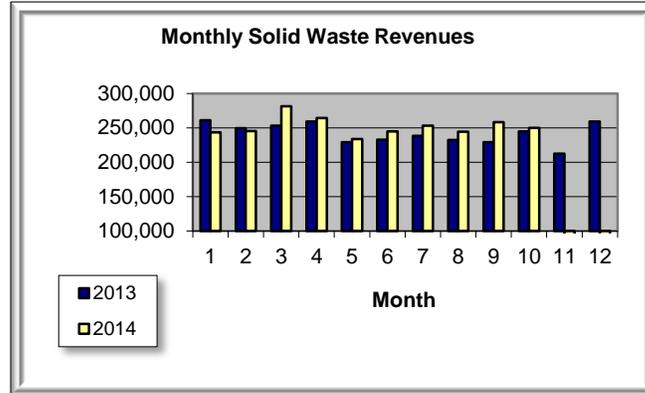


A main expense is Wholesale Electric in the Utility Fund. The 2014 revised budget for wholesale electric is \$19,212,000. The wholesale electric expense for October was not available at this printing.

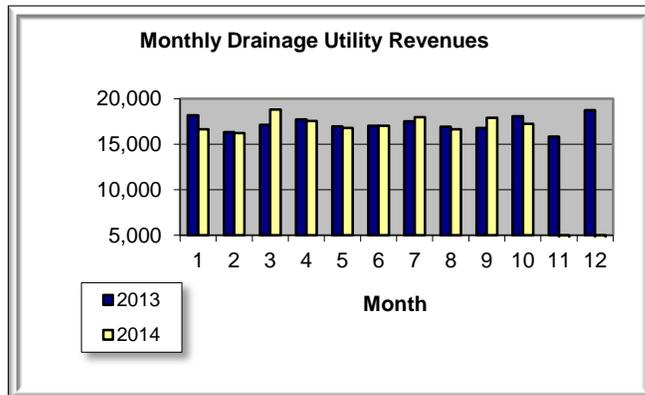


**City of Garden City
 Monthly Financial Report FY 2014
 For the Ten Months Ended
 October 31, 2014**

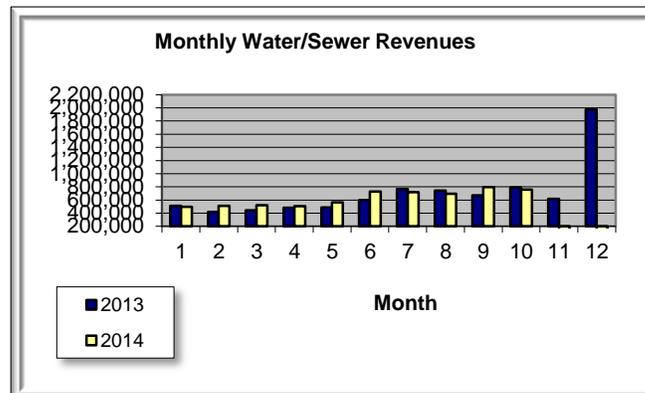
■ Solid Waste revenues – revised budget at \$2,941,819 for 2014 were \$2,518,972 through ten months or 85.63% of budget.



■ Drainage Utility revenues – revised budget at \$207,456 for 2014 were \$172,949 through ten months or 83.37%.



■ Water and Sewage revenues - revised budget at \$8,054,285 for 2014 were \$6,289,756 through ten months or 78.09% of budget.





CITY OF GARDEN CITY, KANSAS
 Comparison of Cash Balances with Encumbrances and Composition of Cash
 For the Ten Months Ended October 31, 2014

Fund	Unencumbered Cash Balance 1/1/2014	Receipts and Transfers	Expenditures and Transfers	Unencumbered Cash Balance 10/31/2014	Add Payables and Encumbrances	Treasurer's Cash 10/31/2014
1 General	4,730,963.09	16,185,043.58	16,748,904.22	4,167,102.45	69,314.97	4,236,417.42
<u>Debt Service Fund</u>						
40 Bond and Interest	394,287.06	2,203,736.56	2,064,616.00	533,407.62	0.00	533,407.62
<u>Special Revenue Funds</u>						
4 TIF	0.00	649,708.43	83,640.02	566,068.41	0.00	566,068.41
5 Capital Improvement	690,371.20	522,003.12	483,911.64	728,462.68	0.00	728,462.68
6 Community Development Loan	14,667.06	6,974.35	7,085.47	14,555.94	0.00	14,555.94
7 Cemetery Endowment	27,023.48	4,565.40	1,869.25	29,719.63	0.00	29,719.63
8 Community Trust	1,277,499.49	477,220.99	780,416.93	974,303.55	0.00	974,303.55
10 DEA Forfeiture	41,720.15	13,745.30	18,964.68	36,500.77	0.00	36,500.77
11 Drug Enforcement	18,513.87	58,961.96	2,969.92	74,505.91	0.00	74,505.91
15 Enhanced Wireless 911	293,153.99	157,364.94	86,330.54	364,188.39	0.00	364,188.39
18 Finnup Trust	54,752.18	109,200.00	69,469.63	94,482.55	0.00	94,482.55
25 Recreation	0.00	940,908.26	917,454.97	23,453.29	0.00	23,453.29
26 Special Improvements	86,770.07	9,333.79	81,524.13	14,579.73	0.00	14,579.73
27 Special Liability	155,936.04	0.00	11,973.09	143,962.95	0.00	143,962.95
29 Special Alcohol Programs	41,205.59	73,299.20	63,750.00	50,754.79	0.00	50,754.79
30 Special Recreation and Parks	97,756.84	99,059.60	69,099.97	127,716.47	15,675.00	143,391.47
31 FOLRZ Projects	0.00	0.00	0.00	0.00	0.00	0.00
32 Special Trafficway	971,543.57	710,063.22	600,827.54	1,080,779.25	0.00	1,080,779.25
50 Community Development Grant	0.00	13,279.25	9,701.97	3,577.28	0.00	3,577.28
52 Economic Development	371,988.85	14,235.72	538.42	385,686.15	0.00	385,686.15
53 Project Development	191,617.19	100,334.58	59,167.02	232,784.75	0.00	232,784.75
54 RHID Security Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Special Revenue	4,334,519.57	3,960,258.11	3,348,695.19	4,946,082.49	15,675.00	4,961,757.49
<u>Capital Projects Funds</u>						
41 2013-GO Bond Projects	976,721.17	0.00	797,601.69	179,119.48	0.00	179,119.48
42 2014-GO Bond Projects	0.00	2,809,795.38	108,521.02	2,701,274.36	0.00	2,701,274.36
45 2012-GO Bond Projects	772,811.11	0.00	294,656.58	478,154.53	0.00	478,154.53
46 2012- Temporary Notes Durango P	2,300,843.93	10,764,276.84	11,413,716.40	1,651,404.37	0.00	1,651,404.37
48 2013-Temp Notes Series D	29,170.74	156,404.62	185,575.36	0.00	0.00	0.00
49 2013-Temp Notes Schulman Cross	5,618,097.65	0.00	5,361,857.01	256,240.64	0.00	256,240.64
Total Capital Projects	9,697,644.60	13,730,476.84	18,161,928.06	5,266,193.38	0.00	5,266,193.38
<u>Enterprise Funds</u>						
Electric Utility:						
68 General	3,508,279.17	26,496,870.68	21,171,559.64	8,833,590.21	421,309.53	9,254,899.74
69 Security Deposits	450,703.24	259,005.00	67,264.24	642,444.00	0.00	642,444.00
Total Electric Utility	3,958,982.41	26,755,875.68	21,238,823.88	9,476,034.21	421,309.53	9,897,343.74
Water and Sewer Utility:						
80 General	2,616,964.74	6,289,756.40	6,198,207.95	2,708,513.19	0.00	2,708,513.19
81 Wastewater Repair and Replacem	285,056.03	110,247.15	0.00	395,303.18	0.00	395,303.18
82 Water and Sewage Maintenance F	579,758.01	191,795.43	0.00	771,553.44	0.00	771,553.44
Total Water and Sewer Utility	3,481,778.78	6,591,798.98	6,198,207.95	3,875,369.81	0.00	3,875,369.81
Airport:						
60 General	310,665.07	975,162.62	612,328.27	673,499.42	0.00	673,499.42
61 Airport Improvement	58,774.14	242,643.54	243,643.37	57,774.31	0.00	57,774.31
Total Airport	369,439.21	1,217,806.16	855,971.64	731,273.73	0.00	731,273.73
Solid Waste Utility:						
75 General	1,371,930.93	2,518,972.35	2,373,653.75	1,517,249.53	0.00	1,517,249.53
Recreation Area:						
70 General Golf Course	70,927.93	750,080.65	777,893.50	43,115.08	0.00	43,115.08
71 Golf Course Building	15,150.15	2,887.00	14,705.67	3,331.48	0.00	3,331.48
Total Recreation Area	86,078.08	752,967.65	792,599.17	46,446.56	0.00	46,446.56
Drainage Utility:						
79 General	390,794.39	172,949.41	176,137.60	387,606.20	0.00	387,606.20
<u>Internal Service Funds</u>						
55 Health Insurance	350,019.55	2,845,823.77	2,931,290.93	264,552.39	180,556.45	445,108.84
35 Workers Compensation	70,497.31	432,115.00	301,258.73	201,353.58	0.00	201,353.58
36 Workers Compensation Reserve	502,503.37	62.29	14,560.78	488,004.88	0.00	488,004.88
Total Internal Service	923,020.23	3,278,001.06	3,247,110.44	953,910.85	180,556.45	1,134,467.30
Total All Funds	29,739,438.35	77,367,886.38	75,206,647.90	31,900,676.83	686,855.95	32,587,532.78



City of Garden City
 Statement of Revenues and Expenditures-General Fund Revenues
 From 10/1/2014 Through 10/31/2014

001 - GENERAL FUND

		Curr Month Collections	YTD Collections	Revised Budget	Uncollected Balance
Income					
3022	CONNECTING LINKS	18,834.55	74,724.02	75,000.00	(275.98)
3023	CONSUMER USE TAX	66,369.05	667,198.98	800,000.00	(132,801.02)
3028	LIQUOR CONSUMPTION TAX	0.00	73,299.22	79,000.00	(5,700.78)
3035	STATE REVENUE STAMP	0.00	(300.00)	0.00	(300.00)
3040	AD VALOREM TAX	30,388.27	3,446,150.09	3,405,000.00	41,150.09
3041	AD VALOREM BACK TAX	17,192.91	96,207.69	140,000.00	(43,792.31)
3044	CITY SALES TAX	516,778.45	5,142,651.55	5,750,000.00	(607,348.45)
3046	COUNTY SALES TAX	313,004.95	3,050,794.32	3,450,000.00	(399,205.68)
3055	MOTOR VEHICLE TAX	53,182.00	488,085.47	455,000.00	33,085.47
3056	RECREATIONAL VEHICLE TAX	457.71	42,624.17	3,600.00	39,024.17
3057	HEAVY DUTY VEHICLE TAX	0.00	3,498.24	3,300.00	198.24
3058	COMMERCIAL VEHICLE TAX	1,030.29	23,589.78	0.00	23,589.78
3065	CATV FRANCHISE	0.00	175,126.98	230,000.00	(54,873.02)
3066	GAS UTILITY FRANCHISE	58,017.06	478,663.00	440,000.00	38,663.00
3067	TELEPHONE FRANCHISE	4,957.13	54,336.38	68,000.00	(13,663.62)
3115	CEMETERY SPACES	3,950.00	36,500.00	50,000.00	(13,500.00)
3301.01	ANIMAL BOARDING	2,446.06	11,991.92	15,000.00	(3,008.08)
3301.02	CAR STORAGE & TOWING	2,079.50	16,833.50	15,000.00	1,833.50
3301.05	FEES-FALSE ALARM	0.00	2,200.00	2,200.00	0.00
3301.07	FEES-GATE RECEIPTS	1,080.00	20,946.00	22,000.00	(1,054.00)
3301.08	FEES-GRAVE OPENINGS	7,350.00	58,410.00	60,000.00	(1,590.00)
3301.09	FEES-MONUMENT SETTING	175.00	2,025.00	3,000.00	(975.00)
3301.10	FEES-PLAT FILING	(102.67)	1,325.33	1,500.00	(174.67)
3301.11	FEES-REZONING	250.00	3,010.00	3,000.00	10.00
3301.12	FEES-RURAL FIRE CONTRACTS	0.00	(3,600.00)	200,000.00	(203,600.00)
3301.13	FEES-WAIVER FILING	415.31	7,830.31	2,000.00	5,830.31
3301.16	FINES-MUNICIPAL COURT	82,598.90	788,142.06	960,000.00	(171,857.94)
3301.17	FEES-STATE JUDGE	134.76	1,119.60	1,750.00	(630.40)
3301.18	FEES-STATE LAW ENFORCEMENT	5,114.31	42,433.56	55,000.00	(12,566.44)
3301.19	FEES-REINSTATEMENT	486.00	8,262.00	12,000.00	(3,738.00)
3301.20	FEES-RESTITUTION	1,654.87	2,087.01	0.00	2,087.01
3301.21	LEGAL COPIES	110.00	2,779.65	3,000.00	(220.35)
3301.22	PROBATION SCREENING	0.00	30.00	250.00	(220.00)
3301.23	FEES-CRIME STOPPER INFRACTION	1,354.00	13,852.00	10,000.00	3,852.00
3301.24	FEES-CRIME STOPPER MAJOR	(109.00)	1,333.00	0.00	1,333.00
3350.01	LICENSE-AMUSEMENT	0.00	100.00	2,000.00	(1,900.00)
3350.02	LICENSE-ARBORIST	0.00	0.00	500.00	(500.00)
3350.03	LICENSE-CEREAL MALT BEVERAGE	50.00	1,175.00	2,000.00	(825.00)
3350.04	LICENSE-CONTRACTOR	600.00	13,005.00	30,000.00	(16,995.00)
3350.06	LICENSE-ELECTRICIAN	0.00	2,790.00	6,500.00	(3,710.00)
3350.08	LICENSE-ITINERANT MERCHANT	0.00	9,000.00	8,000.00	1,000.00
3350.09	LICENSE-LIQUOR	0.00	4,600.00	5,000.00	(400.00)
3350.10	LICENSE-MECHANICAL	0.00	1,965.60	3,000.00	(1,034.40)
3350.12	LICENSE-PAWN SHOP	0.00	225.00	100.00	125.00
3350.13	LICENSE-PLUMBER	20.00	930.00	4,000.00	(3,070.00)
3350.15	LICENSE-TAXI	0.00	0.00	200.00	(200.00)
3350.16	TAGS-DOG & CAT	324.09	2,261.28	2,000.00	261.28
3400.01	PERMITS-BUILDING	11,144.65	178,850.87	200,000.00	(21,149.13)



City of Garden City
Statement of Revenues and Expenditures-General Fund Revenues
From 10/1/2014 Through 10/31/2014

3400.02	PERMITS-CURB CUT	210.00	1,440.00	250.00	1,190.00
3400.03	PERMITS-ELECTRIC	463.00	7,953.25	8,500.00	(546.75)
3400.04	PERMITS-EXCAVATION	120.00	2,010.00	2,500.00	(490.00)
3400.05	PERMITS-GAS	944.00	3,987.00	5,000.00	(1,013.00)
3400.06	PERMITS-HOUSE MOVING	0.00	200.00	0.00	200.00
3400.08	PERMITS-MECHANICAL	399.00	7,802.00	12,000.00	(4,198.00)
3400.09	PERMITS-PLUMBING	1,209.00	11,757.50	10,000.00	1,757.50
3400.11	PERMITS-TV & SIGN	1,290.00	9,475.00	10,000.00	(525.00)
3435	INTEREST INCOME	3,707.81	25,851.50	37,500.00	(11,648.50)
3437	FINANCE CHARGE INCOME	4,599.23	23,983.03	12,000.00	11,983.03
3440.02	RENTAL-CITY FACILITIES	1,299.89	45,305.97	50,000.00	(4,694.03)
3440.03	RENTAL-DEPOT	100.00	1,000.00	1,200.00	(200.00)
3447	ROYALTIES-GAS WELLS	2,275.63	28,549.33	30,000.00	(1,450.67)
3450	SALE OF PROPERTY-AUCTION	(1,138.00)	34,307.05	15,000.00	19,307.05
3470.01	REIMBURSE-ADMINISTRATIVE COSTS	0.00	0.00	184,000.00	(184,000.00)
3470.02	REIMBURSE-ENGINEERING	0.00	0.00	275,000.00	(275,000.00)
3470.03	REIMBURSE-FINNUP TRUST	0.00	0.00	100.00	(100.00)
3470.04	REIMBURSE-POLICE SERVICES	0.00	3,000.00	220,000.00	(217,000.00)
3470.07	UTILITY FUNDS REIMBURSEMENT	97,484.88	753,565.03	2,793,600.00	(2,040,034.97)
3470.08	REIMBURSE-COUNTY	5,516.30	131,231.70	160,000.00	(28,768.30)
3470.09	REIMBURSE-HOLCOMB	0.00	42,000.00	42,000.00	0.00
3515	FUEL TAX REFUND	0.00	0.00	1,500.00	(1,500.00)
3600.01	MISCELLANEOUS-ADMINISTRATION	0.00	166.64	0.00	166.64
3600.02	MISCELLANEOUS-CEMETERY	60.00	2,150.00	0.00	2,150.00
3600.04	MISCELLANEOUS-INSPECTION	0.00	75.00	1,487.00	(1,412.00)
3600.07	MISCELLANEOUS-POLICE	0.00	170.00	0.00	170.00
3600.08	MISCELLANEOUS-STREET	0.00	0.00	50,000.00	(50,000.00)
	Total	<u>1,319,878.89</u>	<u>16,185,043.58</u>	<u>20,499,537.00</u>	<u>(4,314,493.42)</u>
Income					



City of Garden City
Statement of Revenues and Expenditures-General Fund Expenses
From 10/1/2014 Through 10/31/2014

001 - GENERAL FUND

		Curr Month			
		Expenses	YTD Expenses	Revised Budget	Budget Remaining
Expenses					
111	CITY COMMISSION	4,592.16	65,449.48	82,750.00	17,300.52
112	CITY MANAGER	29,172.64	399,333.40	498,600.00	99,266.60
113	SERVICE AND FINANCE	44,487.35	619,902.38	760,700.00	140,797.62
114	LEGAL SERVICES	13,035.40	103,815.53	115,500.00	11,684.47
115	MUNICIPAL COURT	41,885.57	414,217.21	718,500.00	304,282.79
116	HUMAN RESOURCES	10,888.20	168,813.31	213,800.00	44,986.69
117	INFORMATION TECH	23,235.16	404,327.64	482,000.00	77,672.36
118	CITY PROSECUTION	<u>19,384.92</u>	<u>234,015.87</u>	<u>289,900.00</u>	<u>55,884.13</u>
	Total Administration	186,681.40	2,409,874.82	3,161,750.00	751,875.18
121	POLICE-ADMINISTRATIVE	83,574.66	1,239,450.79	1,556,500.00	317,049.21
122	POLICE-INVESTIGATIONS	50,816.01	681,624.85	818,750.00	137,125.15
123	POLICE-PATROL	243,343.73	2,797,957.27	3,376,250.00	578,292.73
124	POLICE-SUPPORT SERVICES	84,510.86	1,025,427.11	1,284,500.00	259,072.89
125	POLICE-ANIMAL CONTROL	<u>17,317.68</u>	<u>191,554.71</u>	<u>231,250.00</u>	<u>39,695.29</u>
	Total Police	479,562.94	5,936,014.73	7,267,250.00	1,331,235.27
131	PUBLIC WORKS-PLANNING,COMM	18,415.11	254,087.92	356,500.00	102,412.08
132	PUBLIC WORKS-ENGINEERING	13,882.47	171,519.65	242,350.00	70,830.35
133	PUBLIC WORKS-STREET MAINT	54,044.85	1,241,797.58	1,465,750.00	223,952.42
134	PUBLIC WORKS-INSPECTIONS	21,148.67	254,378.15	420,615.00	166,236.85
135	PUBLIC WORKS-PARKS	<u>72,092.52</u>	<u>713,845.03</u>	<u>887,000.00</u>	<u>173,154.97</u>
	Total Public Works	179,583.62	2,635,628.33	3,372,215.00	736,586.67
141	ZOO-ADMINISTRATIVE	27,299.51	362,896.69	443,500.00	80,603.31
142	ZOO-MAINTENANCE DIVISION	19,819.33	280,848.04	347,500.00	66,651.96
144	ZOO-ANIMAL DIVISION	<u>73,781.87</u>	<u>899,295.00</u>	<u>1,195,250.00</u>	<u>295,955.00</u>
	Total Zoo	120,900.71	1,543,039.73	1,986,250.00	443,210.27
151	FIRE-ADMINISTRATIVE	33,858.35	242,188.89	300,750.00	58,561.11
152	FIRE-OPERATIONS	164,176.92	2,145,295.92	2,649,700.00	504,404.08
153	FIRE-VOLUNTEERS	<u>0.00</u>	<u>4,777.70</u>	<u>22,000.00</u>	<u>17,222.30</u>
	Total Fire	198,035.27	2,392,262.51	2,972,450.00	580,187.49
161	CEMETERY-OPERATIONS	25,046.27	401,977.45	527,500.00	125,522.55
171	CAPITAL IMPROVEMENT	170,841.34	1,332,036.62	1,672,845.00	340,808.38
181	EMPLOYEE BENEFITS	<u>0.00</u>	<u>167,385.00</u>	<u>167,385.00</u>	<u>0.00</u>
	Total Expenses	<u>1,360,651.55</u>	<u>16,818,219.19</u>	<u>21,127,645.00</u>	<u>4,309,425.81</u>



City of Garden City
Statement of Revenues and Expenditures-Utility Fund Revenues
From 10/1/2014 Through 10/31/2014

		Curr Month Collections	YTD Collections	Revised Budget	Uncollected Balance
Income					
068	ELECTRIC				
3101	COLLECTIONS-ELECTRIC	2,767,777.53	25,433,995.55	28,500,000.00	(3,066,004.45)
3110.01	COLLECTIONS-COIN BOX	(8.36)	(660.91)	250.00	(910.91)
3118	CONNECT FEES	7,862.00	85,740.23	75,000.00	10,740.23
3150	IDENTIFIED LONG/SHORT	(264.96)	(4,107.76)	0.00	(4,107.76)
3151	UNIDENTIFIED LONG/SHORT	(106.87)	274.81	0.00	274.81
3154	INSUFFICIENT FUNDS CHECKS	(386.18)	(2,181.55)	0.00	(2,181.55)
3155	RETURNED CHECK CHARGE	450.00	3,925.00	3,971.00	(46.00)
3185	PENALTIES	0.00	73,777.98	100,000.00	(26,222.02)
3201	REIMBURSE-DEVELOPER	3,150.00	27,007.75	65,000.00	(37,992.25)
3435	INTEREST INCOME	2,824.26	2,990.71	5,000.00	(2,009.29)
3476	REIMBURSE-DAMAGE PAYMENTS	0.00	1,911.61	0.00	1,911.61
3492	SALES TAX	95,868.85	873,453.64	1,100,000.00	(226,546.36)
3600	MISCELLANEOUS	451.71	743.62	10,000.00	(9,256.38)
	Total Electric	2,877,617.98	26,496,870.68	29,859,221.00	(3,362,350.32)
075	SOLID WASTE-GENERAL				
3111	COLLECTIONS-SOLID WASTE	245,422.39	2,395,594.06	2,830,000.00	(434,405.94)
3185	PENALTIES	0.00	80,208.52	80,000.00	208.52
3195	RECYCLING SALES	4,330.75	42,053.61	30,000.00	12,053.61
3435	INTEREST INCOME	135.89	1,116.16	1,300.00	(183.84)
3515	FUEL TAX REFUND	0.00	0.00	519.00	(519.00)
	Total Solid Waste	249,889.03	2,518,972.35	2,941,819.00	(422,846.65)
079	DRAINAGE UTILITY				
3104.01	DRAINAGE FEE	17,252.68	172,699.10	207,100.00	(34,400.90)
3435	INTEREST INCOME	0.00	250.31	356.00	(105.69)
	Total Drainage Utility	17,252.68	172,949.41	207,456.00	(34,506.59)
080	WATER AND SEWAGE				
3102.01	COLLECTIONS-SEWER	212,200.26	2,108,668.08	2,650,000.00	(541,331.92)
3103	COLLECTIONS-WATER	460,255.80	3,642,144.69	4,300,000.00	(657,855.31)
3118	CONNECT FEES	1,380.00	13,302.68	18,000.00	(4,697.32)
3120	COUNTY SEWER FEES	19,311.04	102,408.16	112,000.00	(9,591.84)
3130	FIRE LEG FEES	0.00	14,830.00	15,000.00	(170.00)
3185	PENALTIES	30,750.12	54,432.29	120,000.00	(65,567.71)
3201	REIMBURSE-DEVELOPER	1,400.00	48,135.32	15,000.00	33,135.32
3225	SALE OF MATERIAL	180.19	11,292.32	15,000.00	(3,707.68)
3228	SEWER MAINTENANCE FEES	346.00	2,810.00	4,035.00	(1,225.00)
3229	SEWER TANK FEES	17,443.78	104,449.35	125,000.00	(20,550.65)
3257	WATER TANK SALES	4,617.50	48,405.29	40,000.00	8,405.29
3260	WATER TAP FEES	1,891.93	79,274.43	30,000.00	49,274.43
3494	TAX-WATER CONSUMPTION	6,135.93	45,482.06	65,000.00	(19,517.94)
3515	FUEL TAX REFUND	0.00	0.00	250.00	(250.00)
3600	MISCELLANEOUS	732.50	14,121.73	10,000.00	4,121.73
4010.20	TRANSFER-WTR SYS MAINT RESV	0.00	0.00	435,000.00	(435,000.00)
4010.21	TRANSFER-WASTEWTR R&R RESV	0.00	0.00	100,000.00	(100,000.00)
	Total Water and Wastewater	756,645.05	6,289,756.40	8,054,285.00	(1,764,528.60)
	Total Income	3,901,404.74	35,478,548.84	41,062,781.00	(5,584,232.16)

Garden City Fire Department

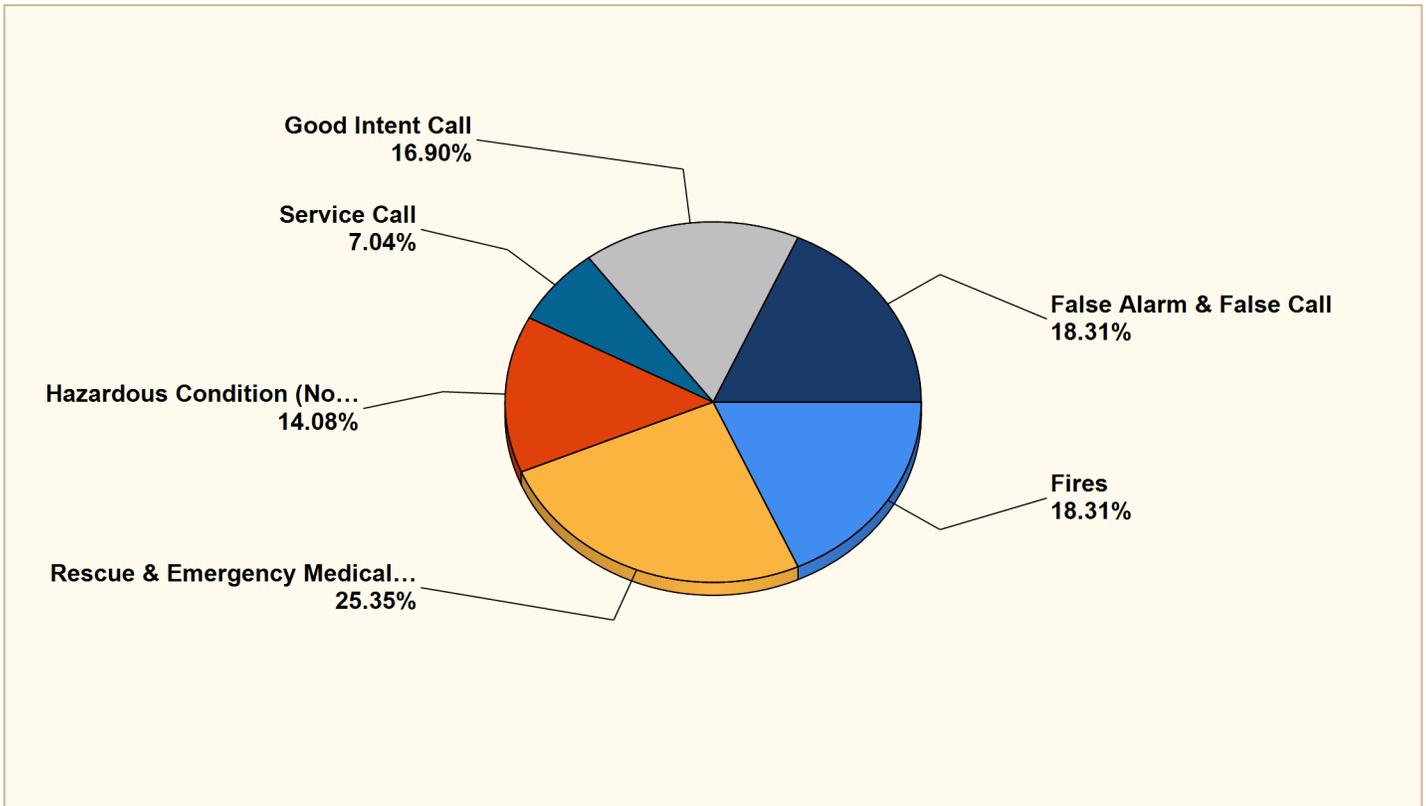
Garden City, KS

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Breakdown by Major Incident Types for Date Range

Start Date: 10/01/2014 | End Date: 10/31/2014



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	13	18.31%
Rescue & Emergency Medical Service	18	25.35%
Hazardous Condition (No Fire)	10	14.08%
Service Call	5	7.04%
Good Intent Call	12	16.90%
False Alarm & False Call	13	18.31%
TOTAL	71	100.00%

Only REVIEWED incidents included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	1.41%
113 - Cooking fire, confined to container	1	1.41%
118 - Trash or rubbish fire, contained	2	2.82%
131 - Passenger vehicle fire	1	1.41%
142 - Brush or brush-and-grass mixture fire	1	1.41%
143 - Grass fire	2	2.82%
150 - Outside rubbish fire, other	1	1.41%
151 - Outside rubbish, trash or waste fire	2	2.82%
154 - Dumpster or other outside trash receptacle fire	2	2.82%
311 - Medical assist, assist EMS crew	1	1.41%
322 - Motor vehicle accident with injuries	9	12.68%
324 - Motor vehicle accident with no injuries.	8	11.27%
411 - Gasoline or other flammable liquid spill	1	1.41%
412 - Gas leak (natural gas or LPG)	5	7.04%
413 - Oil or other combustible liquid spill	1	1.41%
424 - Carbon monoxide incident	2	2.82%
462 - Aircraft standby	1	1.41%
551 - Assist police or other governmental agency	2	2.82%
561 - Unauthorized burning	3	4.23%
600 - Good intent call, other	2	2.82%
611 - Dispatched & cancelled en route	4	5.63%
622 - No incident found on arrival at dispatch address	3	4.23%
653 - Smoke from barbecue, tar kettle	1	1.41%
671 - HazMat release investigation w/no HazMat	2	2.82%
700 - False alarm or false call, other	3	4.23%
730 - System malfunction, other	1	1.41%
735 - Alarm system sounded due to malfunction	1	1.41%
743 - Smoke detector activation, no fire - unintentional	5	7.04%
745 - Alarm system activation, no fire - unintentional	3	4.23%
TOTAL INCIDENTS:	71	100.00%

Only REVIEWED incidents included. Summary results for a major incident type are not displayed if the count is zero.

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

OFFENSES	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Murder/Manslaughter	0	0	0
Rape	4	4	21
Robbery	0	0	5
Aggravated Assault	4	4	52
Burglary	3	7	71
Theft	72	77	642
Auto Theft	4	3	14
Arson	0	0	1
TOTAL	87	95	803
All Other Crimes	144	133	1332
GRAND TOTAL	231	228	2135

CRIMINAL ENFORCEMENT ACTIVITIES

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Adult Arrests	301	195	1993
Juveniles Detained	42	37	343
TOTAL CUSTODY	343	232	2336
Alcohol Related	28	20	240
Drug Related	23	19	215
Curfew Violations	4	8	65

INVESTIGATIONS DIVISION ACTIVITIES

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Total Cases Assigned	32	60	411
Total Active Cases	201	237	1777
Adult Affidavits Filed	23	9	107
Juvenile Affidavits Filed	1	15	71
Follow-Up Contacts	584	769	8393
Special Assignments	81	85	577
Search Warrants	2	33	215
Supplemental Reports	179	217	2090
Other Reports	223	160	2178
Cases Referred For Prosecution	29	22	201

TRAFFIC ACCIDENT INVESTIGATIONS

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Fatal Accidents	0	1	1
Injury Accidents	6	9	55
Non-Injury Accidents	60	55	507
TOTAL ACCIDENTS	66	65	563
Private Property Accidents	4	1	36

**GARDEN CITY POLICE DEPARTMENT
 MASTER ACTIVITY REPORT
 October 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.	0	1	21
Police Service Dog	0	0	0
TOTAL ASSAULTS	0	1	21

PATROL/CRD DIVISIONS SUMMARY

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Offense Reports	253	245	2312
Supplemental Reports	101	108	957
Other Reports	99	90	944
Community Oriented Policing	257	216	2285
Speeding Citations	30	19	313
Other Traffic Citations	185	118	2756
Parking Citations	12	6	121
Warning Notices	396	381	3940
Penal Summons	45	41	362
Felony Cases Cleared	19	23	220
Misdemeanor Cases Cleared	97	107	1083
DUI Cases Cleared	11	2	92
Insecure Premises	8	11	94
Field Interviews	6	3	89
Citizen & Business Assists	139	137	1304
Alarms	81	97	870
Adult Affidavits Filed	44	28	343
Juvenile Affidavits Filed	13	15	162

COMMUNICATIONS CENTER ACTIVITIES

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Non-Traffic Activities	2766	2595	25982
Traffic Activities	536	675	6106
TOTAL ACTIVITIES	3302	3270	32088
911 Calls	1636	1681	16674
Finney County Sheriff's Office Activities	434	425	4582

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

RESPONSE TIME SUMMARY

DESCRIPTION	THIS MONTH	LAST YEAR	5 YEARS AGO
Average Emergency	2.39	3.07	3.25
Average Non-Emergency	11.23	12.14	12.32
Average Traffic Accident	12.24	11.07	12.82

ANIMAL INCIDENT ACTIVITIES

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Animals Impounded	191	178	1600
Animals Disposed	59	46	505
Citations Issued	3	12	43
Animal Bites	3	3	43
Adoptions	42	34	399

TRAINING HOURS RECEIVED

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Administrative	33.00	8.00	395.75
Patrol/CRD Division	218.50	358.75	3142.75
Support Services Division	18.00	30.00	385.55
Investigation Division	54.00	6.00	492.75
Instructor Hours	98.50	45.75	759.00
SUB-TOTAL TRAINING HRS	413.00	448.50	5137.55
Academy Training Hours	856.00	928.00	4744.00
TOTAL TRAINING HOURS	1269.00	1376.50	9881.55

ADMINISTRATIVE INVESTIGATIONS

DESCRIPTION	THIS MONTH	LAST MONTH	TO DATE THIS YEAR
Allegations Received	1	2	17
Unfounded	0	0	4
Unsubstantiated	0	0	0
Sustained	1	1	7
Exonerated	0	0	2
Violation Not Based On Complaint	0	0	0
Investigation In Progress	1	2	22
Administrative Closure	1	0	3
Commendations	2	0	7

Bias-Based Policing Statistics

October 2014

	September #	September %	October #	October %
SUBJECTS CONTACTED:	305	N/A	188	N/A
AGE:				
15 yoa - 19 yoa	65	21%	43	23%
20 yoa - 29 yoa	97	32%	72	38%
30 yoa - 49 yoa	100	33%	45	24%
50+	43	14%	28	15%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	305	100%	188	100%
RACE:				
White	281	92%	171	91%
Black	17	6%	11	6%
Native American	0	0%	0	0%
Asian	5	2%	6	3%
Other	0	0%	0	0%
More Than One Race	0	0%	0	0%
Not Provided/Unknown	2	1%	0	0%
<i>TOTAL</i>	305	100%	188	100%
GENDER:				
Male	188	62%	129	69%
Female	115	38%	59	31%
Unknown	0	0%	0	0%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	305	100%	188	100%
ETHNICITY:				
Hispanic/Latino	179	59%	115	61%
Non-Hispanic	121	40%	73	39%
Not Provided	5	2%	0	0%
<i>TOTAL</i>	305	100%	188	100%
RESPONSE AREA:				
1	68	22%	46	24%
2	66	22%	35	19%
3	53	17%	35	19%
4	73	24%	44	23%
5	43	14%	28	15%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	305	100%	188	100%
PRIMARY REASON FOR OFFICER INVESTIGATION:				
Call Related	42	14%	39	21%
Officer Initiated	261	86%	149	79%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	305	100%	188	100%

Bias-Based Policing Statistics

October 2014

INFORMATION OBTAINED BY:

Officer's Perception	254	83%	137	73%
Investigation	49	16%	51	27%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	<i>305</i>	<i>100%</i>	<i>188</i>	<i>100%</i>

RELIGIOUS DRESS:

Yes	1	0%	1	1%
No	302	99%	187	99%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	<i>305</i>	<i>100%</i>	<i>188</i>	<i>100%</i>

PRIMARY REASON FOR STOP:

Moving Violation	194	64%	137	73%
Equipment Violation	73	24%	31	16%
Criminal Offense/Probable Cause	15	5%	10	5%
Other Violation	20	7%	7	4%
To Render Service	1	0%	2	1%
Suspicious Circumstances	0	0%	0	0%
Pre-existing Knowledge	0	0%	1	1%
Special Detail	0	0%	0	0%
Multiple Reasons	0	0%	0	0%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	<i>305</i>	<i>100%</i>	<i>188</i>	<i>100%</i>

ACTION TAKEN:

Citation	205	67%	149	79%
Search	0	0%	0	0%
Warning	60	20%	17	9%
Arrest	37	12%	21	11%
Warrant Arrest	1	0%	0	0%
Assistance Provided	0	0%	0	0%
No Action	0	0%	1	1%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	<i>305</i>	<i>100%</i>	<i>188</i>	<i>100%</i>

SEARCH RATIONALE:

Not Applicable	279	91%	165	88%
Vehicle Indicators	0	0%	3	2%
Verbal Indicators	0	0%	0	0%
Physical/Visual Indicators	7	2%	11	6%
Document Indicators	11	4%	2	1%
Incident to Arrest	6	2%	7	4%
Other	0	0%	0	0%
More Than One Reason	0	0%	0	0%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	<i>305</i>	<i>100%</i>	<i>188</i>	<i>100%</i>

Bias-Based Policing Statistics

October 2014

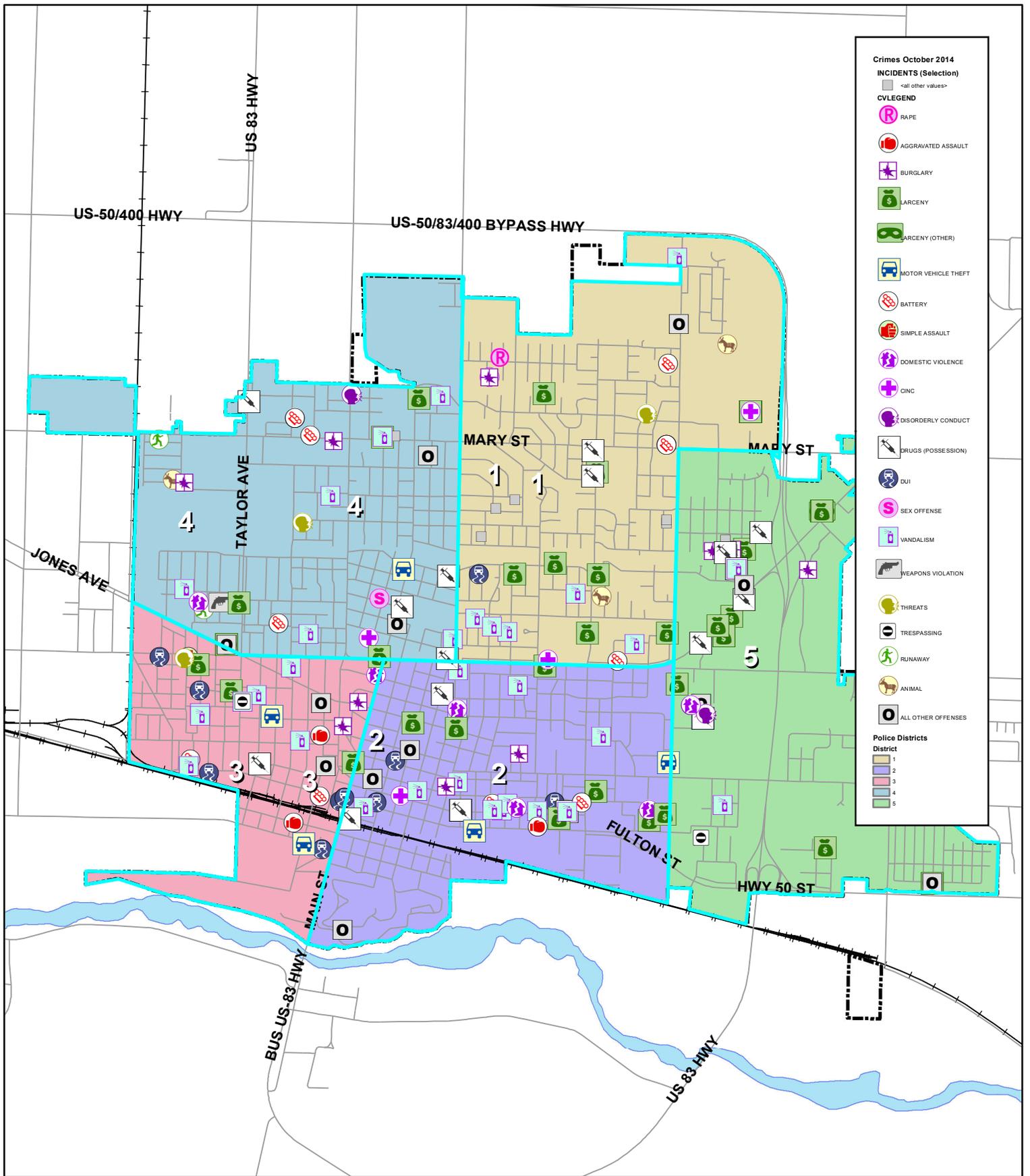
TYPE OF SEARCH:

No Search Conducted	282	92%	154	82%
Consent Search Conducted	3	1%	3	2%
Inventory	0	0%	0	0%
Stop and Frisk	0	0%	0	0%
Search Warrant	0	0%	0	0%
No Search/Consent Denied	1	0%	0	0%
Search Incident to Arrest	15	5%	24	13%
Plain View	0	0%	5	3%
Probable Cause	2	1%	2	1%
More Than One Type	0	0%	0	0%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	305	100%	188	100%

CONTRABAND SEIZED:

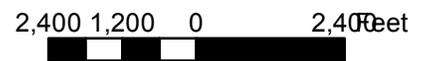
None	293	96%	173	92%
Currency	0	0%	0	0%
Firearms	0	0%	0	0%
Other Weapons	0	0%	0	0%
Drugs/Paraphernalia	4	1%	4	2%
Alcohol/Tobacco Products	6	2%	11	6%
Stolen Property	0	0%	0	0%
Other	0	0%	0	0%
More Than One Type	0	0%	0	0%
Not Provided	2	1%	0	0%
<i>TOTAL</i>	305	100%	188	100%

Hispanic	Arrests	18	10%	17	15%
	Citations	100	56%	89	77%
	Warnings	39	22%	8	7%
Non-Hispanic	Arrests	5	4%	4	5%
	Citations	51	42%	59	81%
	Warnings	49	40%	9	12%



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. 11 - Date: November 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	Closed				100%	9/16/14	100%	\$2,803,800 @ 2.08%
Special Assessments								Ord	Sale	Closed				100%	9/16/14	100%	Seventh & Laurel Streetscape \$106,200 @ 2.08%
Petitions for New Developments														0%		0%	
ENGINEERING - HIGHWAYS & MAJOR STREETS																	
A. STATE/FEDERAL AID																	
KLINK Fulton St. to Kansas							Const	Const	Const	Const	Const			100%	8/29/13	80%	\$587,081 City share \$387,081
East Kansas Ped/Bike Facility	Design	Design	KDOT	KDOT	KDOT	Revise	Revise	KDOT	KDOT	KDOT		Easements		95%		0%	\$831,000 2015 construction City share \$166,200
GI - Kansas Avenue Widening	Design	Design	KDOT	KDOT	KDOT	Revise	Revise	Revise	KDOT	KDOT	Design	Design?		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	35%	\$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	100%	\$205,534 FY 2013 - Shamus - north & Rebel Road
KDOT Fund Exchange projects					Apply	KDOT					Design?	Design?		0%	?/?/2015	0%	\$285,000 FY 2014 - Moved to 2015, Arterial & Collector Modified Sealing
New Community Sidewalks		Const?	Const?	Const?	Const	Const	Const	Const	Const	Const	Const	Const?		0%		72%	\$30,000 \$22,477.57 - 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	Install			100%	In-house	50%	\$ 35,000 2014 Project - Walnut & Main
Pedestrian Activated Warning Sign								Installed	Install?	FINAL	Install?			0%	In-house	100%	\$ 15,000
Vehicle Detection Upgrades							Order	Shop	Shop	Order	Install?			0%	In-house	46%	\$ 35,000 Work - \$15,975 Control/Video Parts, \$ 19,025 on order
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
Clarion Park Estates				Design	Design	Design	Design	Design	Const	Const	Const	Const?		75%		2%	subdivision improvements
Prairie View Acres				Design	Design	Design	Design	Design		Const	Const	Const?		100%		5%	subdivision improvements
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	Const	Const?		100%	10/7/14	20%	\$143,424 2014 Cycle 1(172,000 lbs. \$191,150) - 2015 Cycle 2(172,800 lbs. \$143,424)
Community Sidewalk/Driveway	Const	Const?	Const	Const	Const	Const	Const	Const	Const	Const	Const	Const?		0%		72%	\$30,000 (Res. 12 - \$6,837 & Com. 7 - \$5,628, Obligated \$9,000, Available Funds \$8,535)

CITY PROJECT UPDATES 2014

Revision No. 11 - Date: November 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	Carry over project for 2015, waiting on tree damage after the winter.
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	Const			100%	3/11/14	99%	\$235,496	Punchlist items
Design Partial Twy F and Twy C					Contract		Design	Design	Design	Design	Design	Design?	50%		0%	\$235,200	FAA Grant approved 6/11/14, City Share \$23,520
Street Sealing Program													100%	On Hold	0%	\$37,400	Moved 2016 - 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, Moved to 2015
Finnup Park Walking Trail Phase 2	Design	Design	Bid	Rebid							Const		100%	4/10/14	20%	\$60,000	Sunflower Trails Grant to Rec Commission, City share \$30,000
ZOO																	
Elephant Yard Expansion	Design	Design	Design	Review	Bid				Rebid		Review	Review?	100%	?????	0%	\$423,000	Expansion of outside yard south into old 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?	35%			\$1,700,000	New Water Service Building at Electric Service Facility
Lyle/Theron Street Watermain				Design	Design	Design	Design	Design	Design	Design	Bid?	Const?	100%			\$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 OCTOBER, 2014

Ridership dropped slightly on City Link with 6,905 rides in October. Our daily average was 300. Mini Bus ridership jumped up to 1,447. The daily average for Mini Bus was 63.

We provided dispatching for Dodge City's scheduled door to door bus service for 2,471 rides in October compared to 1,938 rides in September. Their daily average rose from 92 to 107. The new door to door route they added filled up rapidly keeping our dispatchers extremely busy. Dodge City is hopeful that fixed routes will be implemented before the end of the year. Barb Jensen, Beth Tedrow, Marcy Duncan and I spent the better part of a day with Dodge City representatives amending our Interlocal Agreement and finalizing a budget for SFY 2015-2016.

I attended the Community Health Coalition and the Community Services Council meetings. This gave me an opportunity to request letters of support for our KDOT grant application which is due the end of November. The grant has become very competitive so letters of support are extremely important to demonstrate the need for our bus services.

I updated the DUNS and SAMS for both the FCCA and the CTD. Both of these are required for our grant applications and continued funding. I arranged for the state to complete our boiler inspection, which passed. I spent quite a lot of time this month working on the 5311 grant and obtaining the necessary documents and certifications.

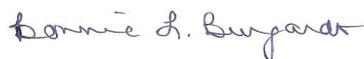
Bus driver Ric Kasper completed our annual building inspection. He is also spraying WD 40 on all the rollers on the garage doors. I removed the weapons ban signs from our buses and building. Bus driver Tommie Selby was able to troubleshoot the electrical issues that have plagued #10 for years and is hopeful he finally solved the problem. He continues to help with maintenance issues. We also got #21 back from Schiffelbein Auto after he replaced the transmission. #16 transmission was acting up so Burtis performed warranty work on it to get it back on line. Marcy is also working diligently to insure we are in compliance on all the repairs and maintenance on the buses. I really appreciate everyone's help keeping us in compliance.

Jennifer Gribble attended a KDOT meeting in Manhattan to learn about one of the possible vendors for a new computer aided dispatch software. KDOT will be letting out for bids.

I worked with PurpleWave.com to list the three retired buses. Two of our titles had errors in them so we had to have them inspected and obtain new titles. Once we got those done we were finally able to list them on the next government auction which will close on December 2.

I attended an Intermediate Excel 2013 class at Garden City Community College. Within minutes I had learned new functions and helpful hints. Mary Wilson is an outstanding instructor.

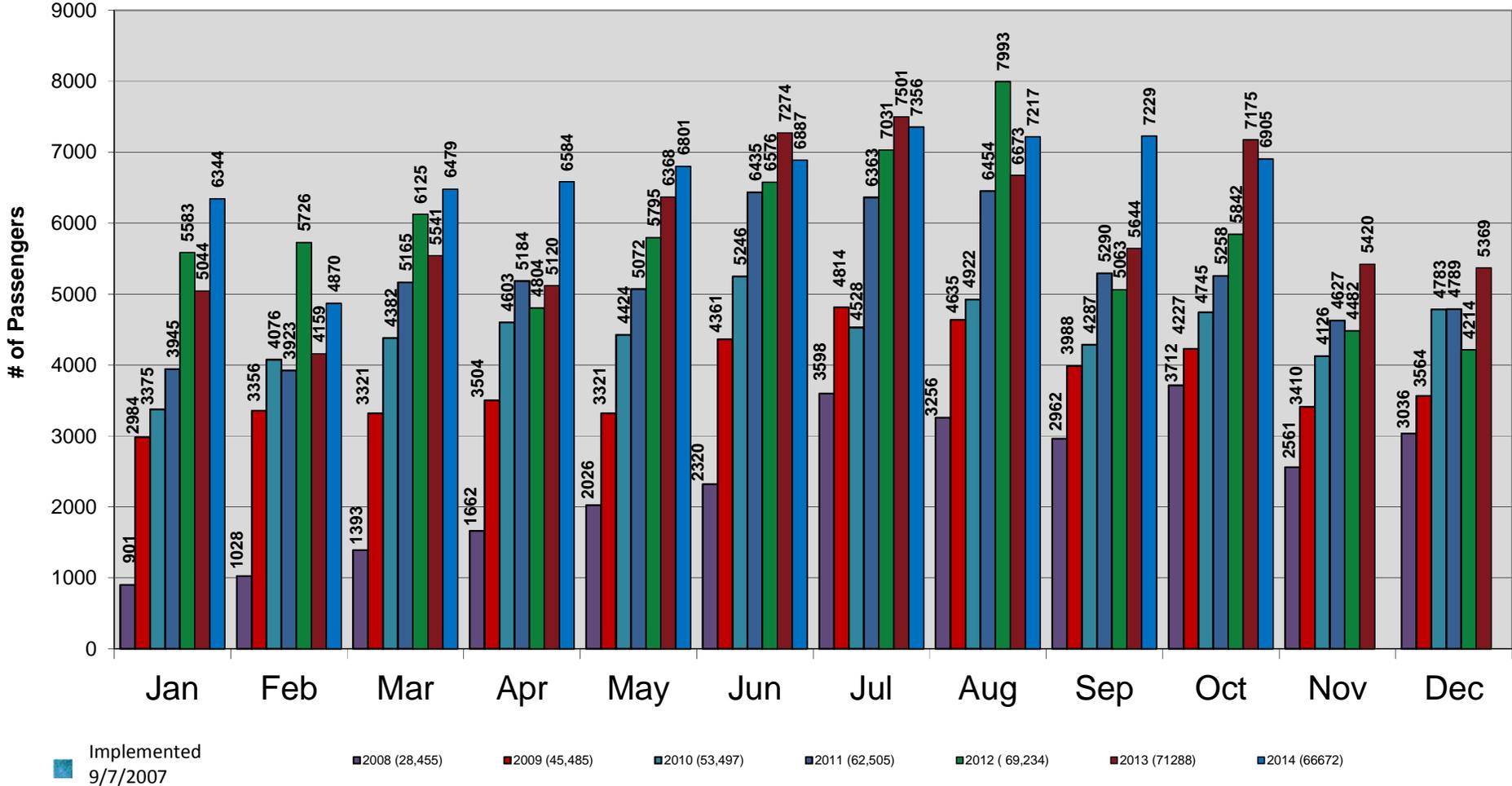
Respectfully submitted,



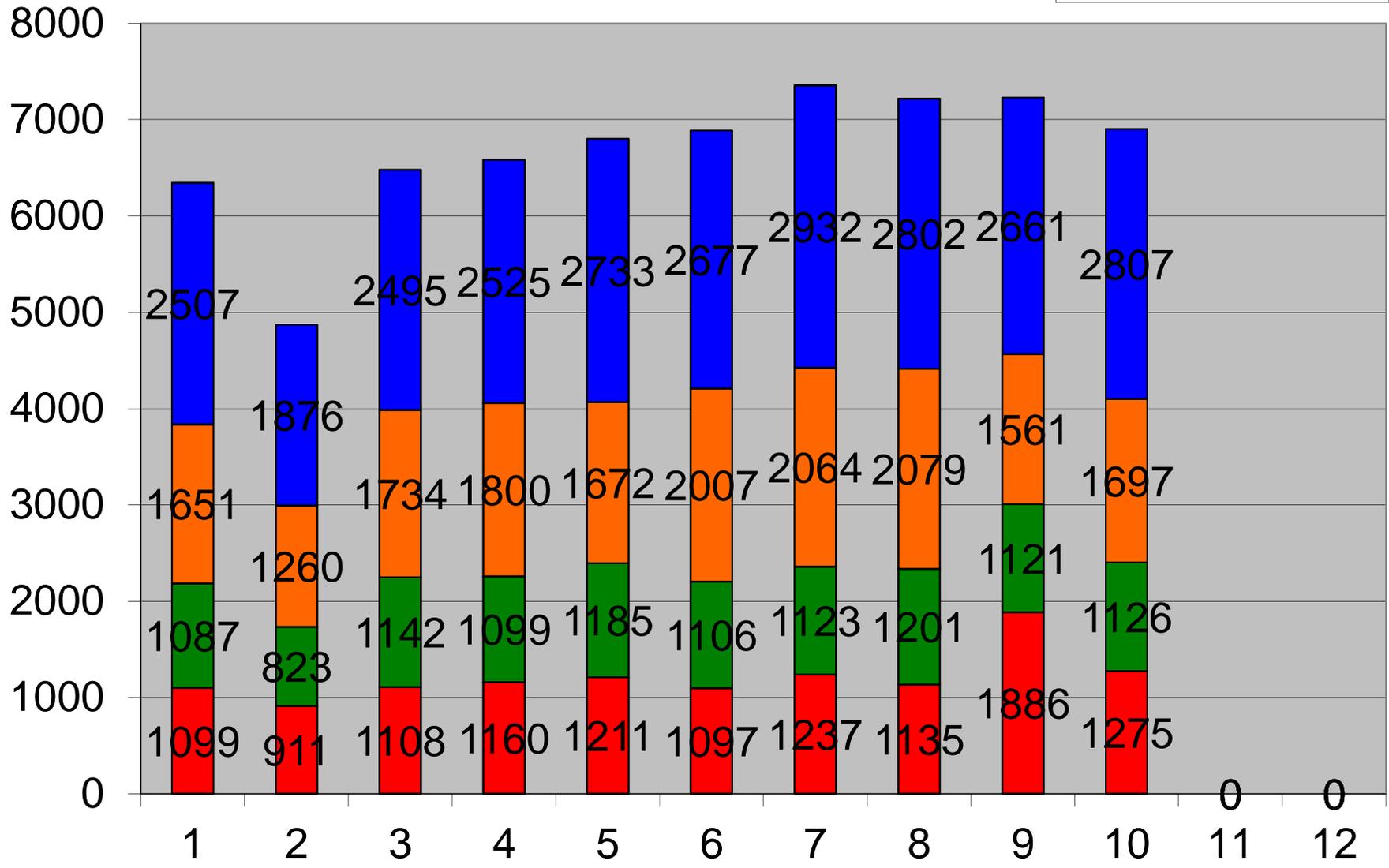
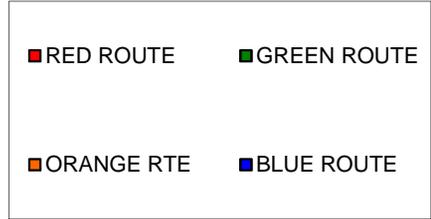
Bonnie L. Burgardt
Transportation Director

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

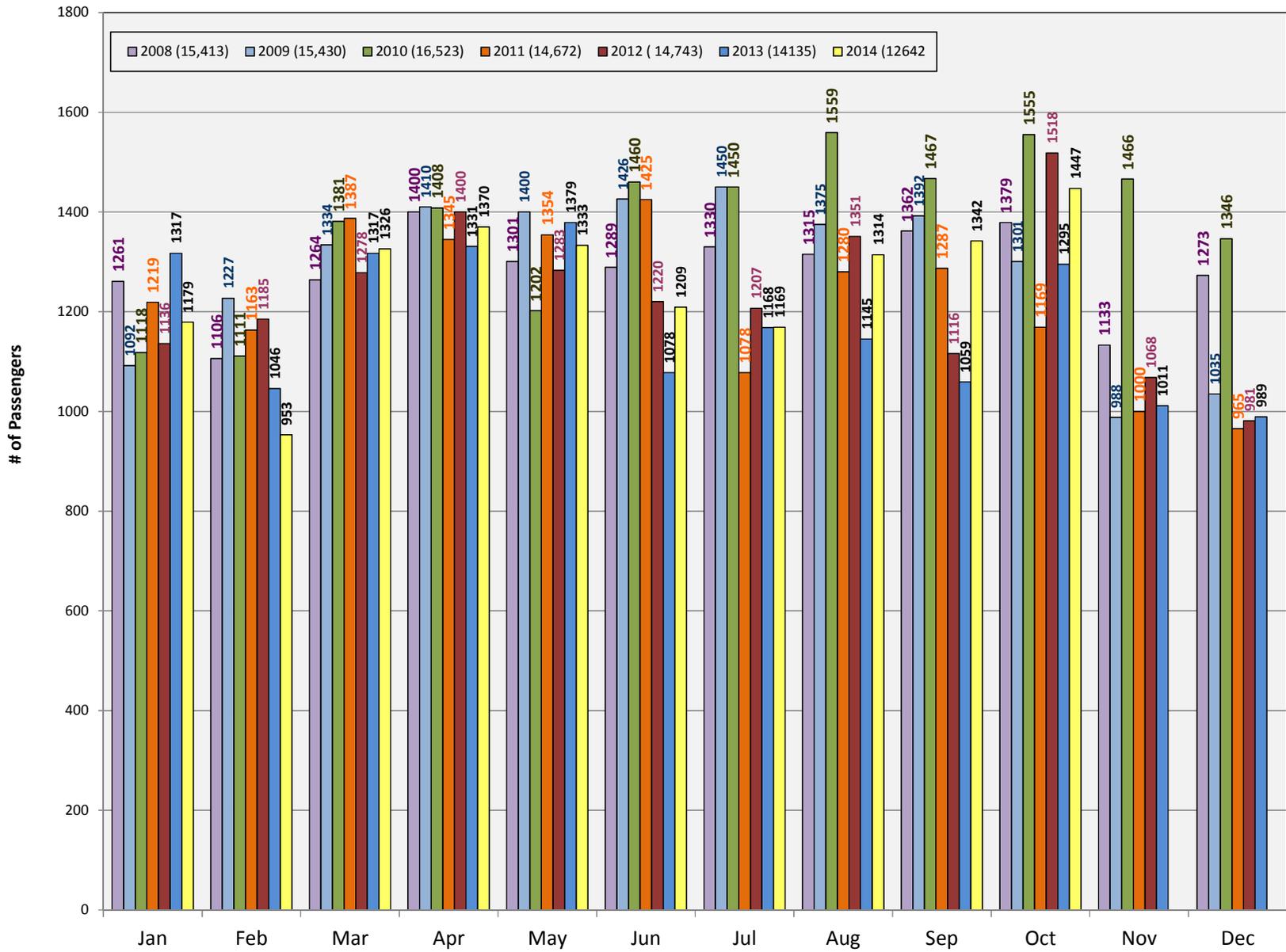


CITY LINK RIDERSHIP 2014



JANUARY 2014 THRU DECEMBER 2014

Mini Bus Ridership Yearly Comparison



**FINNEY COUNTY TRANSIT REPORT
OCTOBER, 2014**

	REPAIRS/ MAINT./ OTHER	FUEL	MILES DRIVEN	MILES ON VEHICLE	FARES	ELDLY	DSBL	GEN. PUBLIC	TOTAL PASS.	NON- AMBUL.	LIFT STANDEE	CANE/ WLKR.	INSURANCE	NON- ON-TIME
#28	\$89.79	\$300.53	354	2452	\$79.77	15	24	160	199	0	0	0	\$0.00	0
#29	\$89.79	\$427.61	2,871	4690	\$458.96	109	105	731	945	0	0	0	\$0.00	0
#30	\$89.80	\$811.44	396	3372	\$24.35	2	4	68	74	0	0	0	\$0.00	0
#27	\$244.76	\$1,209.04	3,683	67003	\$987.61	166	297	2145	2608	0	0	0	\$0.00	0
	Serviced-changed oil/lube/filter, air filter, rotated tires, rear brake pads, brake fluid													
#10	\$261.10	\$104.66	89	53995	\$13.00	9	4	3	16	1	3	5	\$0.00	0
	Troubleshooting electrical issues													
#12	\$0.00	\$310.62	845	37384	\$146.15	139	53	23	215	48	14	30	\$0.00	0
#14	\$0.00	\$0.00	231	69765	\$59.90	7	0	17	24	0	1	2	\$0.00	0
#15	\$0.00	\$475.24	779	35499	\$179.00	161	53	21	235	52	36	51	\$0.00	0
	Cleaned battery terminals, repaired rear door latch, added oil and antifreeze, troubleshoot steering column noise													
#16	\$0.00	\$256.38	391	31214	\$77.05	65	24	12	101	19	17	26	\$0.00	0
	Warranty repairs on transmission-replaced seals and oil and resealed													
#17	\$216.06	\$322.30	977	42188	\$153.20	152	52	37	241	62	1	44	\$0.00	0
	Replaced lift stow lock catch, removed and cleaned release valve, adjusted bridge plate sensor, added radiator fluid, replaced wiper blades													
#18	\$0.00	\$413.00	670	30582	\$190.00	101	32	29	162	39	18	34	\$0.00	0
	Serviced-changed oil/lube/filter, air filter													
#19	\$0.00	\$327.33	993	31993	\$164.00	185	51	25	261	59	4	32	\$0.00	0
	Troubleshoot gas cap warning light, replaced interior bulb													
#20	\$0.00	\$290.40	849	19889	\$119.00	107	60	25	192	56	20	39	\$0.00	0
	Serviced-changed oil/lube/filter, air filter, rotated tires, replaced bulb and fuse for stop request light													
#21	\$0.00	\$0.00	162	105794	\$26.31	4	3	46	53	0	0	0	\$0.00	0
	Replaced transmission-bill received after last pay period													
#23	\$54.68	\$920.62	1,643	87546	\$325.24	14	6	439	459	0	0	0	\$0.00	0
	Replaced left headlight, antenna mask replaced													
#24	\$403.39	\$1,123.84	4,962	101517	\$732.00	99	62	1462	1623	1	0	0	\$0.00	0
	Serviced-changed oil/lube/filter, rotated tires, removed rock from brake pad, adjusted emergency brake, adjusted rear door switch													
#25	\$72.26	\$581.35	1,941	87240	\$398.03	63	37	716	816	1	0	0	\$0.00	0
	Serviced-changed oil/lube/filter, rotated tires, replaced blower motor switch, repair right rear outside tire,													
#26	\$0.00	\$1,057.71	457	85512	\$60.50	16	15	97	128	0	0	0	\$0.00	0
TOTALS	\$1,521.63	\$8,932.07	22,293		\$4,194.07	1,414	882	6,056	8,352	338	114	263	\$0.00	0

Rides This Month:	Year to Date Rides:	REIMBURSEMENTS: 59,891.18	FROM: KDOT	FOR : SEPT 2014
CITY LINK RIDERSHIP: 6,905	66,672			# on Mini Bus ADA List: 258
MINI BUS RIDERSHIP: 1,447	12,642			# on Mini Bus DR List: 28
	79,314			# on City Link Half Fare: 112



CITY OF GARDEN CITY ZOO DEPARTMENT OCTOBER 2014 MONTHLY REPORT

ANIMAL DIVISION

ACCESSIONS:

Births/Hatchings

None

Transactions (Purchases, donations, etc.)

0.0.1 Centipede Wild caught

DEACCESSIONS

Deaths

1.0 Lady Ross Turaco Heart issues (old age related)
1.0 Black widow Undetermined

Transactions (Sales, donations, etc.)

1.0 Red Panda SSP recommended transfer: donation to National Zoo

Supplies were ordered and received for the otter holding project. Dr. Tuller attended the AAZV conference. MOA and Wild Asia flight: summer birds were moved to winter bird holding. The new male red panda was cleared from Quarantine and moved to the exhibit for introduction to the female. Red Panda “cubs” were moved to East Panda exhibit.

ADMINISTRATION DIVISION

Finalizing termination of the “Animal Trust” and transfer of funds. Staff members continue work on specifics of City’s new personnel evaluation system. Assisted with Energy Audit of facilities with Seimens representative. Continued discussion with education managers, general curator and San Diego Zoo Global about using the “Academy” for future LRZ staff and docent training. Director did presentation for City Commissioners, other staff and FOLRZ board members regarding Species Survival Plans and how they affect LRZ operations and CIPs. Posted Facilities Manager position after receiving notice from Maintenance Foreman, evaluating job position, and receiving permission to advertise and hire to fill. Received “coiled snake” for playground purchased through support of Finnup Foundation Trust.

EDUCATION DIVISION

The education division gave 170 formal programs to 4050 people, reached an additional 2882 people through informal programming and 164 people learned from 8 discovery box check-outs. The zoo hosted the first Southwest KS Regional Ecomeet in 8 years which was attended by 3 teams. Worked with the spirit nest artist for the Nature Play Space area to confirm delivery in March 2015, and did further grant research towards adding to the area. Several discovery carts were provided for “Boo! At the Zoo” reaching more than 2500 individuals. Zoom, an internet conferencing system, was utilized by Distance Learning to increase compatibility with schools using non-H323 conferencing systems such as desktop setups. A video of the two takin enjoying their enrichment was added to the LRZ Youtube channel. 2014 year to date educational programs have exceeded 2013 year totals. The Education Aide submitted her resignation; a request for permission to rehire was submitted to the City Manager.

MAINTENANCE DIVISION

While the nice weather has required the maintenance division staff to continue performing some landscaping duties (mowing and pruning), the oncoming winter season has also necessitated the start of winterization procedures such as blowing out the irrigation system and shutting down some water fountains. The stress and strain of daily operations has required door repairs (at jaguar, siamang, camel, etc...) and public barrier repairs, as well as some minor electrical and plumbing jobs. Maintaining the numerous zoo facilities in safe and appealing conditions required a few ceiling projects (Rainforest exhibit, leopard nighthouse, etc..), and some painting projects at the lion and panda exhibits. Boo! At the Zoo site preparations and cleanup of course were a focus also. “Future” related projects included: building a shipping crate and a new nestbox. The staff is also in the early phase of renovating the otter holding area.

Meetings of Note

COME JOIN US!

As the highlight of the Garden City Downtown yuletide season, Garden City Downtown Vision's annual Burtis Motors' Christmas Parade volunteers are looking for entries to help make the evening fun for the entire family. The parade is scheduled for **Sunday, December 7 at 6 p.m.** The theme for this year's parade is ***Christmas around the World.***



Main Street from the train depot to Walnut Street will be darkened with the exception of the Christmas lights so all parade participants are encouraged to "light themselves up" so the crowd can see them from the sidewalks. *We have asked Bill Pilgrim to be Santa this year so please refrain from adding this character in your entry.*

Enclosed is the Parade entry form. You can register by mailing it to the office at 120 E. Laurel or emailing us at vision@gcdowntown.com. Deadline is **Monday, December 1.**

We have asked the City of Garden City if we can once again line up in the area just north of the train depot and in the Co-op empty lots at Seventh and Fulton. We will line up on Depot Road, turn north onto Main and go to Walnut Street, turn left to Eighth Street, and then head south to the Commerce Bank parking lot. I will be sending out your number in the parade on Friday, December 5 so ***please include an email address on your entry form.*** We start lining up at 5 p.m.

In case of inclement weather, a phone call or email will be sent to the contact person listed by Sunday, December 7 at 4pm. We will also indicate the parade has been called off via the office answering machine message. Should for some reason you need to withdraw from the parade, please let us know before Saturday at 4 so we can strike your entry from the line-up. For more information, please call 276.0891 or email vision@gcdowntown.com.

Merry Christmas!

Nicole Lucas
Executive Director



You're Invited

Because we appreciate your support



2014 Annual Finney County Historical Society Commissioner Chili Luncheon

12 Noon Monday, Dec. 1
Meeting Room

Finney County Historical Museum

403 S. Fourth Street in Finnup Park. Please use north entrance.

Please join us for a great meal

This is our way of saying thanks for helping us meet our mission:

Preserving the past to enlighten the future

Please RSVP by Nov. 25

- County commissioners & staff: Elsa Ulrich, 272-3575 (eulrich@finneycounty.org)
- Garden City commissioners & staff: Celyn Hurtado, 276-1160 (celyn.hurtado@gardencityks.us)
- Everyone else: Finney County Museum, 272-3664

(Shown above: Two of many FCHS events for the community, the 2014 Flea Market Art, Craft & Antique Festival, left; and the first-ever Valley View Cemetery Historic Walking Tours, right).

CONSIDERATION OF APPROPRIATION ORDINANCE

Ordinances & Resolutions

(Published in The Garden City Telegram on the _____ day of _____, 2014)

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE REMOVAL OF NUISANCE CONDITIONS FROM THE PROPERTY LISTED BELOW IN THE CITY OF GARDEN CITY, KANSAS, PURSUANT TO SECTION 38-139 OF THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

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

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

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

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

1209 Hattie Street - scrap wood, plastic buckets, broken kid toys, trash & debris on property.

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

PASSED AND APPROVED by the Governing Body of the City of Garden City, Kansas, on this 18th day of November, 2014.

Roy Cessna, MAYOR

ATTEST:

Celyn N. Hurtado, CITY CLERK



Old Business



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
code@garden-city.org

PLANNING AND
ZONING
620-276-1170
planning@garden-city.org

CITY ADMINISTRATIVE
CENTER
301 N. 8TH
P.O. Box 998
GARDEN CITY, KS
67846-0998
620.276.1170
FAX 620.276.1173
www.garden-city.org

Memo

To: City Commission
From: Kaleb Kentner, Director of Community Development
CC: File
Date: 11/25/2013
Re: Amendment to the Development Agreement for the Chappel Heights, Phase I RHID

ISSUE: Utility staff has requested an amendment to the Development Agreement that is part of the RHID Development Plan for Chappel Heights, Phase I.

BACKGROUND: Chappel Heights, Phase I consists of single family and duplex lots. There have been changes to this project since the signing of the original development agreement. The developer now wishes to develop duplexes on lots that were originally agreed to have single family homes. This amendment addresses the changes that will occur in the water service lines and the financial responsibilities of these services. There are fourteen (14) specific lots affected by this amendment, and the details are found in Section 3.4.1 of the Development Agreement. This change to the development agreement is shown below, highlighted in yellow. There will be no other changes to the remainder of the original development agreement.

3.4.1 WATER SERVICE CONNECTIONS. For the following lots only: Block 4 lots 7, 8, 9, 10, 11; Block 5 lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; the water service connection costs associated with the boring, excavation, parts and labor for the modification of water service line connections will be paid for by the City of Garden City with fifty percent (50%) of the costs reimbursed by the Developer. In addition:

- a. Only one service connection provided at the following locations: Block 5 lots 1, 2, 4, 6, 7, and 8.
- b. Two water service connections will be installed on Block 5 lots 3 and 5.
- c. Block 4 lots 7, 8, 9, 10, and 11 will only have one service connection. If additional service connections are requested, the purchaser of lot(s) will be responsible to pay applicable city fees if additional taps are needed on these lots.
- d. Block 5 lot 9 will have one additional service connection when Phase 2 of the development is constructed.

ALTERNATIVES: The Governing Body may:

- 1. Approve the amended Development Agreement as presented,
- 2. Approve the amended Development Agreement with additional further changes,
- 3. Deny the requested amendment.

RECOMMENDATION: Staff recommends alternative 1, approving the amendment as presented.

FISCAL NOTE: There will be no financial impact to the City with this proposed amendment.

**DEVELOPMENT PLAN
FOR THE CHAPPEL HEIGHTS PHASE I RURAL HOUSING INCENTIVE DISTRICT
OF THE CITY OF GARDEN CITY, KANSAS
Amended November 18, 2014**

INTRODUCTION

On January 15, 2013 the Governing Body of the City of Garden City, Kansas (the City) adopted Resolution No. 2516-2013 that found and determined that:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction of/or renovation of quality housing in the City.

Based on these findings and determinations, the Governing Body proposed the establishment of a Rural Housing Incentive District within the City pursuant to the Act. (K.S.A. 12-5219 et seq.)

Following the adoption of Resolution No. 2516-2013, a certified copy was submitted to the Secretary of Commerce for approval of the establishment of the Rural Housing Incentive District in the City, as required by K.S.A. 12-5244(c).

On April 16, 2013, the Secretary of Commerce provided written confirmation, approving the establishment of the Chappel Heights Phase I Rural Housing Incentive District (the District) (Resolution 2516-2013, exhibits A-1 and A-2).

DEVELOPMENT PLAN ADOPTION

K.S.A. 12-5245 states that once the City receives approval from the Secretary of Commerce for the development of a Kansas Rural Housing Incentive District, the governing body must adopt a plan for the development of housing and public facilities within the proposed district.

DEVELOPMENT PLAN

As a result of the shortage of quality housing within Garden City, the City proposes this Development Plan to assist in the development of quality housing within the City.

1. The legal description of the Chappel Heights Phase I Rural Housing Incentive District is:

A parcel of land located in the Northwest Quarter of Section 10, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Section 10, thence S 89°45'29" E, on the North Line of said Northwest Quarter, for a distance of 1,127.34 feet; thence S 00°00'00" W, for a distance of 40.00 feet to the POINT OF BEGINNING; thence S 89°45'29" E, 258.49; thence S 00°00'52" E, for a distance of 300.00 feet; thence S 89°45'29" E, for a distance of 170.00 feet; thence S 00°00'52" E, for a distance of 130.00 feet;

thence N 89°45'29" W, for a distance of 30.00 feet; thence S 00°00'52" E, for a distance of 221.99 feet; thence S 31°15'41" W, for a distance of 391.87 feet to the beginning of a curve; thence Southwesterly on a curve concave to the Southeast, having a radius of 2,075.00 feet, a delta angle of 20°23'15", a chord bearing S 19°23'53" W, a chord distance of 853.16 feet, for an arc distance of 859.29 feet; thence N 66°55'04" W, for a distance of 316.75 feet to the beginning of a curve; thence Northwesterly on a curve concave to the Southwest, having a radius of 830.00 feet, a delta angle of 22°50'27", a chord bearing N 78°20'16 W, a chord distance of 328.69 feet, for an arc distance of 330.88 feet; thence N 89°45'29" W, for a distance of 45.46 feet to a point on the Easterly right-of-way line of Drainage Ditch Number 2, said point being the beginning of a curve; thence Northeasterly on the Easterly right-of-way line of Drainage Ditch Number 2 on a curve concave to the Southeast, having a radius of 2,755.00 feet, a delta angle of 21°35'19", a chord bearing N 20°28'01" E, a chord distance of 1,031.93 feet, for an arc distance of 1,038.06 feet; thence N 31°15'41" E on the Southeasterly right-of-way line of Drainage Ditch Number 2 for a distance of 743.77 feet to the point of beginning. Said tract consisting of 25.36 acres, more or less

A map of the District is attached as **Exhibit A** to this document.

2. The assessed valuation of all real estate within the District for 2013 is \$7,460.00.
3. The name and address of the owner(s) of record for the real estate with in the District is:

Bernard and Marian Chappel
3170 North Farmland road
Garden City, KS 67846

Chris A. Woods, Trustee
Glen Woods Trust
922 Center Street
Garden City, KS 67846

Thomas J. Chappel, Partner
RBC, LLC
3308 Yellowstar Street
Garden City, KS 67846

4. The housing and public facilities project that are proposed to be constructed include the following:

Housing Facilities

There will be eight (8) four (4) unit apartment buildings, and forty-seven (47) lots for duplexes and single family homes. Parking will be provided on site for the apartments and the duplexes and homes will have garages. The apartments, duplexes, and single family homes will have cable and washer and dryer hookups.

Public Facilities

Public improvements will include construction of infrastructure improvements located within the boundaries of the District, including street, water, sanitary sewer, and electric improvements. Infrastructure improvements will be constructed concurrently with the project.

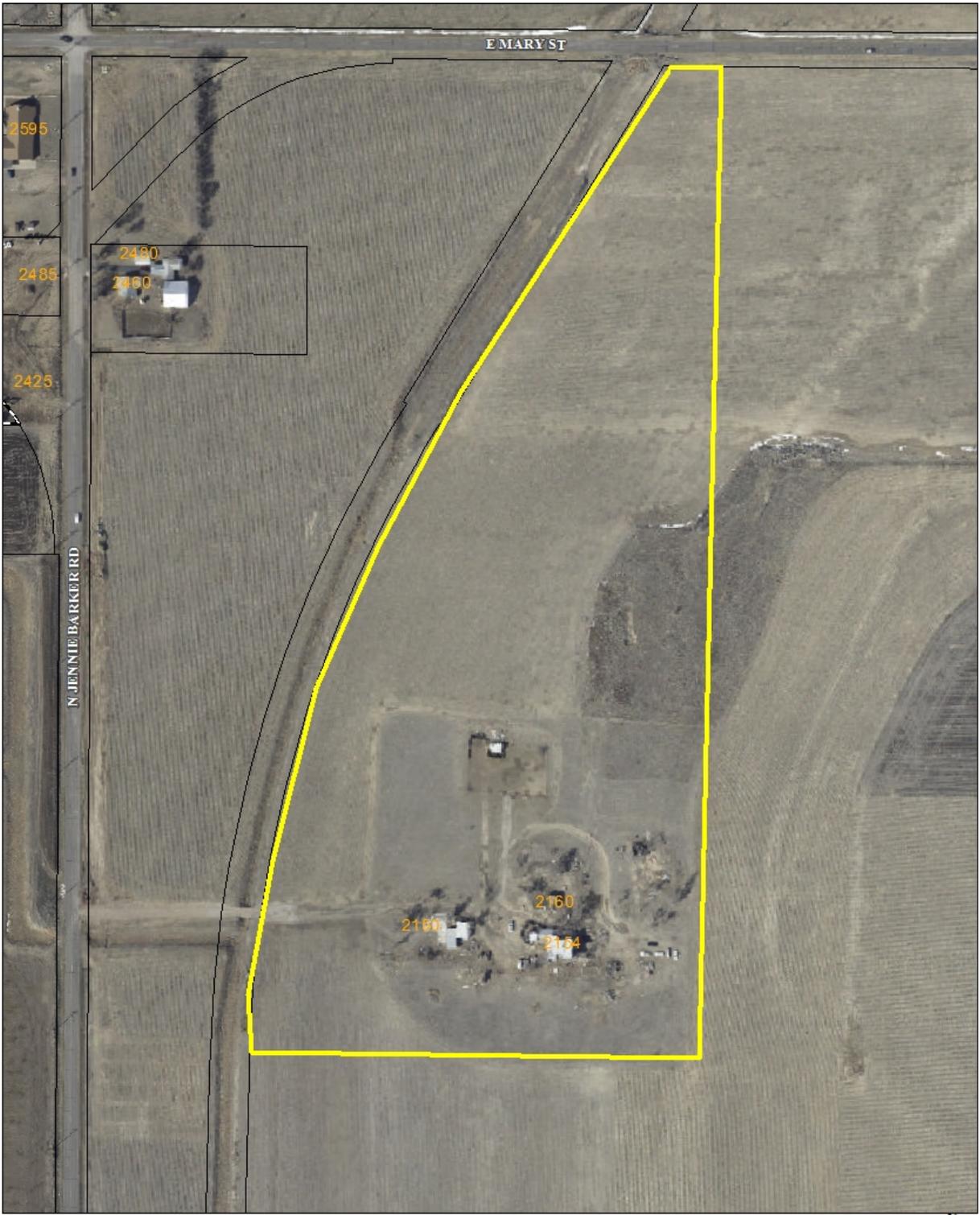
5. The names, addresses, and specific interests in the real estate in the District of the developers responsible for development of the housing and public facilities are:

Owner(s) of Real Property:	<p>BERNARD CHAPPEL 3170 N. FARMLAND RD GARDEN CITY, KS 67846</p> <p>DIXIE MAI 8250 E. CARRIAGE LANE PARKER, CO 80134</p> <p>MARY WHITE 2918 NANCY PL. GARDEN CITY, KS 67846</p> <p>THOMAS J. CHAPPEL 210 W. AVENUE LAKIN, KS 67860</p> <p>ALBERT CHAPPEL 3308 YELLOWSTAR STREET GARDEN CITY, KS 67846</p> <p>JOHN CHAPPEL 3108 YELLOWSTAR STREET GARDEN CITY, KS 67846</p> <p>DEBRA CHAPPEL 3213 PRIMROSE GARDEN CITY, KS 67846</p> <p>DARLA JEFFERSON 2019 ELLIOTT ALEXANDRIA, LA 71301</p>
Developer: (Site Work and Infrastructure)	<p>BERNARD CHAPPEL 3170 N. FARMLAND RD GARDEN CITY, KS 67846</p>

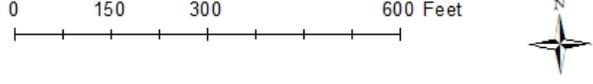
1. The Governing Body of the City entered into a Development Agreement with Bernard Chappel, in July of 2013. The Development Agreement, as supplemented and amended, includes the project construction schedule, a description of projects to be constructed, financial obligations of the developer and financial and administrative support from the City. The complete Development Agreement is attached hereto as **Exhibit C**.
2. The City conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue, would be sufficient to pay for the public improvements to be undertaken in the

District. A copy of the analysis is attached hereto as **Exhibit B**. the analysis estimates the property tax revenues that will be generated from the District, less existing property taxes, to determine the revenue stream available to support reimbursement to the Developer for all or a portion of the costs of financing the public infrastructure. The estimates indicate that the revenue realized from the project would be adequate to pay all or a significant portion of the eligible costs.

**DEVELOPMENT PLAN – EXHIBIT A
MAP OF THE CHAPPEL HEIGHTS PHASE I
RURAL HOUSING INCENTIVE DISTRICT**



Approximate Area of Chappel Heights Phase 1 RHID



**DEVELOPMENT PLAN – EXHIBIT B
COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS**

Cost of Infrastructure Improvements	
\$	1,586,140.00

	Current Value	Property Class	Mill Levy	Tax Amount
Estimate	\$ 7,460.00	30.0%	0.148716	\$ 332.83

	Platted Value	Property Class	Mill Levy	Tax Amount	Number of Lots	Total Tax
80'x120'	\$ 17,250.00	12.0%	0.148716	\$ 307.84	11	\$ 3,386.26
79'x120'	\$ 17,100.00	12.0%	0.148716	\$ 305.17	15	\$ 4,577.48
100'x120'	\$ 20,250.00	12.0%	0.148716	\$ 361.38	1	\$ 361.38
142'x120'	\$ 26,250.00	12.0%	0.148716	\$ 468.46	1	\$ 468.46
85'x120"	\$ 18,000.00	12.0%	0.148716	\$ 321.23	4	\$ 1,284.91
90'x120'	\$ 18,750.00	12.0%	0.148716	\$ 334.61	11	\$ 3,680.72
86'x120'	\$ 18,150.00	12.0%	0.148716	\$ 323.90	1	\$ 323.90
83'x120'	\$ 17,700.00	12.0%	0.148716	\$ 315.87	2	\$ 631.75
62'x120'	\$ 15,500.00	12.0%	0.148716	\$ 276.61	1	\$ 276.61
5.32 acres	\$ 15,000.00	12.0%	0.148716	\$ 267.69	1	\$ 267.69

15 year Estimate for Build Out Over Time							
	Estimated Value	Property Class	Mill Levy	Est. Property Tax	Annual Increment	Increment Years	Total Rebate
Apartments	\$ 1,760,000.00	11.5%	0.128716	\$ 26,052.12	\$ 25,784.43	15	\$ 386,766.44
4 Duplexes 12 SFH	\$ 2,690,000.00	11.5%	0.128716	\$ 39,818.29	\$ 34,906.21	14	\$ 488,686.87
5 Duplexes 5 SFH	\$ 1,760,000.00	11.5%	0.128716	\$ 26,052.12	\$ 23,000.47	13	\$ 299,006.06
5 Duplexes 5 SFH	\$ 1,760,000.00	11.5%	0.128716	\$ 26,052.12	\$ 22,706.01	11	\$ 249,766.09
11 SFH	\$ 1,760,000.00	11.5%	0.128716	\$ 26,052.12	\$ 22,370.51	9	\$ 201,334.55
							\$ 1,625,560.01

If the apartments are appraised at \$1,760,000.00, single family homes at \$160,000.00, and the duplexes at \$192,500.00 and the project is built out over approximately five years the increment tax for 15 years would total approximately \$1,625,560.00. This would exceed the amount of estimate eligible expenses.

DEVELOPMENT AGREEMENT

**Development Agreement
CHAPPEL HEIGHTS PHASE I**

THIS DEVELOPMENT AGREEMENT (hereinafter “Agreement”), entered into this ____ day of July, 2013, by and between the **CITY OF GARDEN CITY**, Kansas, a municipal corporation of the State of Kansas (hereinafter “City”), and **Bernard Chappel** (hereinafter “Developer”).

RECITALS

- A. WHEREAS**, City and Developer (hereinafter “Parties”) desire to memorialize their intent with respect to their obligations and responsibilities for the construction of a residential development to be known as “Chappel Heights Phase I” (hereinafter “the Development”); and,
- B. WHEREAS**, Developer is the title owner of real property located within the boundaries of City and described on *Exhibit A*, further described as Chappel Heights Phase I Project, attached hereto and incorporated herein by reference (hereinafter “the Property”); and,
- C. WHEREAS**, Developer desires to develop the Property by construction of single family residences, duplexes, and all related internal infrastructure improvements, all as more fully described herein; and,
- D. WHEREAS**, City has determined that the construction of the Development will foster the economic development of City and surrounding area of Finney County, Kansas; and,
- E. WHEREAS**, the Parties hereto are authorized to enter into this Agreement and to complete the responsibilities set forth herein.

AGREEMENT

NOW THEREFORE, in consideration of the premises and promises contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

ARTICLE I

DEFINITIONS

1.1 Definitions. As used in this Agreement, the following words and terms shall have the meaning set forth below:

Agreement—means this Development Agreement, as the same may be from time to time modified, amended or supplemented in writing by the Parties hereto.

City—means the City of Garden City, Kansas

Concept Site Plan—means the site development plan prepared by a licensed professional engineer, or firm thereof, acceptable to City, attached as **Exhibit C** hereto and incorporated herein by reference, depicting the conceptual program for construction of the Development Project and the Public Improvements.

Construction Plans—means plans, drawings, specifications and related documents, and construction schedules for the construction of the Work, together with all supplements, amendments or corrections.

Developer—means Bernard Chappel or permitted successors or assigns in interest.

Development Area—means the collective areas described in **Exhibit B** attached hereto and incorporated herein by reference.

Development Costs—means the total amount spent or expected to be spent by Developer to construct the Work.

Development Project—means quality multi-family residences to be constructed in the Development Area in accordance with the Concept Site Plan.

Governing Body—means the City Commission of Garden City, Kansas.

Internal Infrastructure Improvements—means the water, sanitary sewer, electric improvements necessary for the Development and located within the boundaries of the Development Area, including engineering costs, any costs of right-of-way and appurtenances related thereto, as set forth on the approved plat for the Development, all as more specifically described on **Exhibit D** attached hereto and incorporated herein by this reference.

Material Change—shall mean any change in the Concept Site Plan that significantly affects the nature of the Public Improvements, the number of Units, or increases/decreases the cost of the Development Project by twenty-five thousand dollars (\$25,000.00) or more for each change.

Mayor—means the Mayor of Garden City, Kansas or his duly authorized agent.

Plans and Specifications—means the plans and specifications for the Public Improvements prepared by a licensed professional engineer, or firm thereof, acceptable to City.

Project Costs—means all costs associated with the completion of the Public Improvement and all associated legal, engineering, and other soft costs as described on the cost estimates set forth on **Exhibit D** attached hereto and incorporated herein by this reference.

Property—means the real property (including but not limited to fee interests, leasehold interests, tenant-in-common interests, and such other like or similar interests) on which the Development Project will be located, more specifically described in **Exhibit A** attached hereto and incorporated by this reference.

Public Improvements—means the electric, sewer, and water improvements which will be owned, operated and maintained by the City of Garden City.

Related Third Party—means any party related to the Developer by one of the relationships described in Section 267(b) of the United States Internal Revenue Code of 1986, as amended and any successor entity in which the principals of the Developer (either individually or collectively) or Developer own or control no less than fifty percent (50%) of the voting interest in such successor entity.

Rural Housing Incentive District—means a rural housing incentive district to be created by the City for the Development Project pursuant to the Kansas Rural Housing Incentive District Act.

Substantial Completion—means the stage in the progress of the Work when the Work or designated portions thereof is sufficiently complete in accordance with the Construction Plans, excepting all punch list items so that Developer can occupy or utilize the Work for its intended purpose.

Unit—means each individual apartment unit in a multi-family residence development.

Work—means all work necessary to prepare the Property and to construct the Development Project and the Public Improvements, including; (1) demolition and removal of certain existing improvements located on the Property; (2) construction, reconstruction and/or relocation of utilities; (3) construction of the multi-family residences and structures, including surface parking facilities, and screening and site landscaping on the Property, as described in the Concept Site Plan; and (4) all other Work described in the Concept Site Plan, or reasonably necessary to effectuate the intent of this Agreement.

ARTICLE II

RURAL HOUSING INCENTIVE DISTRICT

2.1 PRELIMINARY RESOLUTION. Governing Body has heretofore adopted Resolution No. 2516-2013 on January 15, 2013, which made certain findings pursuant to the Rural Housing Incentive District Act, relative to the need for housing in City and declaring intent to establish Rural Housing Incentive Districts within City, which would include the Property.

2.2 DEPARTMENT OF COMMERCE FINDING. Pursuant to the resolution described in *Section 2.1* hereof, City caused to be prepared a Housing Needs Analysis and forwarded the same with said resolution, to the Kansas Secretary of Commerce. On April 16, 2013, the Kansas Secretary of Commerce issued a letter to City making certain findings required by the Rural Housing Incentive District Act, and approved City's ability to establish a Rural Housing Incentive District.

2.3 FURTHER PROCEEDINGS. The City has caused to be prepared a Development Plan in accordance with the provisions of the Rural Housing Incentive District Act, adopted a resolution calling a public hearing relative to such Development Plan, conducted a public hearing, and will pass an ordinance approving the Development Plan and establish a Rural Housing Incentive District that includes the Property. The Rural Housing Incentive District will be deemed to be established at the time said

ordinance is passed by the Governing Body. The Parties acknowledge that the creation of the Rural Housing Incentive District is subject to nullification in the manner set forth in K.S.A. 12-5246

ARTICLE III

CONSTRUCTION OF THE PROJECT AND INTERNAL INFRASTRUCTURE IMPROVEMENTS

3.1 Development Project Construction Schedule. Developer shall commence construction of the Development Project and Internal Infrastructure Improvements within the Development Area, not more than sixty (60) days after the Rural Housing Incentive District ordinance is passed by the Governing Body. Developer will diligently pursue Substantial Completion of the Development Project.

3.2 CONSTRUCTION OF THE DEVELOPMENT PROJECT. Developer shall construct the Development Project in a good and workmanlike manner in accordance with the terms of this Agreement and as set forth in the Construction Plans.

3.2.1 CONSTRUCTION CONTRACTS; INSURANCE. Developer may enter into one or more construction contracts to compete the Development Project. Prior to the commencement of construction of the Development Project, Developer shall obtain or shall require that any such contractor obtains workers' compensation, comprehensive public liability and builder's risk insurance as provided in *Section 5.8* hereof and shall deliver evidence of such insurance to City. Developer shall require that the insurance required is maintained by any such contractor for the duration of the construction of the Development Project of part thereof, if such contract relates to less than all of the Development Project. If Developer serves as general contractor for the Development Project, Developer shall not charge more for such services than a third-party contractor would customarily charge for such services.

3.3 CONCEPT SITE PLAN. Developer, at its cost, has had prepared a Concept Site Plan. Said Concept Site plan is hereby approved by the Parties. Developer shall promptly notify City in writing of any Material Changes to the Concept Site Plan at least thirty (30) days prior to the implementation of any such Material Change, including a description of the Material Change and reasons therefore. During the progress of the Work, Developer may make changes to the Concept Site Plan or any aspect thereof as site conditions or other issues of feasibility may dictate or as may be necessary or desirable in the sole determination of Developer to enhance the economic viability of the Development Project provided, however, that Developer may not make Material Changes to the Public Improvements or reduce the number of Units on the Concept Site Plan without the advance written consent of City.

3.4 CONSTRUCTION OF INTERNAL INFRASTRUCTURE IMPROVEMENTS. Developer shall construct, at its cost, the Internal Infrastructure Improvements in a good and workmanlike manner in accordance with the Plans and Specifications approved by City consistent with the construction of the Development Project so that the Substantial Completion of the Internal Infrastructure Improvements associated with the Development Project shall be completed on or before Substantial Completion of the Development Project and in accordance with the Subdivision and Zoning Regulations or as approved by the Governing Body.

3.4.1 WATER SERVICE CONNECTIONS. For the following lots only: Block 4 lots 7, 8, 9, 10, 11; Block 5 lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; the water service connection costs associated with the boring, excavation, parts and labor for the modification of water service line connections will be paid for by the City of Garden City with fifty percent (50%) of the costs reimbursed by the Developer. In addition:

- a. Only one service connection provided at the following locations: Block 5 lots 1, 2, 4, 6, 7, and 8.
- b. Two water service connections will be installed on Block 5 lots 3 and 5.
- c. Block 4 lots 7, 8, 9, 10, and 11 will only have one service connection. If additional service connections are requested, the purchaser of lot(s) will be responsible to pay applicable city fees if additional taps are needed on these lots.
- d. Block 5 lot 9 will have one additional service connection when Phase 2 of the development is constructed.

3.4.2 ACQUISITION OF EASEMENTS; PERMITS. Developer is responsible for securing any rights-of-way and/or easement rights from private parties necessary to improve or build the Internal Infrastructure Improvements and City will cooperate with Developer with respect to any such acquisition. All costs associated with the acquisition of rights-of-way and/or easements shall be considered a Project Cost. City shall cooperate with Developer in obtaining all necessary permits for construction of the Internal Infrastructure Improvements.

3.4.3 CONSTRUCTION CONTRACTS; INSURANCE. Developer may enter into one or more construction contracts to compete the Work for the Internal Infrastructure Improvements. Prior to the commencement of construction of the Internal Infrastructure Improvements, Developer shall obtain or shall require that any such contractor obtains workers' compensation, comprehensive public liability and builder's risk insurance coverage as provided in **Section 5.8** hereof and shall deliver evidence of such insurance to City. Developer shall require that the insurance required is maintained by any such contractor for the duration of the construction of the Internal Infrastructure Improvements or part thereof, if such contract relates to less than all of the Internal Infrastructure Improvements. If Developer serves as general contractor for the Internal Infrastructure Improvements, Developer shall not charge more for such services than a third-party contractor would customarily charge for such services.

3.4.4 CERTIFICATION OF SUBSTANTIAL COMPLETION. Promptly after Substantial Completion of the Work with respect to the Internal Infrastructure Improvements and/or Public Improvements, or a phase thereof, in accordance with the provisions of this Agreement, Developer will furnish to City a Certificate of Substantial Completion in the form attached hereto as **Exhibit E**. City shall, within thirty (30) days following delivery of each Certificate of Substantial Completion, carry out such inspections as it deems necessary to verify reasonable satisfaction with, and the accuracy of, the certifications contained in each Certificate of Substantial Completion. Each Certificate of Substantial Completion shall be deemed accepted by City unless, prior to the end of such thirty (30) day period after delivery to City of each Certificate of Substantial Completion, City furnishes Developer with specific written objections to the status of the Work, describing such objections and the written objections to the status of the Work, describing such objections and the measures required to correct such objections

in reasonable detail. At Substantial Completion of the Internal Infrastructure Improvements, Developer will dedicate to City, and City will accept, title to the Public Improvements designated on **Exhibit D**. Following said dedication, City will be responsible, at its sole cost and expense, for all operating and capital costs for the dedicated Internal Infrastructure Improvements from that date forward, and shall maintain the dedicated Internal Infrastructure Improvements in a manner consistent with similar public improvements in city. Notwithstanding the foregoing, Developer may, at its sole discretion and expense, enhance the maintenance of operation of the Internal Infrastructure Improvements for the betterment of the Development Project.

ARTICLE IV

FINANCING OBLIGATIONS

4.1 FINANCING OF PUBLIC IMPROVEMENTS. All costs of the Internal Infrastructure Improvements shall be paid in cash or finance by Developer. City agrees to pay to Developer, in reimbursement of all or a portion of the Project Costs, those amounts paid to the Treasurer of the City, as a result of this Project, pursuant to K.S.A. 12-5250 (b)(2)(A). These payments shall be made within thirty (30) days of receipt of such funds from the County Treasurer beginning in 2013 and shall continue until such time as the Project Costs have been fully reimbursed to Developer, but not to exceed fifteen (15) years from the date of the establishment of the Rural Housing Incentive District. City shall have no liability and/or responsibility to Developer for any payment greater than the amounts received from the Finney County Treasurer as mandated in K.S.A. 12-5250(b)(2)(A).

ARTICLE V

GENERAL PROVISIONS

5.1 CITY'S RIGHT TO TERMINATE. In addition to all other rights of termination as provided herein, City may terminate this Agreement at any time if Developer defaults in or breaches any material provision of this Agreement and fails to cure such default or breach within thirty (30) days after receipt of written notice from City of such default or breach.

5.2 DEVELOPER'S RIGHT TO TERMINATE. In addition to all other rights of termination as provided herein, Developer may terminate this Agreement at any time if City defaults in or breaches any material provision of this Agreement (including any City default under *Article IV* hereof) and fails to cure such default or breach within thirty (30) days after receipt of written notice from Developer of such default or breach.

5.3 SUCCESSORS AND ASSIGNS.

- a. This agreement shall be binding on and shall inure to the benefit of the Parties named herein and their respective heirs, administrators, executors, personal representatives, agents, successors and assigns.
- b. Without limiting the generality of the foregoing, all or any part of the Property or any interest therein may be sold, transferred, encumbered, leased, or otherwise disposed of at any time, and the rights of Developer named herein or any successors in interest under this Agreement or any part hereof may be assigned at any time before, during or after completion of the Development Project, whereupon the Party disposing of its interest in the Property or assigning its interest under this Agreement shall be thereafter released from further obligation under this Agreement (although prior to Substantial Completion of the Improvements to such Property so disposed of or to which such interest pertains shall remain subject to the terms and conditions of this Agreement); provided, however, that the buyer, transferee or assignee shall be financially solvent as demonstrated to City.
- c. Until Substantial Completion of the Development Project has occurred, the obligations of Developer under this Agreement may not be assigned in whole or in part without the prior written approval of City, which approval shall not be unreasonably withheld, conditioned, or delayed upon a reasonable demonstration by Developer of the proposed assignee's experience and financial capability to undertake and complete all portions of the Work with respect to the Development Project, all in accordance with this Agreement. Notwithstanding the foregoing, Developer may be permitted to subcontract the construction of any portion of the Development Project without the consent of City as long as Developer remains liable therefore hereunder. Notwithstanding anything herein to the contrary, City hereby approves, and no prior consent shall be required in connection with, (a) the right of Developer to encumber or collaterally assign its interest in the Property or any portion thereof or any interest in the Agreement to secure loans, advances or extensions of credit to finance or from time to time refinance all or any part of the Development Project Costs, or the right of the holder of any such encumbrance or transferee of any such collateral assignment; (b) the right of Developer to assign Developer's rights, duties and obligations under the Agreement to a Related Party; or (c) the right of Developer to sell or lease individual portions of the Property in the ordinary course of the development of the Development Project; provided that in each such event Developer named herein shall remain liable hereunder for the Substantial Completion of the Development Project, and shall be released from such liability hereunder only upon Substantial Completion of the Development Project.

5.4 REMEDIES. Except as otherwise provided in this Agreement and subject to Developer's and City's respective rights of termination, in the event of any breach of any term or condition of this Agreement by either Party, or any successor, the breaching Party (or successor) shall, upon written notice from the other Party specifying such claimed breach, proceed immediately to cure or remedy such breach, and, shall, in any event, within thirty (30) days after receipt of notice, cure or remedy such default. If the breach shall not be cured or remedied, the aggrieved Party may hold the breaching Party in default of this Agreement and there upon may institute

such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including, but not limited to proceedings to compel specific performance by the defaulting or breaching Party, withholding funds received pursuant to K.S.A. 12-5250(b)(2)(A) and/or repeal of the ordinance establishing the Rural Housing Incentive District. For purposes of this **Section 5.4**, no Party may be deemed in default of this Agreement unless and until it has received notice of any claimed breach and has been given an opportunity to cure the same.

5.5 FORCE MAJEURE. Neither City nor Developer nor any successor in interests shall be considered in breach or default of their respective obligations under this Agreement, and times for performance of obligations hereunder shall be extended in the event of any delay caused by force majeure, including, without limitation, damage or destruction by fire or casualty; strike; lockout; civil disorder; act of terror; war; restrictive government regulations; lack of issuance of any permits and/or legal authorization by any governmental entity necessary for the Developer to proceed with construction of the Work or any portion thereof, shortage of delay in shipment of material or fuel; acts of God; unusually adverse weather or soil conditions; unforeseen site conditions that render the site economically or physically undevelopable (as a result of additional cost or delay), or any other cause or contingency similarly; or other causes beyond the Parties' reasonable control, including but not limited to, any litigation, court order or judgment resulting from any litigation affecting the validity of this Agreement; provided that such event of force majeure shall not be deemed to exist as to any matter initiated or unreasonably sustained by Developer, and further provided that Developer notifies city in writing within thirty (30) days of the commencement of such claimed event of force majeure.

5.6 NOTICES. Any notice, demand or other communication required by this Agreement to be given by either Party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified United State first class mail, postage prepaid, or delivered personally,

a. In the case of Developer, to:

Bernard Chappel
3170 N Farmland Rd
Garden City, KS 67846
Phone: 620-521-0857

b. In the case of City, to:

City of Garden City, Kansas
301 N. 8th Street
Garden City, KS 67846
Attention: City Clerk
Phone: (620)276-1170
Fax: (620)276-1173

Or to such other address with respect to either Party as that Party may, from time to time, designate in writing and forward to the other as provided in this **Section 5.6**.

5.7 CONFLICT OF INTEREST. No member of the Governing Body or any branch of City's government who has any power of review or approval of any of Developer's undertakings, or of City's contracting for goods or services for the Development, shall participate in any decisions relating thereto which affect that member's personal interests or the interests of any corporation or partnership in which that member is directly or indirectly interested. Any person having such interests shall immediately, upon knowledge of such possible conflict, disclose, in writing, to the Governing Body the nature of such interest and seek a determination by the Governing Body with respect to such interest and, in the meantime, shall not participate in any actions or discussions relating to the activities herein proscribed. City represents to Developer that no such conflicts of interest exist as of the date hereof.

5.8 INSURANCE; DAMAGE OR DESTRUCTION OF DEVELOPMENT PROJECTS.

a. Developer will cause there to be insurance coverage as hereinafter set forth at all times during the process of constructing the Work and, from time to time at the request of City, shall furnish City with proof of payment of premiums on:

- (i.) Builder's Risk insurance, written on the so called "Builder's Risk—Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Work at the date of completion, and with coverage available in non-reporting form on the so called "all risk" form of policy. The interest, if any, of City shall be protected in accordance with a clause in form and content satisfactory to City; and,
- (ii.) Comprehensive general liability insurance (including operations, operations of subcontractors, completed operations and contractual liability insurance) together with an owner's contractor's policy, with limits against bodily injury and property damage of not less than Five Million Dollars (\$5,000,000.00) for all claims arising out of a single accident or occurrence and Two Million Dollars (\$2,000,000.00) for any one person in a single accident or occurrence (to accomplish the above required limits, an umbrella excess liability policy may be used); and
- (iii.) Workers Compensation insurance, with statutorily required coverage.

b. The policies of insurance required pursuant to clauses (i.) and (ii.) above shall be in form and content reasonably satisfactory to City and shall be placed with financially sound and reputable insurers licensed to transact business in the State of Kansas with general policy holder's rating of not less than A- and a financial rating of A- as rated in the most current available "Best's" insurance reports. The policy of insurance delivered pursuant

to clause (i.) above shall contain an agreement of the insurer to give not less than thirty (30) days advance written notice to the City in the event of cancellation of such policy or change affecting the coverage thereunder. All policies of insurance required pursuant to this section shall name City as an additional insured. Developer shall deliver to City evidence of all insurance to be maintained hereunder.

5.9 INSPECTION. Developer shall allow City and its employees, agents and representatives to inspect, upon request, all architectural, engineering, demolition, construction and other contracts and documents pertaining to the construction of the Work as City determines is reasonable and necessary to verify Developer's compliance with the terms of this Agreement.

5.10 CHOICE OF LAW. This Agreement shall be deemed to have been fully executed, made by the Parties in, and governed by the laws of State of Kansas for all purposes and intents.

5.11 ENTIRE AGREEMENT: AMENDMENT. The Parties agree that this Agreement and the Development Plan constitute the entire agreement between the Parties and that no other agreements or representations other than those contained in this Agreement have been made by the Parties. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the Parties.

5.12 COUNTERPARTS. This Agreement is executed in multiple counterparts, each of which shall constitute one and the same instruments.

5.13 SEVERABILITY. If any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

5.14 REPRESENTATIVES NOT PERSONALLY LIABLE. No elected or appointed official, agent, employee or representative of City shall be personally liable to Developer in the event of any default or breach by any Party under this Agreement or for any amount which may become due to any Party or on any obligations under the terms of this Agreement.

5.15 LEGAL ACTIONS. If a third party brings an action against city, or any officials, agents, employees or representatives thereof contesting the validity or legality of any of the terms of this Agreement, or the ordinance approving this Agreement, Developer may, at Developer's option but only with City's consent, assume the defense of such claim or action (including without limitation, to settle or compromise any claim or action for which Developer has assumed the defense) with counsel of Developer's choosing. The Parties expressly agree that so long as no conflicts of interest exist between them, the same attorney or attorneys may simultaneously represent City and Developer in any such proceeding; provided, Developer and its counsel shall consult with City throughout the course of any such action and Developer shall pay all reasonable and necessary costs incurred by City in connection with such action. If such defense is assumed by Developer, all costs of any such action incurred by City

shall be promptly paid by Developer. If City refuses to permit Developer to assume the defense of any action, then costs incurred by City shall be paid by City.

5.16 RELEASE AND INDEMNIFICATION. The indemnifications and covenants contained in this **Section 5.16** shall survive termination or expiration of this Agreement and shall be specifically subject to the limitation of **subsection 5.16.7** of this Agreement.

5.16.1 Notwithstanding anything herein to the contrary, City and its Governing Body members, officers, agents, servants, employees and independent contractors shall not be liable to Developer for damages or otherwise in the event that any ordinance, order or resolution adopted in connection with this Agreement is declared invalid or unconstitutional in whole or in part by the final (as to which all rights of appeal have expired or have been exhausted) judgment of any court of competent jurisdiction, and by reason thereof either City is prevented from performing any of the covenants and agreements herein or Developer is prevented from enjoying the rights and privileges hereof.

5.16.2 Developer releases from, agrees to indemnify and hold harmless City, its Governing Body members, officers, agents, servants and employees against, and covenants and agrees that City and its Governing Body members, officers, agents, servants, employees and independent contractors shall not be liable for, any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the acquisition of the Property or construction of the Work including any and all claims arising from the acquisition of the Property, including, but not limited to, location of hazardous wastes, hazardous materials or other environmental contaminants on the Property, including all costs of defense, including attorney's fees, except for those matters rising out of the willful and/or wanton negligence of City and its governing body members, officers, agents, servants, and employees.

5.16.3 City and its Governing Body members, officers, agents, servants and employees shall not be liable for any damage or injury to the persons or property of Developer or its officers, agents, servants or employees or any other person who may be about the Property or the Work except for matters arising out of the willful and/or wanton negligence of City and its Governing Body members, officers, agents, servants and employees.

5.16.4 All covenants, stipulations, promises, agreements and obligations of City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of City and not of any of its Governing Body members, officers, agents, servants or employees in their individual capacities.

5.16.5 No official, employee or representative of City shall be personally liable to Developer in the event of a default or breach by any Party to this Agreement.

5.16.6 Developer releases from and covenants and agrees the City, its Governing Body members, officers, employees, agents and independent contractors shall not be liable for, and

agrees to indemnify and hold City, its Governing Body, members, officers, employees, agents and independent contractors harmless from and against any and all suits, interest, claims and cost of attorney fees incurred by any of them, resulting from, arising out of, or in any way connected with: (1) the Development Project or its approval, (2) the construction of the Work, (3) the negligence or willful misconduct of Developer, its employees, agents or independent contractors in connection with the management, development, and construction of the Work, (4) the compliance by Developer with all applicable state, federal and local environmental laws, regulations, ordinances and orders, (5) underground storage tanks located on or about the Property, (6) friable asbestos or asbestos-containing materials at, on, or in the Property, (7) the operation of all or any part of the Property, or the condition of the Property, including, without limitation, any environmental cost or liability, or (8) negotiations, inspections, acquisitions, preparations, construction, leasing, operations, and other activities of Developer or its agents in connection with or leading to the Development Project or the Property; except that the foregoing release and indemnification shall not apply in the case of such liability arising directly out of the willful and/or wanton negligence of City or its authorized Governing Body members, officers, employees and agents or which arises out of matters undertaken by city following termination of this Agreement as Development Project or portion thereof.

5.17 COST OF THE LEGAL FEES. Upon execution of this Agreement, Developer shall reimburse City for all legal and professional Costs, fees and expenses incurred by City with regard to the preparation of this Agreement and any and all other Ordinances, Resolutions or other documents necessary for implementation of the Rural Housing Incentive District as well as for representation and appearances of legal counsel at any hearings or proceedings required to implement the Rural Housing Incentive District or the Project. All such reimbursement paid by Developers shall be considered Project Costs.

5.18 SURVIVAL. Notwithstanding the expiration, termination or breach of this Agreement by either Party, the agreements contained in **Section 5.16** of this Agreement shall, except as otherwise expressly set forth herein, survive such expiration, termination or breach of this Agreement by Parties hereto.

ARTICLE VI

REPRESENTATIONS OF THE PARTIES

6.1 REPRESENTATIONS OF CITY. City hereby represents and warrants that to the best of its collective knowledge and belief it has full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver and perform the terms and obligations of the Agreement, and all of the foregoing have been or will be, duly and validly authorized and approved by all necessary city proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of City, enforceable in accordance with its terms.

6.2 REPRESENTATIONS OF DEVELOPER. Developer hereby represents and warrants it has full corporate power to execute and Deliver and perform the terms and obligations of this Agreement and all of the foregoing has been duly and validly authorized by all necessary corporate proceedings. This Agreement constitutes the legal, valid and binding obligation of Developer, enforceable in accordance with its terms.

IN WITNESS WHEREOF, City and Developer have caused this Agreement to be executed in their respective names and City has caused its seal to be affixed thereto, and attested as to the date first above written.

CITY OF GARDEN CITY, KANSAS

By: _____
Roy Cessna, Mayor

Dated: November ____, 2014

ATTEST: (SEAL)

Celyn N. Hurtado, City Clerk

By: _____
Bernard Chappel
Dated: November ____, 2014

SCHEDULE OF EXHIBITS OF THE DEVELOPMENT AGREEMENT

- | | |
|-----------|--|
| Exhibit A | Property Description |
| Exhibit B | Map of Rural Housing Incentive District Boundaries for the CHAPPEL HEIGHTS PHASE I Project |
| Exhibit C | The CHAPPEL HEIGHTS PHASE I Site Development Plan |
| Exhibit D | Eligible costs for the CHAPPEL HEIGHTS PHASE I Project |
| Exhibit E | Certification of Substantial Completion Form |

EXHIBIT A

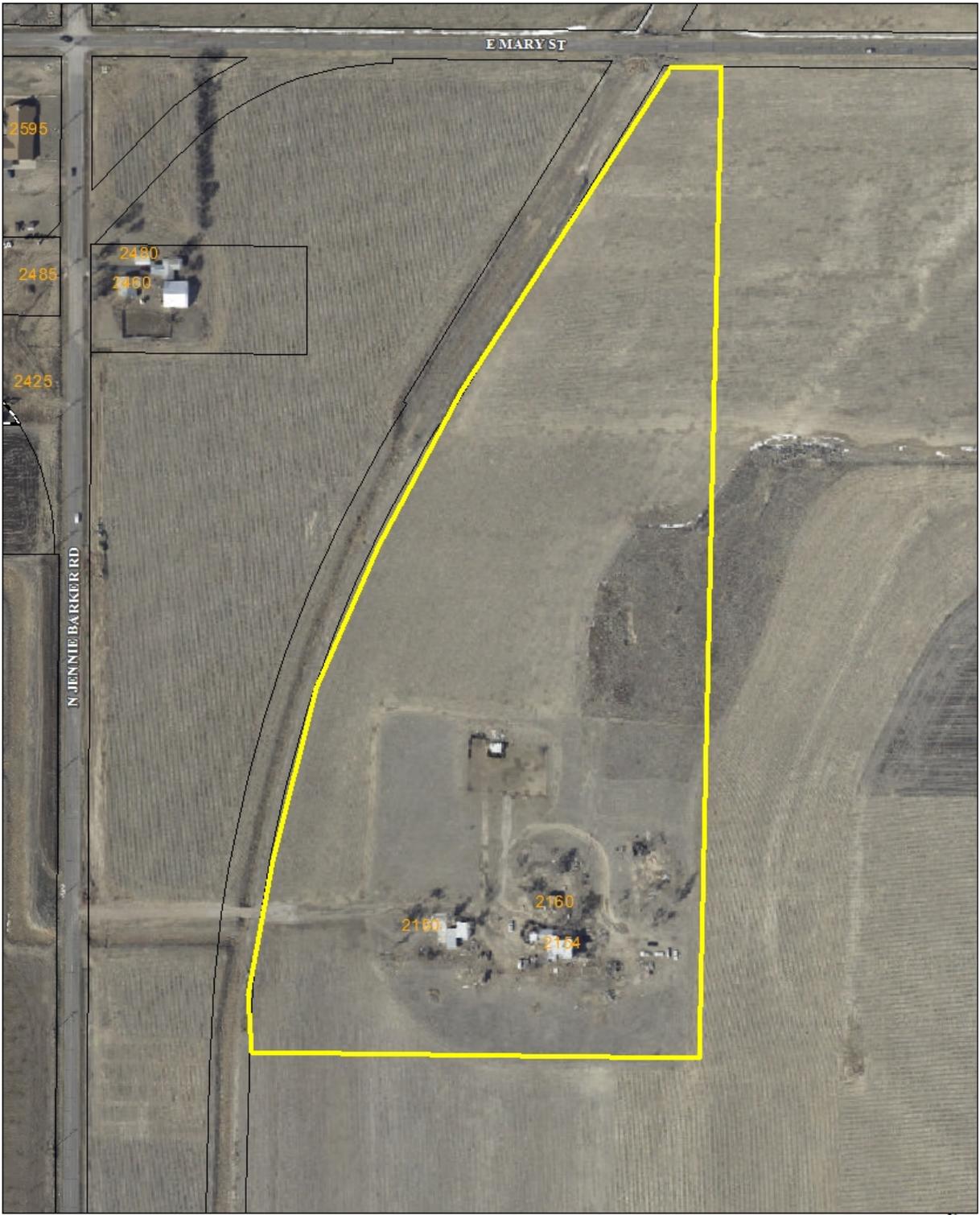
PROPERTY DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 10, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Section 10, thence S 89°45'29" E, on the North Line of said Northwest Quarter, for a distance of 1,127.34 feet; thence S 00°00'00" W, for a distance of 40.00 feet to the POINT OF BEGINNING; thence S 89°45'29" E, 258.49; thence S 00°00'52" E, for a distance of 300.00 feet; thence S 89°45'29" E, for a distance of 170.00 feet; thence S 00°00'52" E, for a distance of 130.00 feet; thence N 89°45'29" W, for a distance of 30.00 feet; thence S 00°00'52" E, for a distance of 221.99 feet; thence S 31°15'41" W, for a distance of 391.87 feet to the beginning of a curve; thence Southwesterly on a curve concave to the Southeast, having a radius of 2,075.00 feet, a delta angle of 20°23'15", a chord bearing S 19°23'53" W, a chord distance of 853.16 feet, for an arc distance of 859.29 feet; thence N 66°55'04" W, for a distance of 316.75 feet to the beginning of a curve; thence Northwesterly on a curve concave to the Southwest, having a radius of 830.00 feet, a delta angle of 22°50'27", a chord bearing N 78°20'16 W, a chord distance of 328.69 feet, for an arc distance of 330.88 feet; thence N 89°45'29" W, for a distance of 45.46 feet to a point on the Easterly right-of-way line of Drainage Ditch Number 2, said point being the beginning of a curve; thence Northeasterly on the Easterly right-of-way line of Drainage Ditch Number 2 on a curve concave to the Southeast, having a radius of 2,755.00 feet, a delta angle of 21°35'19", a chord bearing N 20°28'01" E, a chord distance of 1,031.93 feet, for an arc distance of 1,038.06 feet; thence N 31°15'41" E on the Southeasterly right-of-way line of Drainage Ditch Number 2 for a distance of 743.77 feet to the point of beginning. Said tract consisting of 25.36 acres, more or less.

EXHIBIT B

**MAP OF RURAL HOUSING INCENTIVE DISTRICT BOUNDARIES FOR THE CHAPPEL HEIGHTS PHASE I
PROJECT**



Approximate Area of Chappel Heights Phase 1 RHID

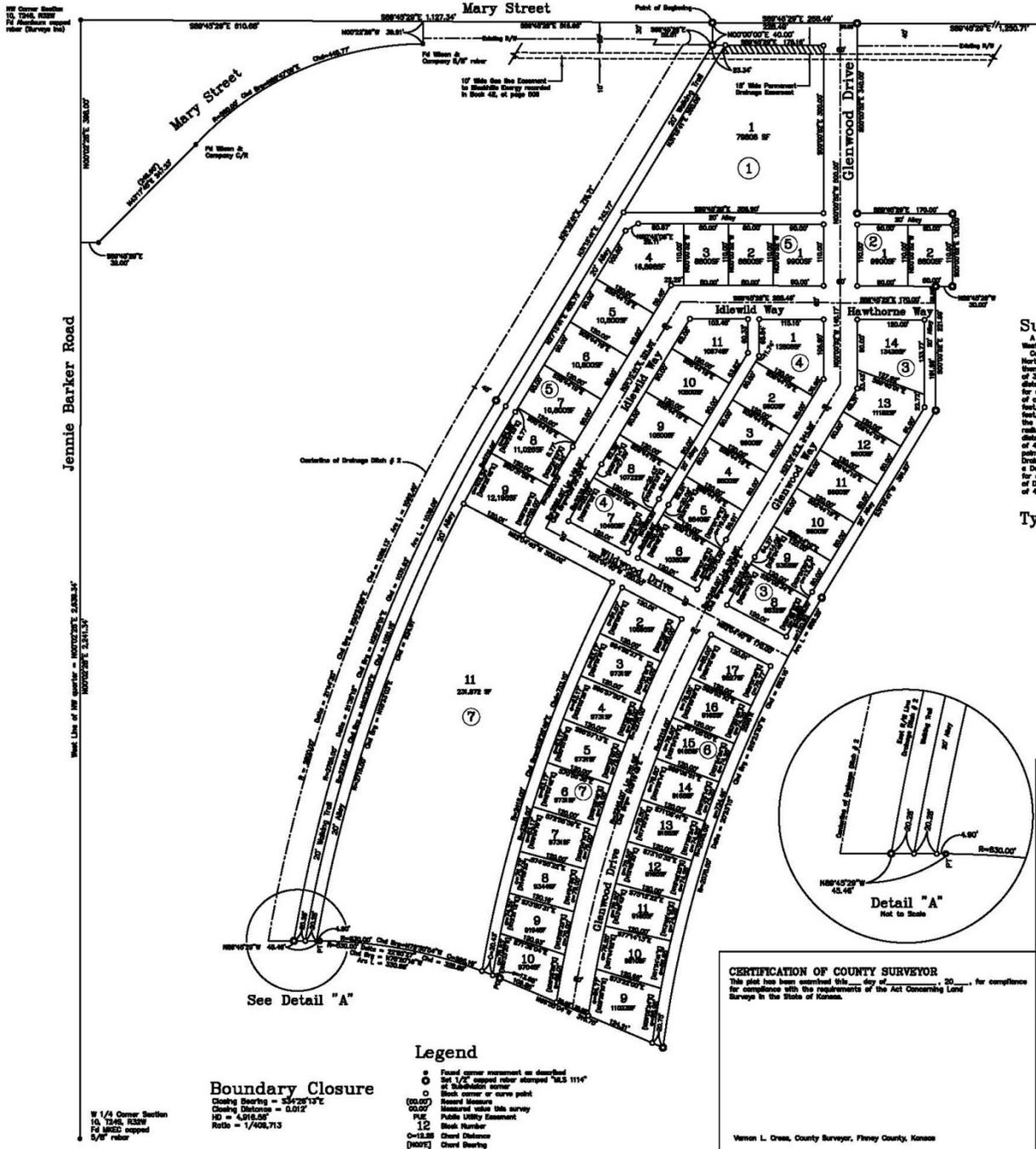
0 150 300 600 Feet



EXHIBIT C

THE CHAPPEL HEIGHTS PHASE I SITE DEVELOPMENT PLAN

Final Plat of the
Chappel Heights First Addition
 Located in the North one-half of Section 10, Township 24 South, Range 32 West of the 6th P.M., in
 Garden City, Finney County, Kansas.



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EXHIBIT D

**ELIGIBLE COSTS FOR
THE CHAPPEL HEIGHTS PHASE I PROJECT**

The Chappel Heights Phase I Site Work Estimates:

Eligible Expenses	
Sewer	\$ 513,075.00
Water	\$ 218,320.00
Streets	\$ 605,400.00
Insurance	\$ 10,338.00
Interest	\$ 90,409.00
Engineering	\$ 67,344.00
Street Lights	\$ 22,000.00
Signs	\$ 1,000.00
Sidewalks	\$ 58,254.00
Total	\$ 1,586,140.00

Upon substantial completion, public improvements shall be dedicated to the City of Garden City.

EXHIBIT E

CERTIFICATION OF SUBSTANTIAL COMPLETION FORM

The undersigned, on behalf of Bernard Chappel (the Developer), pursuant to Section 3.4.3 of the Development Agreement dated as of July ____, 2013 (the Development Agreement) by and among the City of Garden City, Kansas, and the Developer, hereby certifies as follows. All capitalized terms used herein shall have the meaning attributable to such terms in the Development Agreement.

1. The Work with respect to the Internal Infrastructure Improvements in Development Project is sufficiently complete in accordance with the Construction Plans, excepting all punch list items, such that the Developer can occupy or utilize the Work for its intended purpose.
2. The Work has been completed in a good and workmanlike manner.
3. There are no mechanic's or materialmen's liens or other statutory liens on file encumbering title to the Property; all bills for labor and materials furnished for the Work which could form the basis of a mechanic's, materialmen's or other statutory lien against the Property have been paid in full, and within the past four months no such labor or materials have been furnished which have not been paid for.
4. All applicable building codes have been complied with in connection with the Work.

Dated: _____

Bernard Chappel

By: _____

Name:

Title:

New Business

Consent Agenda

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (Memorandum) is entered into this 18th day of November, 2014, by and between the City of Garden City, Kansas (City), and the Sand & Sage Rifle and Pistol Club, Inc. (Sand & Sage).

WHEREAS, the City proposes to build an indoor firearm range (Firearm Range) at 2680 South Old Highway 83, Finney County, Kansas; and

WHEREAS, Sand & Sage desires to contribute funds to the planning and design stages of the proposed Firearm Range; and

WHEREAS, the City respectfully accepts the contribution of Sand & Sage towards planning and design of the Firearm Range, and in exchange, if the Firearm Range is built, the City will grant to Sand & Sage use of the Firearm Range, pursuant to a Use Agreement that will be subsequently approved by the parties.

NOW, THEREFORE, the parties enter into this Memorandum, and agree as follows:

1. Sand & Sage agrees to pay to the City, the amount of Twelve Thousand Five Hundred Dollars (\$12,500) to be used exclusively for the planning and design stages of the proposed Firearm Range. The funds to be paid by Sand & Sage shall be paid when requested by the City. The City will be responsible for procuring the services of an architect to engage in planning and design of the Firearm Range. While planning and design of the Firearm Range shall be within the exclusive authority and control of the City, the City will solicit the suggestions of Sand & Sage for planning and design of the Firearm Range.

2. Should the City build the Firearm Range, Sand & Sage shall be granted use of the Firearm Range, pursuant to a Use Agreement to be negotiated between the parties, similar to the Use Agreement between the City and Sand & Sage, dated January 5, 2010, for the current firearm range located at 114 Isabel Avenue, Garden City, Kansas.

3. Nothing in this Memorandum shall obligate the City to build the Firearm Range or expend public funds for such purpose.

This Memorandum is acknowledged and approved as set forth below.

CITY OF GARDEN CITY, KANSAS,

Date

By _____
Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

SAND & SAGE RIFLE AND PISTOL CLUB, INC.

11-12-2014
Date

By Mike Homm
Title President

Other Entities Minutes



**ITEM 2
GARDEN CITY REGIONAL AIRPORT
ADVISORY BOARD MINUTES
OCTOBER 9, 2014**

5:30 P.M. MEETING CALLED TO ORDER

MEMBERS PRESENT

Charlie Robinson, Ed Fischer, Darin Germann, and Marlo Miller

MEMBERS ABSENT

Max Meschberger

STAFF PRESENT

Rachelle Powell and Miranda Benedict

ITEM 1 PUBLIC COMMENT

No public comment.

ITEM 2 APPROVAL OF SEPTEMBER 11, 2014 MINUTES

Marlo Miller made a motion to approve the September 11, 2014 Airport Advisory Board minutes as amended. Ken Frey seconded the motion. The motion passed unanimously.

ITEM 3 LEASE REVIEW

Staff reviewed the following leases with the Airport Advisory Board: Aircraft Services, Brookover Hangar, and Poky Feeder's Hangar.

Staff recommends the automatic renewal of the above mentioned leases. Ken Frey made a motion to approve the automatic renewal of the leases and Darin Germann seconded the motion. The motion passed unanimously.

ITEM 4 CAPITAL IMPROVEMENT PROJECT (CIP) COMMITTEE MEMBER

Staff discussed the selection of a committee member and the CIP process with the Airport Advisory Board. Staff also requested a volunteer to serve on the committee as an Airport Advisory Board representative. Staff presented members with a schedule of the department meetings, times, and dates. Ed Fischer volunteered to serve on the committee on behalf of the Airport Advisory Board.

ITEM 5 CAPITAL IMPROVEMENT PROJECT REVIEW

Staff discussed the projects being presented to the CIP committee to the Airport Advisory Board.

Ed Fischer made a motion to approve the projects submitted to the Capital Improvement Project Committee. Marlo Miller seconded the motion. The motion passed unanimously.

ITEM 6 ADVISORY BOARD TERMS

Airport Advisory Board Member Bill Jones has missed five meeting as of October 1st, which is less than $\frac{3}{4}$ of the meetings. Bill Jones has indicated that medical reasons have inhibited his ability to make it to the meetings. Bill Jones has decided to resign from the board. Bill's term expires 12/31/2014.

Per City of Garden City - Resolution 2196: SECTION 7: Attendance Requirements: Be it resolved that all members of advisory boards must hereby attend no less than three-fourths (3/4) of regular meetings in any given calendar year (exempting special call meetings).

Staff recommends the position remains vacant throughout the term 12/31/2014. Staff recommends the Advisory Board review the application on file during the November meeting and appointment effective 01/01/2015. Recommendation accepted by Airport Advisory Board.

ITEM 7 DIRECTOR'S REPORT

Staff discussed the Director's Report with the Airport Advisory Board.

ITEM 8 MONTHLY REPORTS

Staff reviewed the monthly reports with the Airport Advisory Board.

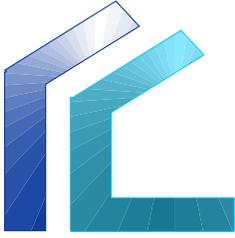
ITEM 6 BOARD MEMBER COMMENTS

- A. Ed Fischer – Congratulated staff on the perfect FAA Part 139 Inspection.
- B. Charlie Robinson – Congratulated staff on the perfect FAA Part 139 Inspection.
- C. Ken Fry – Congratulated staff on the perfect FAA Part 139 Inspection.
- D. Marlo Miller – Congratulated staff on the perfect FAA Part 139 Inspection.
- E. William (Bill) Jones – Resigned.

- F. Darin Germann – Congratulated staff on the perfect FAA Part 139 Inspection.
- G. Max Meschberger – Absent.

ITEM 6 ADJOURNMENT

Ken Frey made a motion to adjourn. Darin Germann seconded the motion. The motion passed unanimously.



Garden City Recreation

REVISED AGENDA –Garden City Recreation Commission

Regular Meeting

Tuesday –October 21, 2014 @ 5:15 pm

Garden City Recreation Center, 310 N. 6th Street

- I. Call Meeting To Order**
- II. Approval of Agenda**
- III. Consent Agenda**

The following shall stand approved/ accepted as presented unless action is taken to remove an item from the Consent Agenda.

 - Minutes of Regular Meeting September 29, 2014
 - Financial Reports for September 2014
 - Staff Reports for October 2014
 - Participation Reports for September 2014
- IV. Superintendents Report**
 - CIP Meeting Dates are attached for your review.
 - Recreation Director’s Evaluation is scheduled for our November meeting.
 - CORE FITNESS construction is in full swing. Completion Date is December 1 with a grand opening during the week of December 15, 2014
 - Water Park Project Review & Discussion
 -
- V. New Business**
 - A. Approval of the GCRC portion of the Fly-Over Ad for Stone Development and the Waterpark in the amount of \$4,569.33 to Gibson Mancini Carmichael & Nelson P.A...
 - B. Discussion and approval to move forward with discussions with the Pecos League. This would be an agreement for use at Clint Lightner Baseball Field for a 1 year usage agreement for a semi-pro baseball team. Information will be provided during the meeting.
 - C. Superintendent is seeking permission to proceed forward to amend the Garden City Recreation Commission budget in accordance with (K.S.A. 79-2929a to amend budgets to spend money not in the original budget.)
 - D.
- VI. Old Business**
 1. Staff is recommending for review of the GCRC Purchasing Policy.
- VII. Executive Session** – Recreation Board will go into executive session for the purpose of discussing personnel and/or real property. The Board will reconvene into open session upon completion.
GARDEN CITY RECREATION COMMISSION QUESTIONS & COMMENTS
- VIII. ADJOURNMENT**

Next Meeting

Monday, November 24, 2014

5:15 PM

Activity Center

**Garden City Recreation Commission
Minutes
Monday, September 29, 2014
310 N 6th St**

I. Call Meeting to Order

Vice Chairperson Marcus Ramos called the meeting to order at 5:20pm. GCREC Board present were Torre Mohler, Alyssa Benavidez and Myca Bunch. GCREC Staff present were Superintendent John Washington, Wellness Director Meghan McFee and Finance Director Terri Hahn.

II. Approval of Agenda

John asked to add to the agenda under New Business 6. Approval of Job Description for Wellness/Fitness. Motion by Torre Mohler to approve the amended agenda, seconded by Alyssa Benavidez. Motion carried with all in favor.

III. Consent Agenda

The following shall stand approved/accepted as presented unless action is taken to remove an item from the consent agenda.

- a. Minutes from August 25, 2014 meeting.**
- b. Financial Reports from August 2014**
- c. Staff Reports from September 2014**
- d. Participation Reports from August 2014**

Myca made a comment that there was one option missing from the aquatics report on the Municipal Pool. Fix the filtration.

John explained that the pool is leaking from the bottom of the pool, not from the liner. Fred Jones from the Water Department will be meeting with Monica and Brian about repairs.

The repairs will be discussed with the City Manager on how they would like to proceed with this task. They can either move forward with discussions with the City Commission or put the item on the CIP List. Myca was surprise about the amount of water loss.

John explained that a temporary fix would be lay circulation lines on the bottom of the pool and connect them to the circulation system coming from the filters.

Monica is putting together a committee of seven (7) people for assist in making recommendations in proceeding forward with the renovations of the "Big Pool" and to address the needs of an indoor aquatic center.

Motion by Alyssa Benavidez to approve the consent agenda, seconded by Myca. Motion carried with all in favor.

IV. Superintendent Report

- **MRPA & KRPA Executive Form (Kansas City, MO, Sept. 23-26 2014)** – John attending the MRPA & KRPA Executive Form in Kansas City, Mo, Sept. 23-26. There are changes in recreation, activities and facilities. Number one (1) sport is Pickle Ball. Played on tennis courts with a paddle seem to attract the ages of 50+. It's a simple game that anyone can play with very little equipment and it's a great way to exercise. Recreation Centers across Kansas are looking at the values of Recreation vs. Private Groups running tournaments. They are finding that contracting or renting their facilities are generating

better profits and increasing participation. They say that is because people are doing more events that have a purpose or a need behind them like charities.

- **NRPA Congress in Charlotte, NC, October 13-17.** – John will be attending the NRPA Congress in Charlotte, NC, October 13-17.
- **World Water Park Association Conference, Las Vegas, NV, October 27-30, 2014** – John, Aquatics Director Monica Colborn, Aquatics Maintenance Director Brian Knight and the IT person from Samy's will be attending the World Water Park Association Conference in Las Vegas, NV, October 27-30. Hoping to bring back ideas for the new Water Park.
- **2015-2019 Capital Improvements Schedules** – John has not received the dates from the City of Garden City. The GCRC Board need to pick someone to attend the meetings. Marcus Ramos agreed to attend the CIP Meetings.
- **2014 End of Year Staff/Board Dinner** – John asked the GCRC Board members if they would like to continue the 2014 End of Year Staff/Board Dinner. We usually have this the first or second weekend in January. Please get with John whether this would work or not.
- **Staffs Naming of the new Fitness Center Announcement (Meghan McFee)** – Wellness Director Meghan McFee visit with the Board about the new Fitness Center name which will be The Core Fitness Center. Consolidated Printing is working a logo.

V. **New Business**

1. **2015-2019 Capital Improvement-Discussions will be developed from our current Master Plans and staff recommendations for future Recreation Capital Outlay and City Recreation Facilities.** – John explained the list of CIP's that the Recreation has. John explained that he adds an 18% markup on prices. John ask the Board to go thru the list and get back with him at the next meeting on whether there are any projects that they would like to keep.
2. **Superintendent is requesting for approval for a cash advance in the amount of \$100 for travel expenses to the 2014 NRPA Congress, Charlotte, NC; \$300 for Las Vegas, NV (Covers ground transportation).** – John is asking for approval for a cash advance in the amount of \$100 for travel expenses for the 2014 NRPA Congress and for \$200 instead of \$300 cash advance for the World Water Park Association Conference. Motion by Alyssa Benavidez to approve the travel expenses of \$100 for the 2014 NRPA Congress, Charlotte, NC to John Washington. The motion was seconded by Myca Bunch. Motion carried with all in favor.
Motion by Torre Mohler to approve the travel expenses of \$200 for the World Water Park Conference for John Washington, seconded by Alyssa Benavidez. Motion carried with all in favor.
3. **Staff is seeking approval to move the October 27th Board Meeting to October 20, 2014 due to a scheduling conflict.** – John is asking for approval to change the next board meeting on October 27th to October 20th. John will be in Las Vegas attending the World Water Park Conference. Motion by Alyssa Benavidez to move the next meeting to October 20th at 5:15pm. The motion was seconded by Myca Bunch. Motion carried with all in favor.
4. **Superintendent is recommending for review of the GCRC Purchasing Policy (See Attached).** – John is asking to table this until the next meeting. Motion by Alyssa Benavidez to table the GCRC Purchasing Policy until the next meeting. The motion was seconded by Myca Bunch. Motion carried with all in favor.

5. **Superintendent is requesting for reimbursement of \$240.62 for purchase of supplies for the Gauntlet Race and the College Baseball Tournament sponsored by GCRC & FCVB.** – John is asking for reimbursement of \$240.62 for purchases of supplies for the gauntlet race and the college baseball tournament supplies from Sam’s Club. Motion by Myca Bunch to approve the reimbursement of \$240.62 to John Washington, seconded by Torre Mohler. Motion carried with all in favor.
6. **Approval of Job Description for Wellness & Fitness.** Wellness Director Meghan McFee is requesting approval for the three (3) new job descriptions for the Wellness 7 Fitness. They are Recreation Specialist (Fitness & Wellness), Health & Fitness Specialist and Health & Fitness Specialist. Two of the jobs will be taken from within the Wellness Department and one will be hired from the outside. Meghan explained that she is planning on a December 15th opening. Motion by Alyssa Benavidez to approve the job descriptions for the Wellness and Fitness Department, seconded by Torre Mohler. The approval of the job description were taken to a vote with Alyssa and Torre voting yes and Myca Bunch voting no. Myca would like salary information. Meghan and John explained that they will bring this information to the next meeting.

VI. Old Business

- VII. **Executive Session -Recreation Board will go into executive session for the purpose of discussing Real Property and/or Personnel. The Recreation Board will reconvene into open session upon completion.** John asked to go into executive session for fifteen (15) minutes. Motion by Alyssa Benavidez to go into executive session for fifteen (15) minutes, seconded by Myca Bunch. Motion carried with all in favor.

Went into executive session at 6:43 pm

Out of executive session at 6:55pm.

No Action Taken.

Garden City Recreation Commission Questions and Comments

VIII. Adjournment

Motion by Torre Mohler to adjourn the meeting. Seconded by Myca Bunch. The meeting adjourned at 6:56 pm.

Terri Hahn
Secretary

Board Approved 10/21/2014

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

Thursday, November 20, 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>
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- I. CHAIRMAN CALLS REGULAR MEETING TO ORDER
- II. APPROVAL OF MINUTES- October 16, 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:

FC2014-63: A plat of the Sandhill Addition, West Annie Scheer Rd, at the request of Dave Matthews.

GC2014-56: An amendment to the Garden City Zoning Regulations regarding temporary storage at the request of The City of Garden City.

FC2014-61: An amendment to the Finney County Zoning Regulations regarding timing on Electronic Message Boards at the request of Richard Strandmark.

- VII. ADJOURN

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

October 16, 2014

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, October 16, 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 Gigot, Member Weber, Member Hanneman, Member Laubach and Member Lopez. Also present was Secretary Kentner.

II. SWEARING IN OF NEW MEMBER- CAITLYN HANNEMAN

III. APPROVAL OF MINUTES- September 18, 2014

Member Lopez makes motion to approve the minutes from September 18, 2014. Member Weber seconds the motion. Votes were taken by yeas and nays and recorded as follows:

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

Motion passed.

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

V. 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

FC2014-57 Holsted Addition, 1830 Nine Mile Rd.

Secretary Kentner reads staff report.

Ken Parks- I would like to know why you are requiring five acres. In this case, we are having to take three acres of farmland out of commission to be used as residential.

Member Hanneman- What is the reason for the five acres?

Secretary Kentner- It has to do with the septic system. Especially where there is an existing house and septic system, they are allowed to maintain the present system but when it fails, the issue is you run out of room to place a new system. In this case, there are grain bins and other out buildings. It makes it hard to find a new spot for the replacement system. That's why the County Commission made this request. That is actually on the agenda for later.

MEMBER LAUBACH 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	Hanneman
Yea	Not Present	Yea	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

GC2014-59/60 First Christian Giron Addition, Prelim & Final Plat

Secretary Kentner- Have you been able to contact the applicant?

Ken Parks- I found out Tuesday that I needed to contact them.

Secretary Kentner- We have tried to contact them multiple times and haven't had any luck.

Ken Parks- It would be helpful if I could receive information on these issues earlier in the process. Had I known there were issues ahead of time, I may have been able to contact them.

Secretary Kentner- Normally, we contact the applicants and they can bring whoever they want to the meetings. Our concern with this case is that we don't know their abilities to develop this as they have it platted. They will have to put in roads and infrastructure. No development plan has been done because they haven't come in or returned our calls.

Ken Parks- I understand that but I would like to be the second guy you call if there are issues.

Secretary Kentner- We did call you.

Ken Parks- When?

Secretary Kentner- Tuesday.

Ken Parks- I can't make things happen in two days.

Secretary Kentner- Are you aware if they are capable of putting in the roads and infrastructure?

Ken Parks- I'm unaware of that.

Secretary Kentner- That's why we usually contact them directly. Our concern with this is that normally with plats like this, there is a development agreement to go along with it. One of the requirements is that they have the capacity to do this financially. They will have one year to start the project and one year to complete it. We just haven't heard anything from them. In the past, there has been one case where we approved the preliminary plat contingent upon a development agreement. However, the development agreement had at least been started and was ready before it went to the governing body. The development agreement takes a week to two weeks because our legal staff has to look over it also. We also have some programs that can help them in this process.

Secretary Kentner reads staff report.

Member Weber- If the preliminary plat was ready to go and we tabled the final plat, the City Commission can still approve the preliminary plat, right?

Secretary Kentner- The City Commission does not approve preliminary plats, only final plats.

Member Weber- So if we approve the preliminary and not the final, it starts the clock for them.

Secretary Kentner- Right. That would put them in a bind if they can't get everything worked out or if they weren't anticipating some of the costs.

Member Hanneman- When would they like to have this completed?

Ken Parks- I think they are anxious to get started but the problem is the developer is out of town. The only time I've been able to get ahold of him is 5 o'clock on Fridays.

Secretary Kentner- We don't know the situation on the drainage. Have they involved an engineer yet?

Ken Parks- I don't know.

Secretary Kentner- Our concern is that we run into issues with that. One of these lots may need to be reserved as a drainage or retention pond and a discussion will need to take place over ownership of that lot. The City doesn't want to end up with that lot because the developer doesn't pay taxes or there is no HOA set up to maintain the lot.

Member Laubach- Going back to your preliminary assessment of the plat; how detailed do you get with the financials of the project?

Secretary Kentner- When they sign the development agreement, they are stating that they have the financial capabilities to complete the project. They have estimates done ahead of time so they have a heads up on costs.

Member Laubach- You don't have any numbers?

Secretary Kentner- No, I don't have anything.

Member Hanneman- And to their defense, they are unaware of these issues.

Secretary Kentner- Well, actually, they have been notified. They have copies of the staff reports and the site plan comments. From there, we haven't been able to contact them. They may already have these things taken care of, but we don't know.

Member Weber- If we approved the preliminary plat contingent upon a development agreement and they say that one year is too quick, they have to do the plat again?

Secretary Kentner- They have to come back and get approval again.

Member Weber- So we can table it or approve it and let them know that if a year is too short, they have to come back.

Secretary Kentner- Right. You can choose to address the preliminary and not the final.

Member Laubach- I would rather do everything at once when we have all the information.

Member Lopez- We have run into issues like this in the past. Who is driving this case? They seem so ill prepared.

Secretary Kentner- I don't know what their situation is. I understand with the weather changing if they want to get roads put in but we don't know.

Member Laubach- But they can't even do that because we still have to revisit this anyway.

Secretary Kentner- To my knowledge, there has been no contact with engineering so it would take them at least a couple weeks to review any design concepts anyway.

Ken Parks- I think at this time it's probably best to table it. I would appreciate in the future being on the list to receive this when it goes out to the client.

Secretary Kentner- Okay.

MEMBER LAW MAKES MOTION TO TABLE THE PRELIMINARY PLAT.

MEMBER LOPEZ SECONDS MOTION.

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

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

Motion passed.

MEMBER WEBER MAKES MOTION TO TABLE THE FINAL PLAT.

MEMBER LAUBACH SECONDS MOTION.

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

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

Motion passed.

FC2014-54 Amendment regarding lot size in the county, >5 acres

Secretary Kentner reads staff report.

OPEN PUBLIC COMMENT

Ken Parks- Speaking for all of the people I deal with as far as plats and cutting out tracts of land, which I do in 10 counties, people really only want an acre or two to take care of. If you jump them up to five acres, that's a lot more land than they can take care of and sometimes more than they can afford. We are talking about there being room for septic tanks and laterals. Even when a system fails, you can move it over about three feet and install a new one. Even if you move it over 20 feet, the lateral field only takes up 20ft by 100ft. A five acre lot is over 120,000sqft. There should be plenty of room even on a two acre tract. And the technology is catching up and with the new systems, you don't even need a lateral field. That's a lot of land to take out of production and a large dollar amount for my clients. We've had zoning regulations for two to five acres and it's worked in the past. I'd like for it to stay this way and if you are considering changing this, I'd like to see the public here to weigh in on the subject. To my knowledge, they don't even know about this.

CLOSE PUBLIC COMMENT

Member Hanneman- Where did we get this request?

Secretary Kentner- From the County Commissioners.

Member Hanneman- So the people on the board did their own research and feel this is a good option?

Secretary Kentner- Yes. They've been running into situations with this. Maybe as part of a split-off, they are required to remove the septic system that's there and install an ATU system immediately. That would be a reasonable compromise.

Member Laubach- If the County Commissioners have already done the research and decided they want this, what are we debating it for?

Secretary Kentner- True. We are required by law to publish it so that anyone interested can attend the meeting.

Member Laubach- So if we approved this as presented, it would go back to the County Commissioners and people still have the opportunity to voice their opinion there?

Secretary Kentner- Well, technically, the public comment portion is here at the Planning Commission. If the County Commission wants to open it up to the public, that's up to them.

Member Laubach- So the public has legally been notified.

Secretary Kentner- Exactly. It's published in the legal section of the newspaper. All 50 states follow the same requirements for zoning changes and amendments; it's published in the local newspaper.

Member Hanneman- What would happen if there were only two acres left 15 years from now?

Secretary Kentner- It all depends on the situation. Sometimes people do it because they are refinancing and need to add some land. It really doesn't affect the farming side of it because they can still farm that part of the property. I understand that it's another couple thousand dollars plus the cost of having it surveyed. At the same time, if they were to require those septic tanks to be replaced immediately, that would be about \$12,000. There are pros and cons in either direction we go. The issues that the County Commission have been faced with have been quite controversial. Some of these people have nowhere to go and are already on their second system. Most lateral fields are 100ft but the width depends on the size of the home. It could be 20ft but there is also a distance that they have to maintain between the system and the property lines and structures.

Member Lopez- Are these county regulations or EPA standards?

Secretary Kentner- The homeowners are running into problems when they try to sell the properties. Maybe two people were living in the home prior to the sale and then a family of five moves in; septic tank fails and it's a small acreage lot. They have to put in a new lateral but they don't want to take out trees. With a traditional system, you have to take out a square spot to do so.

The County did allow them to use the ATU systems and more and more people are using them. It's the way of the future but I don't think the County wants to mandate them as the only choice. Sometimes it may be the only option though.

Member Lopez- What about a two-tiered option where they are allowed less than five acres but they have to put in these ATU systems?

Secretary Kentner- That would be a good way to do it.

Member Howard- That's what I'm thinking. Most people don't want to buy five acres. I say give them the choice; if they want two acres, they have to install an ATU system.

Member Weber- Why couldn't the realtor inform them that once the system fails, they have to replace it with an ATU?

Member Lopez- Then it becomes a policing system if you do it afterwards.

Member Weber- There are people now that have one and half acre lots when they are out of room, they're out of room.

Secretary Kentner- The issue with that is if the home has been there for 30 years and they are already on their third septic system, chances are they don't know where the previous systems were. We don't keep those records.

Member Gigot- Adding more acreage to the deal is not the answer.

Member Hanneman- I agree.

Discussion ensues.

Member Weber- If you move the system several times, at some point can you not go back to the beginning location?

Secretary Kentner- My understanding from the KDHE is that you can't go back because it can't percolate.

Member Laubach- Not without digging down 10 feet and filling with new dirt.

Secretary Kentner- Right.

Member Laubach- We can't address what has already happened but we can recommend that any properties under five acres must install an ATU system.

Member Lopez- That's what I'm thinking; give them an option.

Discussion ensues regarding KDHE standards for gray water and its uses.

Member Weber- Unless there is a lateral field record kept at the County, we aren't going to know where they've been.

Secretary Kentner- Some counties are requiring them to be drawn in on new plats. Then you are restricting what they can do on their property.

Member Laubach- I would recommend changing the wording to less than five acres with an ATU system and send it back to the County.

MEMBER LAUBACH MAKES MOTION TO APPROVE LOTS LESS THAN 5 ACRES WITH AN ATU SYSTEM.

MEMBER LOPEZ SECONDS MOTION.

Member Weber- I feel like this is a complex case that needs more research so I will be voting no.

Member Hanneman- Is it possible to get the minutes from the County Commission meeting where they requested this?

Secretary Kentner- Well, it was just mentioned at the last County meeting for us to do it.

Member Hanneman- I would just be interested in why they want five acres.

Chairman Rishel- If we table it...

MEMBER WEBER MAKES SUBSTITUTE MOTION TO TABLE.

MEMBER HANNEMAN SECONDS MOTION.

Votes were taken by yeas and nays on the substitute motion and recorded as follows:

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

Motion not passed.

Votes were taken by yeas and nays on the original motion and recorded as follows:

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

Motion passed.

GC2014-56 Amendment regarding shipping containers

Secretary Kentner reads staff report.

OPEN PUBLIC COMMENT

Bruce Glass, GCBZA- We have had considerable discussion because we are seeing more and more of these. Our general attitude is that if used as temporary storage, they have a legitimate use. However, we are seeing them being used more as permanent storage. Sometimes they are appropriate and sometimes they aren't. We would just like to see them more temporary. We've heard that the reason they are so popular is because they don't go on the property taxes. I don't know if that's true but if it's part of the equation, that's not a good reason for us to allow them as permanent.

Dave Jones, FC Commissioner- We've had these discussions over at the County Commission meetings several times. My preference is that some of the storage containers are built much better than a lot of the sheds you buy at the building store. Some look nice and some don't so I don't know where you draw the line. If they are small and painted to match the building, I'd like to see people be able to keep them.

Bruce Glass- That's our dilemma; some are appropriate and some are not. We are playing God up there when we decide who to approve and who to deny. We need some consistency on our views and decisions. It seems that they are being used as a substitute for real storage and if they need it that bad, there are storage units you can rent. It's not a black and white question but we thought a little clarity would be helpful. If it came down to it, we'd rather them be temporary and not permanent.

Member Lopez- Are we discussing units in the City or the County?

Bruce Glass- Most of what we've seen is in Garden City proper. We had one the other day for two units on the east side of Garnand Furniture. They were tucked back in behind, they were nice units and they were painted to match the building. We limited them to two units. Right now there is nothing that says you can't have two, four, eight or 10. The ones at Walmart have been there since the spring and they are different colors and different sizes.

Member Weber- Would this apply to rentals in the county?

Secretary Kentner- Right now what we are discussing is purely inside the city limits but normally when we make these ordinances, we try to make them consistent across all jurisdictions. However, we did have a Finney County BZA meeting and the same issue came up with containers. Whether you amend it or table it, I think it's something that needs to be looked at. The BZA can make whatever determination they want because they are a case-by-case basis.

Dave Jones- We need to go backward in time to when we had the three-mile zone. To me there is a difference between a shipping container 47 miles east of town versus one that's sitting in town.

Secretary Kentner- Absolutely.

Member Howard- It's ridiculous that the City and the County would have the same rules on this because if a guy owns 1,000 acres, he should be able to put a storage container out there.

Secretary Kentner- Well Ag is exempt. Anything over 40 acres, there are no permits required if it's for agricultural uses. If it's for a business, that's a different story.

Member Laubach- Did you have a chance to find out from the County if those units are taxed when placed on a concrete pad?

Secretary Kentner- No, I haven't found that out yet. That could be a big concern for the County if these are being used to advert taxes. If no one builds permanent storage buildings anymore and they just use this to stack up, there is no taxes being paid but you have increased traffic on county roads. That puts the burden back on the rest of the county.

Chairman Rishel- There are regulations for storage sheds regarding foundations but there is nothing in there for temporary units that says they have to meet certain regulations.

Secretary Kentner- If you wanted to make it consistent for the BZA; for example, we are talking about Garden City only right now, but if you wanted to give clear expectations like a permanent foundation and making them anchored, you could. The building code limit is 600sqft. Anything over that has to be on a foundation.

Member Laubach- If someone has a truck trailer with a sign on it, it's legal?

Secretary Kentner- No. If they are using it as advertising, it's not legal. We have cases open right now for that. For example, D&H homes has a semi-trailer with a sign that they park to use as advertising. They do use it for storage but they intentionally use it for advertising.

Member Laubach- It's not on a cement surface.

Secretary Kentner- No and there are some new units that are painted like cows. They are from Dodge City and being used more as signs than actual storage. I have yet to see one place in the community.

Member Hanneman- They are placed for advertising purposes.

Secretary Kentner- Exactly. We have a letter out to them as well. If they use them for signs, they need a sign permit but they don't meet the sign regulations.

Member Laubach- If they use them for storage, they are ok?

Secretary Kentner- Right now, it would be up to the BZA.

Member Laubach- but this board could deliberate and decide that all permanent storage be on concrete?

Secretary Kentner- Exactly. You can specify that and the BZA would have no choice but to approve with those specific items listed. Granted, that is helpful to the BZA because they don't have to do it from the bench with people coming in. If those are already outlined, then they have a minimum set of rules to follow. Right now the way it's written they have to start from scratch with these cases. It takes away the negotiation.

Member Laubach- And the personal opinion.

Secretary Kentner- Exactly. Our definition of temporary is 30 days. That's why this is difficult. Do you want to put a timeline on these and say that they have to come back every few years?

Member Lopez- I think our recommendation should be a list of minimum requirements and allow the BZA to fine-tune it on a case-by-case basis because that's why we have a BZA.

Chairman Rishel- I've seen some of those units advertised on the internet and they are not in very good shape.

Member Lopez- How strong do we want to be with the minimum requirements? The stronger they are, the less discussion.

Member Laubach- We need to look at what we are going to allow in the city because there is a difference between a property in town and one in the county. I would like to see it changed to any that are permanent have to be placed on a foundation. It forces them to make a commitment and an investment.

Chairman Rishel- We'll have to be specific because if they put a few of them next to each other, that changes the square footage.

Member Lopez- Personally, I don't see any situation where it would look nice on a residential property.

Member Hanneman- If they don't put it on concrete, they still aren't paying taxes on it to my knowledge.

Secretary Kentner- We don't know. There is some information that we don't have right now. If you want to table this so you have time to think about it and I can get that information from the appraisers office, that would be a good idea.

Member Laubach- Personally, I think they should only be used as temporary in the City but in the County, it's different.

Member Hanneman- I would like more time to drive around and see some of the nicer ones. They would need to maintain them.

Chairman Rishel- Can you specify in here that if they get permission for a container that they have to maintain it?

Secretary Kentner- Yes. You can require certain things. I need to do some more research on how other counties do it but you can request that they be painted ever few years if they are kept on a permanent basis. You can get as detailed as you want.

MEMBER HANNEMAN MAKES A MOTION TO TABLE.

MEMBER LAW SECONDS MOTION.

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

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

Motion passed.

Meeting adjourned at approximately 10:10am.

Ken Rishel
Mario Lopez

Chairman
Vice-Chairman

Kaleb Kentner
Carol Davidson

Secretary

Garden City Police Department
PCAB Meeting
October 21, 2014

Present: James R. Hawkins, Chief of Police; Sergeant David Wheet; Connie Bonwell; Charles Allen; Alicia Weber; Brandon Neeb; Cindy Hernandez; Dan Le; Lupe Carrasco, Administrative Assistant.

Not Present: Sabrina Rodriguez; Helen Batchelder; Mellaina Johnson.

The meeting convened at 1730.

Chief Hawkins welcomed Cindy Hernandez as the newest member of the board.

Chief Hawkins announced that the Communications center is now operating at full capacity.

Chief Hawkins stated PSD Johnny is in training.

Chief Hawkins led a review of the monthly reports.

The meeting adjourned at 1817.

Zoo Advisory Board
Minutes of Meeting Held
Tuesday, November 4, 2014

Members Present: Jimmy Deal, Tammy Rieth, Jami Kilgore, Taylor Freburg
Members Absent: Kathy Diehl, Evelyn Bowman, Debbie Reynolds
Others Present: Kristi Newland, Donna Wohler, Brian Nelson, Jordan Piha

- I. The meeting was called to order at 5:07
- II. Approval of Agenda – The agenda was approved.
- III. Approval of Minutes – Section II d of the October meeting minutes were amended to read *older non-reproductive females* instead of *lone females*, and *if possible* added after *another zoo as soon as possible*. The minutes were approved as amended.
- IV. New Business
 - a. Zoo Monthly Report – The otters are off-exhibit in the quarantine/holding building while work is being done in their holding area. The tropical birds were moved to winter bird holding. The new male red panda was moved to the new exhibit with the female, and the cubs moved to the old panda yard. A replacement is being sought for the Maintenance Foreman who is moving. The position was reevaluated and changed to a salaried position (Facilities Manager).
 - b. FOLRZ Report – Six foot tall and ten foot tall giraffe sculptures that will be placed near the new giraffe deck will arrive tomorrow. There were 5,072 paid attendees at Boo!, with a profit of \$26,000. The price increase didn't hamper attendance.
- V. Old Business
 - a. Animal Trust Termination Update – Funds will be transferred to Friends and be held until they find a money manager.
 - b. Capital Improvement Projects – Meetings begin this week. Kristi went over projects and explained the CIP process.
 - c. Elephant Yard Expansion Update – The bid was opened and was \$1,117,200 compared to the \$375,000 amount that the architect estimated. The City Commission rejected the bid. The contractor that bid expressed a desire to discuss the project with the architect and zoo staff.
 - d. Discussion of Species Survival Plan as they relate to LRZ operations & CIPs - Kristi went over a visual illustration of ages of African elephants and sizes of elephant groups & exhibits that are in AZA zoos, and said that zoos are building exhibits to house elephant families and/or bulls. Female elephants will be kept in families and not sent to non-herd exhibits like we have. She also went over scenarios that explore the future of elephants at LRZ. Some options are: convert barn/exhibit to rhino exhibit or build new barn/exhibit for elephant bulls or families. The City Commission will want ZAB input and FOLRZ input. The Friends board wants to stop raising money for the primate exhibit and raise money for a bull exhibit. The ZAB Board would like to discuss the issue and make a recommendation at a future meeting when a full board can be present.
- VI. Board Member Reports –
- VII. The meeting was adjourned at 6:51 p.m.

Next scheduled Meeting is December 2, 2014 at 5:00 p.m.