

AGENDA
CITY COMMISSION MEETING
Tuesday, December 16, 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 2014 Fire Facilities Study. 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. Shea Sinclair and Troy Unruh, on behalf of LiveWell Finney County, will be present to invite and discuss with the Governing Body the upcoming LiveWell Healthy Community Design Summit in February, 2015.
- VII. **REPORT OF THE CITY MANAGER.**
 - A. Garden City Citizens' Academy will be held March 5 – May 5, 2015. Citizens' Academy is a nine-week program designed to teach interested residents about various aspects of their local government. It provides an interactive way to learn about City Government and gives participants insight into how City departments operate. Enclosed for Governing Body's review is a copy of the 2015 class schedule along with a copy of the application.
 - B. Public Utilities Director Muirhead will be present to discuss the Power Supply and Utility Financial update.
 - C. 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 report and code enforcement report, from Finance Director Hitz the monthly financials, from Police Chief Hawkins the monthly activity report, from Public Works Director Curran the monthly projects and transportation report and from Zoo Director Newland the monthly activity report.
 - D. Meetings of note:
 - ✓ December 12, 2014 – Mayor's Christmas Dinner at The Golf Club at Southwind at 6:30 p.m.
 - ✓ December 13, 2014 – Tails in Tinseltown at the Finnup Center for Conservation Education from 9:00 a.m. – noon
 - ✓ December 13, 2014 – TubaChristmas Concert on Grant Avenue at 3:00 p.m.

- ✓ January 3, 2015 – Pre- Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.
- ✓ January 26, 2015 – Southwest Kansas Chambers of Commerce, “SW Kansas Night Out in Topeka”, from 5:30 -7:30 p.m.
- ✓ February 2, 2015 – Dinner with LiveWell Team and Mark Fenton from 6:00 p.m. – 7:30 p.m. location TBA
- ✓ February 3, 2015 – LiveWell Healthy Community Design Summit at the Clarion Inn, time TBA.
- ✓ February 21, 2015 – Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.

VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.

- A. Appropriation Ordinance No. 2378-2014A.

IX. CONSIDERATION OF ORDINANCES AND RESOLUTIONS.

- A. Governing Body consideration and approval of Agreements and Consent to Annexation from two property owners and an annexation ordinance for property along US-50/400.
- B. On November 4, 2014, the City Commission adopted Resolution No. 2609-2014, setting a Public Hearing on December 16th at 1:30 p.m., on the creation of a Star Bond District. Upon closing the Public Hearing the Governing Body is asked to consider adoption of an Ordinance creating the Star Bond District.
 - 1. 1:30 p.m. Public Hearing pursuant to Resolution No. 2609-2014 on the creation of a STAR Bond Project District.
 - a) Greg Cotton, Chief of Staff and General Counsel, Sporting Club (Sporting Kansas City), will be present to express interest in developing a project plan for a STAR Bond District.
 - 2. Ordinance No. _____-2014, an ordinance of the Governing Body of the City of Garden City, Kansas making findings regarding a STAR Bond Project District and establishing a STAR Bond Project District within the city.
- C. Resolution No. _____ - 2014, a resolution making certain findings and determinations as to the need for a Housing Incentive Policy within the City of Garden City, Kansas and setting forth such policy to incentivize housing developments.
- D. Resolution No. _____ - 2014, a resolution creating the electrical systems operating capital reserve account to maintain funds for operation and maintenance of the Jameson Energy Center or for capital outlays required by emergency situations involving transmission, distribution, or substations.

X. OLD BUSINESS.

- A. Finance Director Melinda Hitz has provided the annual Capital Improvement Reserve Fund (05) transfers for Governing Body review and approval. Staff will be present to review and discuss with the schedule of 2014 transfers with the Governing Body.

B. 2:00 p.m. - Public Hearing for the purpose of the Governing Body hearing and answering concerns, questions and/or objections of taxpayers relating to the proposed amendment to the 2014 City of Garden City budget for the following funds: Capital Improvement Reserve, DEA Forfeiture, 12-6a13 Revolving and Special Rec & Parks.

1. Following the hearing, the Governing Body is requested to approve the Certificate of Amendment of the 2014 Budget.

C. At your November 4, 2014 meeting, the Governing Body asked for a staff report on the building code issues prior to issuing a new Request for Proposals (RFP) for use of the State Theater. City Engineer Cottrell has prepared a memorandum for Governing Body consideration and direction.

XI. NEW BUSINESS.

A. Governing Body consideration of a Continuing Disclosure Policy for the City of Garden City's issuances of debt.

B. Advisory Board Recommendations:

- 1. Alcohol Fund Advisory Committee – 2 appointments
- 2. Cultural Relations Board – 4 appointments

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

- 1. Governing Body consideration and acceptance of an easement from Andrew R. and Cynthia A. Stinemetz for a street light at 2115 Antler Ridge Drive.
- 2. Governing Body consideration and approval of the Consent to Assignment of Lease Agreement between Regency Autogroup, INC., d/b/a Hertz Rent-A-Car and the City of Garden City.
- 3. Governing Body consideration and approval of an agreement to dissolve the Garden City Information Technology Cooperative and redistribute the remaining funds among the partners.

4. Licenses:

(2014 New)

a) Crossland Construction Company..... Class A General

(2015 Renewal)

- b) Agave Restaurant Cereal Malt Beverage
- c) Cao Thanh Vietnamese Restaurant Cereal Malt Beverage
- d) Carniceria Garcia Market..... Cereal Malt Beverage
- e) Carniceria Garcia Restaurant Cereal Malt Beverage
- f) El Remedio Market. Cereal Malt Beverage
- g) El Remedio Restaurant..... Cereal Malt Beverage
- h) El Zarape of Garden City Cereal Malt Beverage
- i) Express Corner Cereal Malt Beverage

j)	Food Mart #3.....	Cereal Malt Beverage
k)	Fulton Convenience Store	Cereal Malt Beverage
l)	Garden Bowl	Cereal Malt Beverage
m)	Hard Rock Lanes	Cereal Malt Beverage
n)	Pizza Hut #102.....	Cereal Malt Beverage
o)	Pizza Hut #125.....	Cereal Malt Beverage
p)	Plank's BBQ.....	Cereal Malt Beverage
q)	Quicker Mart	Cereal Malt Beverage
r)	Taco Salinas	Cereal Malt Beverage
s)	Tacos El Tapatio	Cereal Malt Beverage
t)	U Pump It #203	Cereal Malt Beverage
u)	U Pump It #207	Cereal Malt Beverage
v)	U Pump It #212	Cereal Malt Beverage
w)	Wheat Lands Country Store	Cereal Malt Beverage
x)	AMF Electrical Cont, Inc.	Class A General
y)	G&R Concrete Specialists-Precision Builders, Inc.	Class A General
z)	Hellas Construction, Inc.	Class A General
aa)	Hutton Construction Corporation	Class A General
bb)	Hyphen Construction Group, Inc.	Class A General
cc)	Innovative Construction Solutions, Inc.	Class A General
dd)	Nabholz Construction Corporation	Class A General
ee)	Robinson Construction, LLC.....	Class A General
ff)	Berry Roofing.....	Class B General
gg)	Brak-Hard Concrete Construction Co., LLC	Class B General
hh)	Bogner Oilfield Service, Inc.	Class B General
ii)	Cook Construction	Class B General
jj)	Dunlap Construction Co., Inc.....	Class B General
kk)	DV Construction.....	Class B General
ll)	DV Vital Construction	Class B General
mm)	J2 Construction, Inc.	Class B General
nn)	John H. Hotz	Class B General
oo)	Johnson Septic Tank Service, LLC	Class B General
pp)	Kerry Spanier Construction	Class B General
qq)	McGaughey Construction	Class B General
rr)	Mid Plains Construction.....	Class B General
ss)	Paul Teetzen Construction	Class B General
tt)	Pro Build Company, LLC	Class B General
uu)	RC Electric, LLC	Class B General
vv)	Rental Enterprise.....	Class B General
ww)	Richard Wright Construction.....	Class B General
xx)	RJ's General Plumbing & General Contracting.....	Class B General
yy)	Byerly Construction	Class B General
zz)	Square Deal Hani Services	Class B General
aaa)	Stoecklein Construction.....	Class B General
bbb)	Tuff Shed, Inc.	Class B General
ccc)	The Southard Corporation	Class B General
ddd)	Unified School District 457	Class B General
eee)	Waltz Construction.....	Class B General
fff)	West Construction	Class B General
ggg)	Wildeman Construction	Class B General
hhh)	AMF Electrical Cont., Inc.	Class D-E Electrical
iii)	Baier Electric.....	Class D-E Electrical
jjj)	LJS Electric.....	Class D-E Electrical
kkk)	M. Berry Electric	Class D-E Electrical
lll)	RC Electric, LLC	Class D-E Electrical
mmm)	Ducts in a Row, LLC.....	Class D-M Mechanical
nnn)	Unger's Heating & Air Conditioning, Inc.....	Class D-M Mechanical
ooo)	Crist Plumbing	Class D-P Plumbing
ppp)	Dimond Plumbing	Class D-P Plumbing

qqq)	Johnson Septic Tank Service, LLC	Class D-P Plumbing
rrr)	RJ's Plumbing & General Contracting, Inc.....	Class D-P Plumbing
sss)	Luminous Neon, Inc.....	Class D-SI Sign
ttt)	Austin Pools, LLC	Class D-USP Unlimited Swimming Pool
uuu)	Unified School District 457	Class E-B Backflow Device Tester
vvv)	Continental Fire Sprinkler.....	Class E-F Fire Sprinkler & Protection
www)	Pryor Automatic Fire Sprinkler, Inc.....	Class E-F Fire Sprinkler & Protection
xxx)	Jonathan Thuy Tran	Class E-L Landlord
yyy)	Dreiling Rentals	Class E-L Landlord
zzz)	Dreiling Construction	Class E-SOC Specialized Other
aaaa)	J&R Construction, LLC	Class E-SOC Specialized Other
bbbb)	Life Scapes	Class E-SOC Specialized Other
cccc)	McGraw Fencing & Repair	Class E-SOC Specialized Other
dddd)	Overland Contracting, Inc.....	Class E-SOC Specialized Other
eeee)	Solida Tree Service, Inc.	Class E-SOC Specialized Other
ffff)	Square Deal Handi Services	Class E-SOC Specialized Other
gggg)	The Green Solution Tree Service.....	Class E-SOC Specialized Other
hhhh)	Unified School District 457	Class E-SOC Specialized Other

- D. 3:00 p.m. - 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.

- E. Staff requests Governing Body consideration of an Executive Session pursuant to K.S.A. 75-4319(b)(1) pertaining to personnel matters of non-elected personnel and their contractual obligations because if this matter were discussed in open session it might invade the privacy of those discussed.

XII. CITY COMMISSION REPORTS.

- A. Commissioner Law

- B. Mayor Cessna

- C. Commissioner Dale

- D. Commissioner Doll

- E. Commissioner Fankhauser

XIII. ADJOURN.

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS

City of Garden City
December 2, 2014

The regular meeting of the Board of Commissioners of the City of Garden City was held at 11:00 a.m. at the City Administrative Center on Tuesday, December 2, 2014 with all members present.

Commissioner Doll moved that the City Commission go into executive session pursuant to K.S.A. 75-4319(b)(1) for 120 minutes for the purpose of discussing matters of non-elected personnel and their contractual obligations because if this matter were discussed in open session it might invade the privacy of those discussed and that the City Commission reconvene into open session in the City Commission Chambers at 1:00 p.m. Commissioner Cessna 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.

Commissioner Fankhauser opened the meeting with the Pledge of Allegiance to the Flag and Invocation.

The City Commission and City Manager Allen recognized the dedicated service of the following employees who have reached milestones in their service with the City.

For 30 years of service:

Allen Shelton	Chief	Fire
Bob Zundt	Equipment Operator I	Street
Mike Utz	Captain	Police

For 20 years of service:

Curtis Schlereth	Driver	Solid Waste
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For 10 years of service:

Toby Witthuhn	Superintendent	Golf
Clint Brock	Detective	Police
Oscar Flores	Master Patrol Officer	Police
Lester Ummel	Equipment Operator II	Street
James Daily	Firefighter II	Fire
Derk Rojas	Laborer I	Cemetery
Wesley Brungardt	Evidence Technician	Police
Ryan Hahn	Food & Beverage Manager	Golf
Kenny Becker	Equipment Operator II	Street
Kaleb Kentner	Director	Community Development
Bill Matheson	Superintendent	Street
Peter Ramirez	Judge	Municipal Court
Brett Harman	Service Installer	Electric
Donna Wohler	Administrative Assistant	Zoo
Jon Irsik	Firefighter II	Fire

The City Commission and City Manager Allen recognized Cynthia Beltran, Legal Clerk and Victim Advocate for receiving the distinguished service award.

At 1:30 p.m. Mayor Cessna opened the continuation of a hearing regarding a nuisance violation at 2509 N. Taylor Avenue which began at the November 4, 2014 City

Commission meeting. Mr. Kurt Osterbuhf previously requested this hearing regarding a weed violation at 2509 N. Taylor Avenue and requested that the City assume the liability for him cleaning and maintaining the area in the right-of-way.

Commissioner Fankhauser moved to direct staff to continue with the nuisance violation process and collect the \$200 for mowing. 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

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

Finance Director Hitz provided the monthly sales tax report for Governing Body review.

Meetings of note:

- ✓ December 1, 2014 – 2014 Annual Finney County Historical Society Commissioner Chili Luncheon, 12:00 p.m. at Finney County Historical Museum
- ✓ 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 – Tails in Tinseltown at the Finnup Center for Conservation Education from 9:00 a.m. – noon
- ✓ December 13, 2014 – TubaChristmas Concert on Grant Avenue at 3:00 p.m.
- ✓ January 3, 2015 – Pre- Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.
- ✓ January 26, 2015 – Southwest Kansas Chambers of Commerce, “SW Kansas Night Out in Topeka”, from 5:30 -7:30 p.m.
- ✓ February 2, 2015 – Dinner with LiveWell Team and Mark Fenton from 6:00 p.m. – 7:30 p.m. location TBA
- ✓ February 3, 2015 – LiveWell Healthy Community Design Summit at the Clarion Inn, time TBA.
- ✓ February 21, 2015 – Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.

Appropriation Ordinance No. 2377-2014A, “AN APPROPRIATION ORDINANCE MAKING CERTAIN APPROPRIATIONS FOR CERTAIN CLAIMS IN THE AMOUNT OF \$2,431,946.38,” was read and considered section by section. Commissioner Fankhauser moved to approve and pass Appropriation Ordinance No. 2377-2014A. 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

Ordinance No. 2675-2014, “AN ORDINANCE AMENDING ARTICLE 5, SECTION 23 AND ARTICLE 19, SECTION 200 OF THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, EDITION OF 2014, WHICH WAS ADOPTED AND INCORPORATED BY ORDINANCE NO. 2665-2014 OF THE CITY OF GARDEN CITY, KANSAS,” was read and considered section by section. Commissioner Fankhauser moved to approve Ordinance No. 2675-2014. 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

Resolution No. 2611-2014, “A RESOLUTION AUTHORIZING THE REMOVAL OF MOTOR VEHICLE NUISANCES FROM CERTAIN PROPERTIES IN THE CITY OF GARDEN CITY, KANSAS, PURSUANT TO SECTION 38-63 OF THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS (201 E. Laurel Street – white 4-door car and grey 4-door car),” was read and considered section by section. Commissioner Doll moved to approve Resolution No. 2611-2014. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

At 2:00 p.m., Mayor Cessna opened the public hearing relating to 1904 Crestway Drive, 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 18-80 ET SEQ. of the Code of Ordinances of the City of Garden City, Kansas.

Mike Friesen, previous owner of the property located at 1904 Crestway Drive addressed the Governing Body and stated he considered himself owner of the property and was against having the house demolished and removed.

Following the testimony of Mr. Friesen, the Mayor closed the public hearing.

Commissioner Law moved to approve the Unsafe Structure Order with an effective date of December 16, 2014. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve bids received for 2015 Property and Liability insurance coverage as presented with the reduction of the wind/hail deductible from \$50,000 to \$25,000 for an additional premium of \$7500.00. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve and authorize a Public Hearing on December 16, 2014 at 2:00 p.m. for the amendment to these listed funds in the 2014 Budget: DEA Forfeiture, Finnup Trust, 12-6a13 Revolving and Special Rec & Parks. 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 to approve of settlement agreements reducing the local access service charge from Wheatland Electric Cooperative from \$2.39 per kW-month to \$1.30 per kW-month and approving the operations agreement of the Jameson Energy Center. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve the 2015 City of Garden City Legislative Policy documents. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve the 2015 Southwest Kansas Coalition Legislative Policy documents. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Law moved to approve and re-appoint Curt Kinney and Bruce Glass and appoint Valerie Hess to three-year terms that will end December 2017 on the Landmarks Commission. Commissioner Doll seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve and appoint Vicki Germann to fill a three-year term that will end December 2017 on the Planning Commission. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve and re-appoint Bruce Glass to a three-year term that will end December 2017 on the Garden City Board of Zoning Appeals. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve and re-appoint Roger Unruh to a two-year term that will end August 2016 on the Building Safety Board of Appeals. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Doll moved to approve and appoint Jamie Warren to a four-year term that will end January 2019 on the Garden City Recreation Commission. Commissioner Law seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved to approve the following:

1. Governing Body consideration and acceptance of an Indigent Defense Agreement authorizing the City of Garden City, Kansas to retain Robert J. Kennington, an attorney licensed in the State of Kansas to represent indigent defendants who qualify for court-appointed attorneys in the Municipal Court of the City.

2. Governing Body consideration and acceptance of an Indigent Defense Agreement authorizing the City of Garden City, Kansas to retain Bors Law, P.A. law firm, licensed in the State of Kansas to represent indigent defendants who qualify for court-appointed attorneys in the Municipal Court of the City.
3. Governing Body consideration and acceptance of an Indigent Defense Agreement authorizing the City of Garden City, Kansas to retain Stephen Cott, an attorney licensed in the State of Kansas to represent indigent defendants who qualify for court-appointed attorneys in the Municipal Court of the City.
4. Governing Body consideration and approval of bids received November 21, 2014 for one (1) new, 2015 4-door sedan vehicle to be purchased for use by the Electric Utilities Division.
5. Governing Body consideration and approval of quotes received for lease agreements for three vehicles in the Community Development Department.
6. Quit Claim Deed from heir of Phyllis L. Corrigan transferring Space 5, Lot 750, Brookover Addition of Valley View Cemetery to Troy and/or Bonnie Corrigan.
7. Licenses:

(2014 New)

- a) Joseph P. Varley Construction, Inc Class A General
- b) Brungardt Construction Class B General

(2015 Renewal)

- c) Walgreens #07972 Cereal Malt Beverage
- d) Dillons #60. Cereal Malt Beverage
- e) Dillons #05 Cereal Malt Beverage
- f) Mariscos Puerto Nuevo Cereal Malt Beverage
- g) JAG Construction, Co Class A General
- h) Roc Service Company, LLC. Class A General
- i) Creative Interiors. Class B General
- j) Ed Barb..... Class B General
- k) Energy Guard Midwest, LLC Class B General
- l) Germann Homes Class B General
- m) Smart Construction, LLC Class B General
- n) Travers Construction, Inc. Class B General
- o) Wards Garden Center, Inc. Class B General
- p) Hemmert Electric, Inc. Class D-E Electrical
- q) Roger W. Unruh Class D-E Electrical
- r) Spike's Electric Class D-E Electrical
- s) Wheatland Electric Co-op, Inc. Class D-E Electrical
- t) Wards Garden Center, Inc. Class E-B Backflow Device Tester
- u) Knipp Equipment, Inc. DBA Kansas Trane Class D-M Mechanical
- v) Brick Block Works Class E-SOC Specialized Other
- w) Green Shoes Lawn Care Class E-SOC Specialized Other
- x) Pro-Cut Tree Service, Inc. Class E-SOC Specialized Other
- y) Spencer Contracting, Inc. Class E-SOC Specialized Other
- z) Wards Garden Center, Inc. Class E-SOC Specialized Other
- aa) Wehkamp Excavating, Inc. Class E-SOC Specialized Other
- bb) Westhusing's Inc. Class E-SOC Specialized Other

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

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Commissioner Fankhauser moved that the City Commission go into executive session pursuant to K.S.A. 75-4319(b)(2) for 30 minutes for the purpose of consultation with City legal counsel on matters which are privileged in the attorney/client relationship which if discussed in open session would waive that privilege and that the City Commission reconvene into open session in the City Commission Chambers at 2:45 p.m. with City Attorney Grisell, City Manager Allen, Assistant City Attorney Jacob Cunningham present and Michael Seck, Legal Counsel, by phone. 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

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 Fankhauser thanked the employees that received awards for their years of service with the City. Commissioner Fankhauser thanked the city employees and downtown businesses that put up the Christmas lights along the downtown area.

Commissioner Law congratulated and thanked the employees that received the years of service awards. Commissioner Law stated he received a call about the need for lighting replacement and maintenance on the Tally Trail. Commissioner Law received a call regarding the drainage ponds on the east side of town and asked if and when they will be fenced. City Engineer Cottrell stated after excavating the areas will be fenced.

Mayor Cessna congratulated and thanked the employees that received longevity awards and distinguished service award. Mayor Cessna stated it goes to show that the City has great employees that go above and beyond.

Commissioner Dale congratulated the employees that received years of service awards and stated they are the City's No. 1 asset. Commissioner Dale congratulated Cynthia Beltran and thanked her for her service. Commissioner Dale reminded and encouraged everyone to attend the Christmas parade on December 7, 2014.

Commissioner Doll congratulated the employees that received years of service awards and thanked Cynthia Beltran for her service to the City.

Petitions

Report of the City Manager

Citizens' Academy 2015

- March 5, 2015 Program to be located in the Large Meeting Room at the City Administration Center, welcome by Mayor. Programs presented by **City Manager, Finance, Clerks Office, Human Resources and CIP** (how you as the citizen can get involved in the process of CIP).
- March 12, 2015 Program will begin with the Police Department. Please meet on the lower level of the Law Enforcement Center. Program presented by **Police and Municipal Court**. The **Fire Department** will present at Station 1.
- March 19, 2015 USD457 Spring Break-No class scheduled
- March 26, 2015 Program to be located at the ARFF Station at the Garden City Regional Airport. Program presented by **Airport, City Link, Traffic and Street Department**.
- April 2, 2015 Program to be held in the Large Meeting Room at the City Administration Center. Program presented by **Cemetery, GIS, Information Technology, Engineering, and Planning and Community Development**.
- April 9, 2015 Program to be held at the Garden City Recreation Center or at Buffalo Dunes Golf Course. Presentations by **Buffalo Dunes Municipal Golf Course, Parks Department and Recreation Department**.
- April 16, 2015 Program at the Electric Service Center. Programs presented by **Electric, Water, Waste Water, Public Works Department, Recycling and Solid Waste Department**.
- April 23, 2015 Program to start at **Zoo**. Proposed start time to be @ 4:00 p.m. to allow for day light.
- April 30, 2015 Closing Dinner/Graduation: Program to be held in the Large Meeting Room at the City Administration Center. Citizens Academy Alumni invited to dinner along with graduates and their guests. Program TBD
- May 5, 2015 Recognition at City Commission Meeting. This is a Tuesday commission meeting that begins at 1:00 p.m. Program by City Commission (public meeting and budget).

Meeting time is from 5:30-8 p.m. with the exception of April 23 which will be held from 4-6 p.m. and May 5 which will be held during the commission meeting, which begins at 1 p.m.



CITY OF GARDEN CITY
CITIZENS' ACADEMY ~ CLASS OF 2015
APPLICATION

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

CITY ADMINISTRATIVE
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620.276.1160
FAX 620.276.1169
www.garden-city.org

Name Last First M

Address Street City State Zip

Home Phone Work Phone Cell Phone

E-Mail Fax

Employer Occupation

Do you have access to the internet? Yes No

Please indicate your preferred form of communication:

Please describe your interest in participating in the Citizens' Academy and what you expect to learn from the program:

Multiple horizontal lines for text input.

In order to make the Citizens' Academy a worthwhile experience, if you have specific areas of interest, please list:

Multiple horizontal lines for text input.



CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Citizens' Academy requires a commitment to attend and actively participate in nine weekly sessions, each lasting approximately 2 ½ hours. The tentative schedule for the Class of 2015 is:

March 5 - 5:30 to 8 p.m.	April – 5:30 to 8 p.m
March 12 - 5:30 to 8 p.m.	April 23 - 4 to 6 p.m
March 26 - 5:30 to 8 p.m.	April 30 - 6 to 8 p.m.
April 2 - 5:30 to 8 p.m.	May 5 - 1 p.m.
April 9 - 5:30 to 8 p.m.	

The minimum class size is 10 participants, with a 24 participant maximum.

In submitting this application, you are committing to attend all sessions, if selected. Selected class participants will be notified by February 27, 2015.

Signature

Date

Contact Ashley Freburg, Communication Specialist, at 620-276-1166
or by e-mail at ashley.freburg@gardencityks.us with questions.

Please return application to Ashley Freburg by February 25, 2013.

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**PUBLIC UTILITIES
DEPARTMENT**

MIKE MUIRHEAD
Public Utilities
Director
301 N 8th St
620.276.1577

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

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

ED BORGMAN
Waste Water
Superintendent
345 S Jennie Barker Rd
620.276.1281

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MEMORANDUM

TO: Governing Body
THRU: Matt Allen, City Manager
FROM: Mike Muirhead, Public Utilities Director
DATE: December 8, 2014
RE: Electric Utility Fund

ISSUE:

Power Supply / Utility Financial Update

BACKGROUND:

The Garden City Commission selected the Kansas Municipal Energy Agency (KMEA) as its power provider, starting on January 1, 2014. As a result of this decision to switch power supply, no increase in electrical rates to Garden City rate payers occurred in 2014, and no increases are projected for 2015.

- **Power Supply:**

- 2013 was the last year Garden City received power, as an all requirements customer, from the Wheatland Electric Cooperative.
- KMEA secured all of the necessary power supply and transmission requirements for Garden City beginning in 2014. KMEA successfully installed 27MW of natural gas generation at the Jameson Energy Center (JEC) during 2013 and 2014 making the JEC operational in May of 2014.
- A settlement agreement was reached between Wheatland Electric Cooperative, Sunflower Electric Power Corporation and Garden City and KMEA in December, 2013 by lowering the Local Access Charge (LAC) that was being charged to Garden City.

- **Power Supply Costs:**

- Total costs to the City for the year 2013 from Wheatland Electric Cooperative totaled \$23,290,245.
- Estimated total KMEA costs to the City for 2014 is \$19,200,000 which includes all costs associated with procuring power supply, KMEA administrative charges, securing and paying for transmission service, Wheatland Electric facility charge and costs associated with the financing and operations of the JEC.



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Utility Financial Update:

- End of year (2014) projections, after annual transfers to the general fund are completed, setting up reserve accounts for JEC, setting up an operating reserve account, and paying off the community trust fund balance, it is estimated that there will be approximately \$5.3M in cash carry over into the 2015 budget year beginning January 1, 2015. This is due to three things, (1) lower wholesale power costs, (2) full cost of service rate adjustments being fully implemented in 2012 and 2013 and an uptick of approximately 3.5% in additional energy sales.
- Having a healthy operating reserve is sound financial planning that varies from utility to utility, however the industry standard is that a utility should maintain a balance of 4 months operating expenses or approximately \$10.5 M for Garden City.
- Adoption of a resolution requiring \$750K each year, beginning in 2014 to into a capital reserve account for large capital expenditures including the operation and maintenance of the JEC.

Based upon the above information, with NO rate reduction, the ending cash balances for the previous 5 years as well as projected 2014 and 2015 are as follows:

Electric Utility Rate Costs			
	Beginning Cash Balances	Capital Reserve	Operating Reserve
2011	\$ 3,820,879		
2012	\$ 3,831,521		
2013	\$ 1,709,846		
2014	\$ 3,508,279	\$ 750,000	\$ 500,000
2015	\$ 5,365,964	\$ 1,500,000	\$ 1,000,000
2016	\$ 4,550,645	\$ 2,250,000	\$ 1,500,000
2017	\$ 4,550,645	\$ 3,000,000	\$ 2,000,000
2018	\$ 4,441,038	\$ 3,750,000	\$ 2,500,000
2019	\$ 4,479,629	\$ 4,500,000	\$ 3,000,000

CONSIDERATIONS:

1. Adoption of a resolution requiring \$750K each year, beginning in 2014 to into a capital reserve account for large capital expenditures including the operation and maintenance of the JEC.
2. Continue work to achieve the goal of building a balance of 4 months operating expenses or approximately \$10.5 M for Garden City.
3. If the Governing Body is comfortable with projected reserves and cash carry over, then a consideration for a rate reduction could be considered.



If the Governing Body considers electric rate reductions to be given to the ratepayers of Garden City, the following provides some basic guidelines as to the annual cost (impact to cash reserves) based upon a percentage basis.

1% \$282,866

2% \$565,732

3% \$848,600

4% \$1,131,466

5% \$1,517,523

RECCOMENDATIONS:

**PUBLIC UTILITIES
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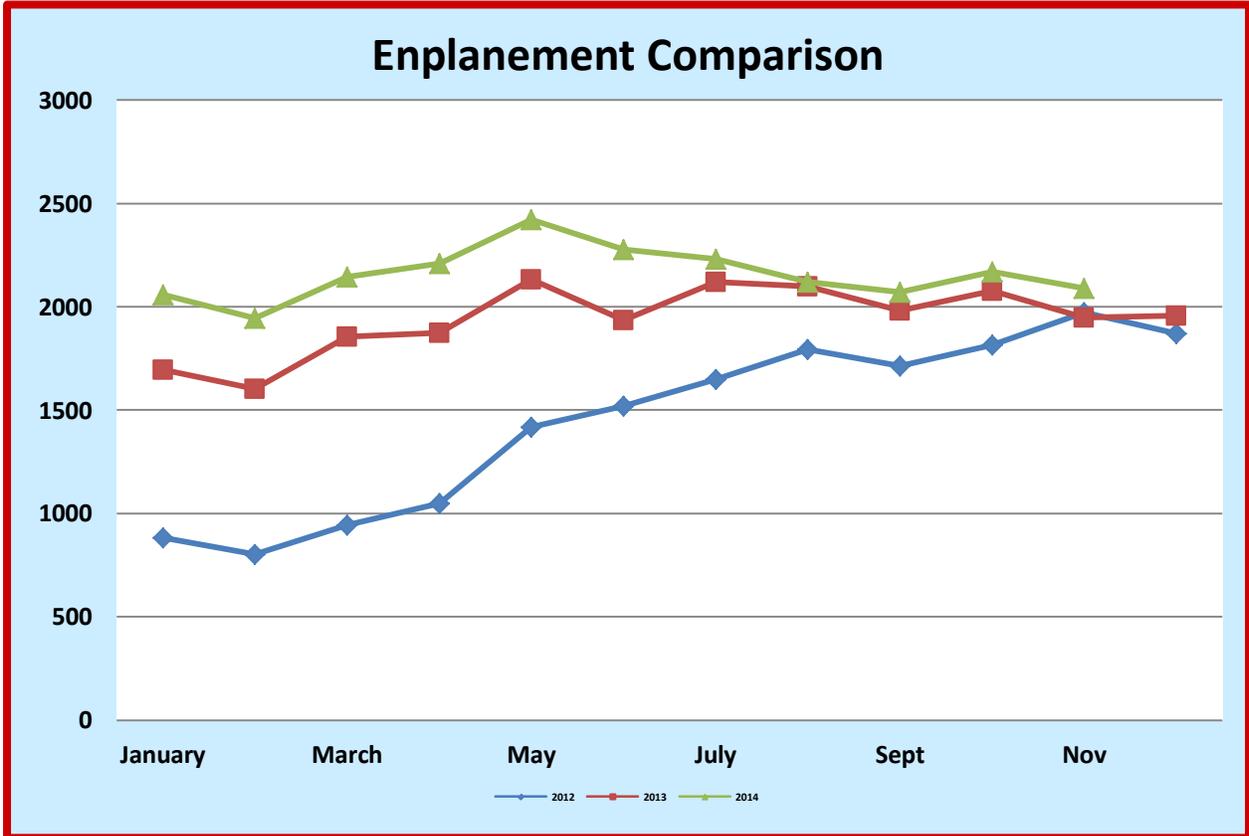
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1. Approve Resolution to transfer \$750K into the capital reserve account before the end of 2014 then each year thereafter.
2. Transfer \$500K into an operating reserve account before the end of 2014 and each year thereafter to build reserves.
3. Direct staff to proceed with other considerations.

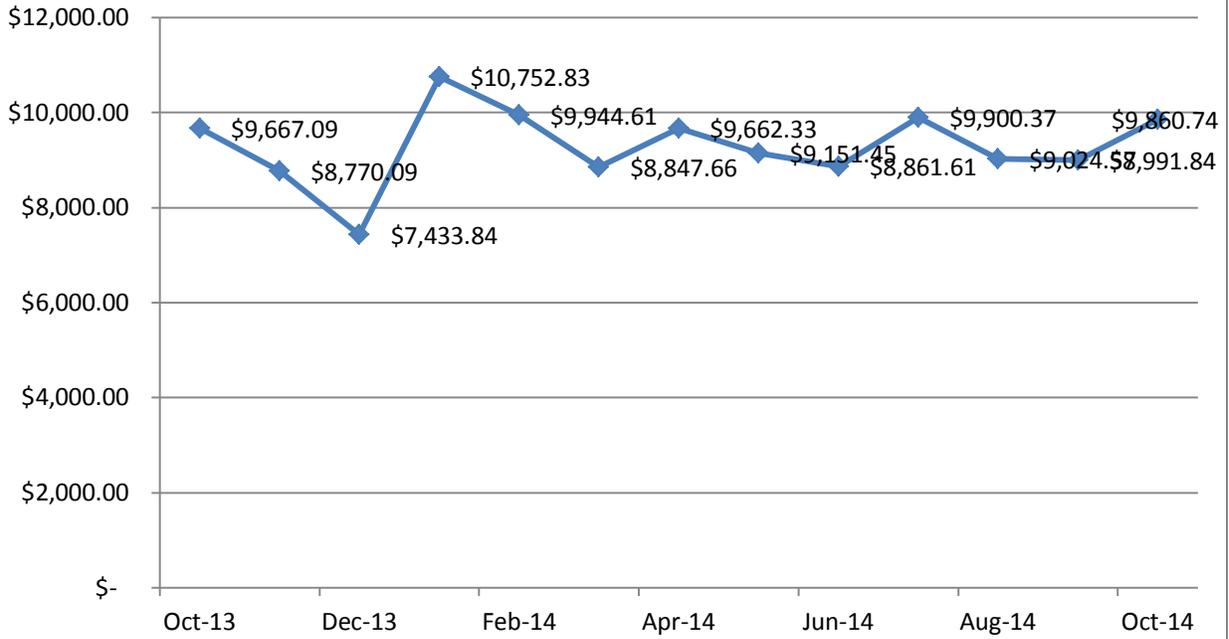
Staff Reports

**GARDEN CITY REGIONAL AIRPORT
MONTHLY REPORTS**

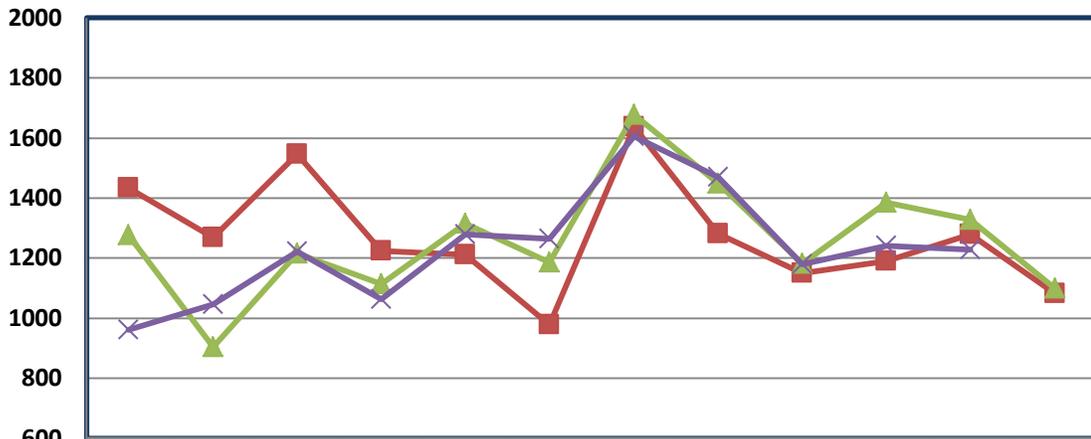


Total Enplanements			
2014	American Eagle	Charters	Total
Jan	2058	63	2121
Feb	1946	75	2021
March	2146	67	2213
April	2163	48	2211
May	2423		2423
June	2210	68	2278
July	2231		2231
Aug	2120	112	2232
Sept	2070	62	2132
Oct	2169	0	2169
Nov	2091	47	2138
Dec			0
TOTAL	23627	542	24169

Passenger Facility Charge (PFC)



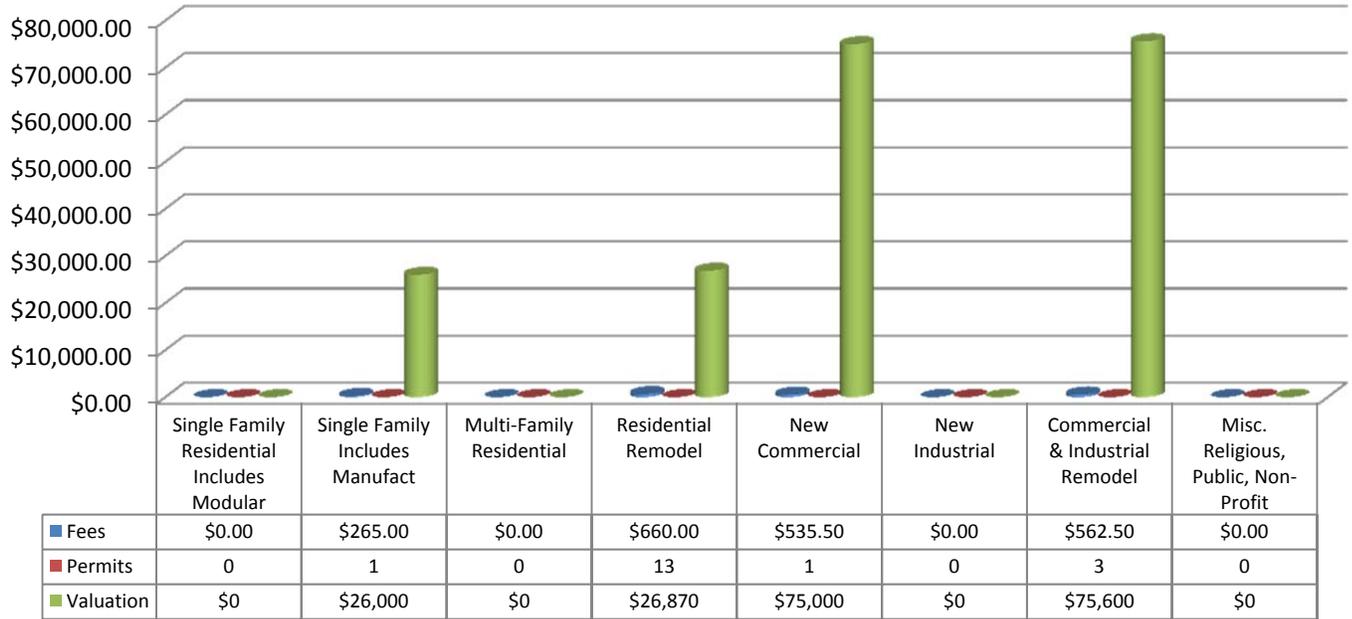
Monthly Operations Comparison



	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2012	1434	1269	1546	1225	1212	978	1638	1281	1150	1190	1279	1081
2013	1276	904	1216	1114	1316	1185	1678	1449	1182	1385	1328	1099
2014	961	1047	1221	1063	1280	1265	1605	1469	1180	1242	1228	

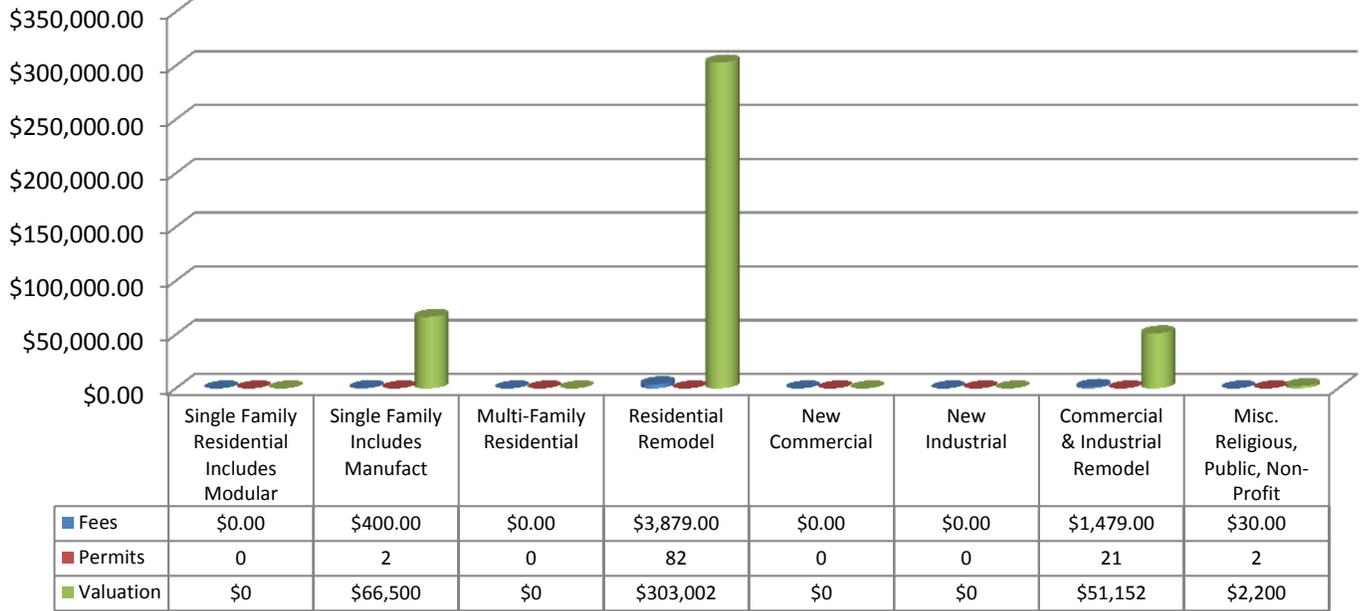
Planning & Community Development Building Report November 2014





	Single Family Residential Includes Modular	Single Family Includes Manufact	Multi-Family Residential	Residential Remodel	New Commercial	New Industrial	Commercial & Industrial Remodel	Misc. Religious, Public, Non-Profit
■ Fees	\$0.00	\$265.00	\$0.00	\$660.00	\$535.50	\$0.00	\$562.50	\$0.00
■ Permits	0	1	0	13	1	0	3	0
■ Valuation	\$0	\$26,000	\$0	\$26,870	\$75,000	\$0	\$75,600	\$0

District	Permit Type	Address	Amount	Value	Structure	Project Description
Finney County	GAS	10110 North MENNONITE	29.00	100	Residential Remodel	NEW CUSTOMER GAS LINE
Finney County	GAS	6025 OLD POST	29.00	750	Residential Remodel	REPAIR GAS LINE AND GAS PRESSURE TEST
Finney County	PLUMBING	5665 North SIXTEEN MILE	29.00	900	Residential Remodel	INSTALL 30 GALLON PROPANE WATER HEATER
Finney County	DEMO PERMIT	2308 MENKE	30.00	0	Commercial/Industrial Remodel	DEMO OF DAMAGED METAL BUILDING
Finney County	SIGN PERMIT	100 INDUSTRIAL	62.00	4,600	Commercial/Industrial Remodel	8X16 OFF-SITE SIGN-WESTERN STEEL & AUTOMATION-Sign must be 10' beyond sight triangle lines, which are 25' & 25'
Finney County	BUILDING PERMIT	7630 West HWY 50	470.50	71,000	Commercial/Industrial Remodel	TOWER REINFORCEMENT
Finney County	MECHANICAL	6310 OLD POST	125.00	4,500	Residential Remodel	C/O HEATER & EVAPORATOR COIL
Finney County	GAS	10110 North MENNONITE	29.00	200	Residential Remodel	NEW CUSTOMER GAS LINE
Finney County	MECHANICAL	4170 East HWY 50	56.00	4,355	Residential Remodel	INSTALL 90% FURNACE & ROOF VENT
Finney County	MECHANICAL	945 MIMOSA	42.00	1,165	Residential Remodel	28X68 1995 CHAMPION RDMH-HOMEOWNER INSTALLATION
Finney County	GAS	2109 GRANDVIEW EAST	42.00	400	Residential Remodel	GAS LINE REPAIR
Finney County	GAS	3030 West JONES Avenue	45.00	400	Residential Remodel	GAS PRESSURE TEST
Finney County	BUILDING PERMIT	5885 SKYLINE	265.00	26,000	SF Manufactured (HUD Standards)	INSTALL 16X60 2008 LEGACY MOBILE HOME
Finney County	BUILDING PERMIT	6775 West JONES Avenue	535.50	75,000	New Commercial	60X90 STORAGE BUILDING-SHELL ONLY
Finney County	MECHANICAL	5565 West JONES	118.00	8,100	Residential Remodel	C/O 2 FURNACES-404738
Finney County	BUILDING PERMIT	902 South 83 FRONTAGE	32.00	2,000	Residential Remodel	6FT CHAINLINK FENCE
Finney County	BUILDING PERMIT	9540 North MENNONITE	42.00	1,500	Residential Remodel	R/R 15 SQ COMP SHINGLES
Finney County	BUILDING PERMIT	1365 ROLLING HILLS	42.00	2,500	Residential Remodel	6FT WOOD FENCE



District	Permit Type	Address	Amount	Value	Structure	Project Description
Garden City	ELECTRICAL	1510 SUNDANCE	29.00	2,700	Residential Remodel	C/O 84K 92% FURNACE
Garden City	PLUMBING	1611 MIKE'S	29.00	800	Residential Remodel	INSTALL 40 GALLON WATER HEATER
Garden City	GAS	1403 WALLACE	29.00	750	Residential Remodel	INSTALL 30 GALLON WATER HEATER
Garden City	MECHANICAL	1510 SUNDANCE	29.00	2,700	Residential Remodel	C/O 84K 92% FURNACE
Garden City	BUILDING PERMIT	2605 North MAIN	56.00	4,000	Residential Remodel	R/R 395SQ COMP SHINGLES
Garden City	PLUMBING	2020 COMMANCHE	29.00	750	Residential Remodel	INSTALL 40 GALLON NATURAL GAS WATER HEATER
Garden City	UTILITY	1604 LONGHORN	15.32	0	Residential Remodel	INSTALL NEW 100 AMP SERVICE TO GARAGE
Garden City	GAS	801 North NINTH	29.00	200	Residential Remodel	GAS PRESSURE TEST
Garden City	CURB CUT	504 West PROSPECT	30.00	0	Residential Remodel	CURB CUT, APPROACH, SIDEWALKS & DRIVEWAY
Garden City	BUILDING PERMIT	2222 MOHAWK	105.00	11,000	Residential Remodel	10X16 PORCH ADDITION, NEW WINDOWS & SIDING
Garden City	BUILDING PERMIT	801 North NINTH	105.00	7,000	Residential Remodel	R/R 355SQ. COMP SHINGLES
Garden City	ELECTRICAL	504 West PROSPECT	29.00	500	Residential Remodel	NEW OVERHEAD ELECTRICAL SERVICE
Garden City	PLUMBING	950 North JENNIE BARKER #133	29.00	400	Residential Remodel	INSTALL 1995 SPIRIT HOMES MOBILE HOME-Must have skirting, address numbering and stairs at all exits in place prior to final inspection

Garden City	PLUMBING	111 JENNY	29.00	785	Residential Remodel	INSTALL 40 GALLON NATURAL GAS WATER HEATER
Garden City	PLUMBING	1011 LYLE	29.00	965	Residential Remodel	INSTALL 50 GALLON NATURAL GAS WATER HEATER
Garden City	GAS	950 North JENNIE BARKER #133	29.00	200	Residential Remodel	INSTALL 1995 SPIRIT HOMES MOBILE HOME-Must have skirting, address numbering and stairs at all exits in place prior to final inspection
Garden City	ELECTRICAL	2914 FLEMING #708	29.00	300	Residential Remodel	REPAIRING ELECTRICAL SERVICE CAUSED BY FIRE
Garden City	ELECTRICAL	511.5 FIFTH Street	32.00	900	Commercial/Industrial Remodel	TEMP ELECTRIC FOR JOB TRAILER
Garden City	PLUMBING	1403 WALLACE	29.00	750	Residential Remodel	INSTALL 30 GALLON WATER HEATER
Garden City	PLUMBING	606 West HAMLIN	29.00	800	Residential Remodel	INSTALL 40 GALLON NATURAL GAS WATER HEATER
Garden City	PLUMBING	1603 SHORTHORN	29.00	800	Residential Remodel	R/R 40 GALLON WATER HEATER
Garden City	UTILITY	511.5 FIFTH Street	466.25	0	Commercial/Industrial Remodel	TEMP ELECTRIC FOR JOB TRAILER
Garden City	BUILDING PERMIT	1715 East KANSAS	32.00	400	Commercial/Industrial Remodel	5FT WOOD FENCE
Garden City	PLUMBING	2430 BELMONT	29.00	750	Residential Remodel	INSTALL NEW 40 GALLON NATURAL GAS WATER HEATER
Garden City	PLUMBING	605 LABRADOR #212	29.00	800	Residential Remodel	R/R 40 GALLON WATER HEATER
Garden City	PLUMBING	301 SANTA FE	42.00	300	Residential Remodel	R/R 40 GALLON WATER HEATER
Garden City	BUILDING PERMIT	1508 North TWELFTH	29.00	14,000	Residential Remodel	NEW SIDING
Garden City	EXCAVATION	3101 East KANSAS	30.00	0	Commercial/Industrial Remodel	REPAIR INLET & OUTLET RIP RAP AREAS
Garden City	PLUMBING	2010 BELMONT	29.00	800	Residential Remodel	R/R 40 GALLON WATER HEATER
Garden City	BUILDING PERMIT	1213 FLEMING	260.00	11,830	Commercial/Industrial Remodel	INTERIOR REMODEL
Garden City	EXCAVATION	SW CORNER SPRUCE & JENNIE BARKER	30.00	0	Commercial/Industrial Remodel	EXCAVATION & PREPARATION OF LAND FOR NEW HOUSING DEVELOPMENT
Garden City	ELECTRICAL	1604 LONGHORN	29.00	400	Residential Remodel	INSTALL NEW 100 AMP SERVICE TO GARAGE
Garden City	ELECTRICAL	2614 BELMONT	29.00	400	Residential Remodel	RUN ELECTRICAL SERVICE TO WHIRLPOOL BATHTUB
Garden City	ELECTRICAL	5120 North HWY 83	42.00	400	Residential Remodel	REPLACING ELECTRICAL PANEL
Garden City	DEMO PERMIT	1213 FLEMING	30.00	0	Commercial/Industrial Remodel	INTERIOR DEMO OF SOUTH TENANT AREA
Garden City	EXCAVATION	1604 LONGHORN	30.00	0	Residential Remodel	INSTALL NEW 100 AMP SERVICE TO GARAGE
Garden City	EXCAVATION	512 North SEVENTH	30.00	0	Commercial/Industrial Remodel	REPLACE SEWER LINE
Garden City	SIGN PERMIT	902 STONE CREEK #C	75.00	0	Commercial/Industrial Remodel	1- 2X8 REFACED WALL SIGN & 1 1.5X8 NEW WALL SIGN- A QUILTED CROW
Garden City	PLUMBING	1517 East JOHNSON	29.00	750	Residential Remodel	INSTALL NATURAL GAS WATER HEATER
Garden City	PLUMBING	408 West EMERSON	29.00	300	Residential Remodel	INSTALL 40 GALLON WATER HEATER
Garden City	MECHANICAL	2105 North MAIN	105.00	6,537	Residential Remodel	C/O FURNACE & A/C-404455
Garden City	MECHANICAL	1503 JAN	56.00	4,235	Residential Remodel	C/O FURNACE-404465
Garden City	BUILDING PERMIT	902 North MAIN	105.00	16,000	Residential Remodel	BASEMENT REMODEL

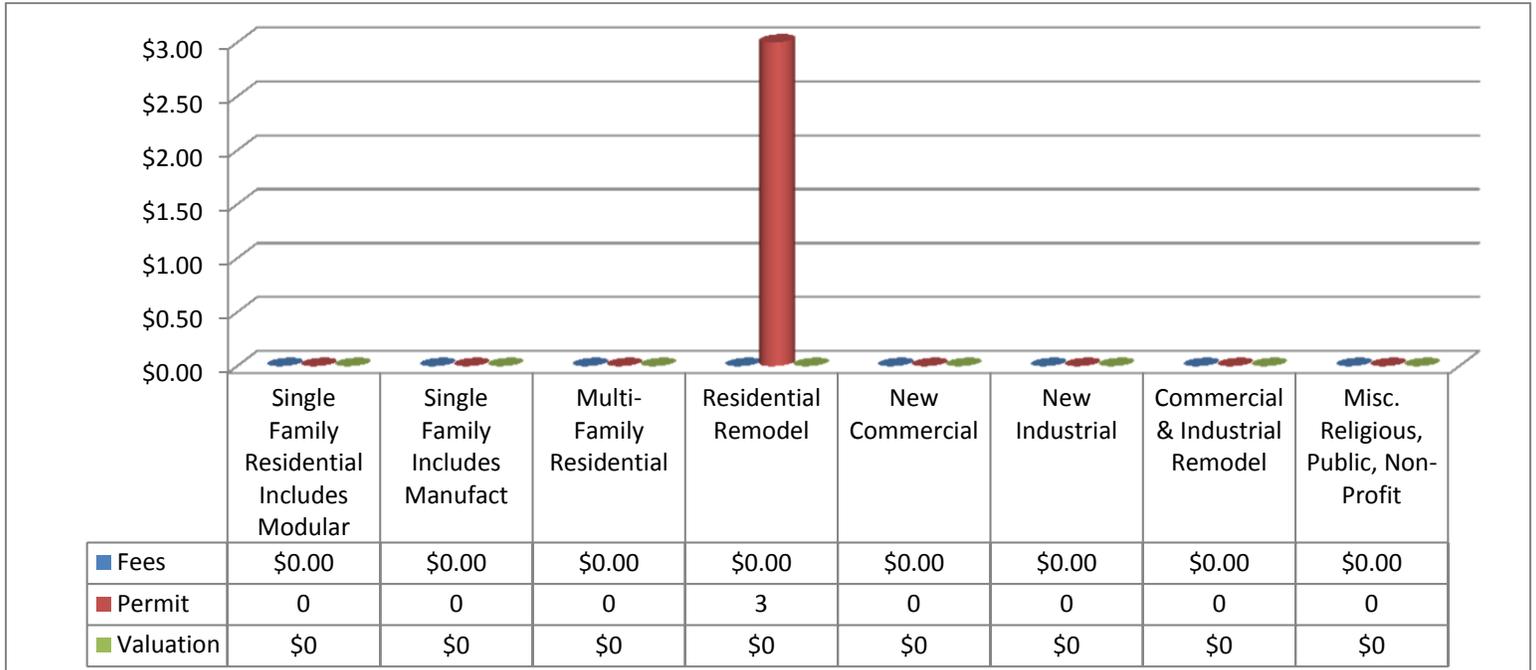
Garden City	BUILDING PERMIT	308 West CAMPBELL	56.00	4,000	Residential Remodel	REPLACE SUBLOOR
Garden City	ELECTRICAL	703 CENTER	29.00	400	Residential Remodel	REPLACE DISCONNECT SWITCH-100 AMP
Garden City	PLUMBING	2309 North MAIN	29.00	785	Residential Remodel	INSTALL 40 GALLON WATER HEATER
Garden City	MECHANICAL	507 West KANSAS	130.00	7,612	Commercial/Industrial Remodel	INSTALL 5 TON ROOF TOP UNIT
Garden City	ELECTRICAL	950 North JENNIE BARKER #133	29.00	300	Residential Remodel	INSTALL 1995 SPIRIT HOMES MOBILE HOME-Must have skirting, address numbering and stairs at all exits in place prior to final inspection
Garden City	ELECTRICAL	1602 North SEVENTH	29.00	300	Residential Remodel	RELOCATE ELECTRICAL SERVICE
Garden City	PLUMBING	406 East KANSAS	32.00	1,500	Commercial/Industrial Remodel	REPLACE PARTIAL SEWER LINE
Garden City	GAS	2014 HENDERSON	29.00	300	Residential Remodel	GAS PRESSURE TEST
Garden City	EXCAVATION	406 East KANSAS	30.00	0	Commercial/Industrial Remodel	REPLACE PARTIAL SEWER LINE
Garden City	PLUMBING	709 HOWERTON	29.00	200	Residential Remodel	REPLACE WATERLINE
Garden City	GAS	907 East MAPLE	29.00	500	Residential Remodel	REPLACE CUSTOMER LINE
Garden City	GAS	907 East MAPLE	29.00	200	Residential Remodel	REPLACE CUSTOMER LINE
Garden City	BUILDING PERMIT	1802 AMIR	105.00	8,500	Residential Remodel	BATHROOM REMODEL
Garden City	MECHANICAL	2204 East KANSAS, STE 6	32.00	1,100	Commercial/Industrial Remodel	INSTALL ELECTRIC WATER HEATER-HIBBETT SPORTS
Garden City	MECHANICAL	1011 North THIRD	62.00	4,763	Residential Remodel	C/O FURNACE-404411
Garden City	CURB CUT	2408 CASEY'S	30.00	0	Residential Remodel	REPLACE DRIVEWAY
Garden City	BUILDING PERMIT	2214 East KANSAS	32.00	2,000	Commercial/Industrial Remodel	EXTERIOR FACADE REMODEL
Garden City	SIGN PERMIT	1660 LAREU Road	150.00	0	Commercial/Industrial Remodel	2 LETTER WALL SIGNS- NAIL STYLE
Garden City	MECHANICAL	2125 BUFFALO HGHTS	105.00	12,160	Residential Remodel	INSTALL 120K BTU 97% FURNACE, 1- 5 TON COIL, 1- 5 TON 16 SEER A/C
Garden City	DEMO PERMIT	410 East SPRUCE	30.00	0	Commercial/Industrial Remodel	INTERIOR DEMO & EXTERIOR SITE & BUILDING DEMO
Garden City	BUILDING PERMIT	1311 ST JOHN	105.00	20,000	Residential Remodel	REMODEL ROOM AND PORCH, RE-ROOF- RENEWAL OF B13-542
Garden City	PLUMBING	2807 CLIFF	29.00	800	Residential Remodel	REPLACE 40 GALLON WATER HEATER
Garden City	BUILDING PERMIT	950 North JENNIE BARKER #133	200.00	26,000	SF Manufactured (HUD Standards)	INSTALL 1995 SPIRIT HOMES MOBILE HOME-Must have skirting, address numbering and stairs at all exits in place prior to final inspection
Garden City	BUILDING PERMIT	607 East PRICE	29.00	500	Residential Remodel	6FT WOOD FENCE
Garden City	CURB CUT	410 East SPRUCE	30.00	0	Misc	PERMANENT & TEMPORARY CONCRETE C&G, APPROACH, SW AND PAVING
Garden City	ELECTRICAL	611 JENNY	29.00	1,800	Residential Remodel	INSTALL TEMP POWER TO HOUSE SO GARAGE CAN BE BUILT, THEN UNDERGROUND SERVICE WILL BE RELOCATED FROM HOUSE TO GARAGE
Garden City	GAS	1305 East CHESTNUT	29.00	200	Residential Remodel	GAS PRESSURE TEST ON HOUSE LINES
Garden City	MECHANICAL	2511 North THIRD	29.00	2,900	Residential Remodel	C/O 125K 80% FURNACE
Garden City	SIGN PERMIT	941 LAREU	150.00	0	Commercial/Industrial Remodel	2 LIGHTED LETTER SIGNS

Garden City	BUILDING PERMIT	1001 GILLESPIE	200.00	40,000	Residential Remodel	HOUSE ADDITION
Garden City	PLUMBING	1611 North TENTH	29.00	2,300	Residential Remodel	INSTALL NEW UNDERGROUND WATER WASTE REPLACEMENT
Garden City	PLUMBING	925 North TENTH	32.00	300	Residential Remodel	NEW WATER LINE
Garden City	MECHANICAL	901 CENTER	29.00	2,300	Residential Remodel	INSTALL 100K 80% RHEEM FURNACE
Garden City	MECHANICAL	1305 North MAIN	29.00	2,300	Residential Remodel	REPLACE FURNICE
Garden City	ELECTRICAL	1102 KINGSBURY	29.00	500	Residential Remodel	10X12 SHED W/ 11X13 CONCRETE SLAB
Garden City	MECHANICAL	1305 North MAIN	56.00	5,000	Residential Remodel	REPLACE FURNICE
Garden City	BUILDING PERMIT	504 North THIRD	58.00	2,400	Residential Remodel	REMODEL BATHROOM
Garden City	BUILDING PERMIT	2001 PIONEER Road	29.00	600	Residential Remodel	10X40 PATIO SLAB
Garden City	PLUMBING	1921 B STREET	29.00	1,500	Residential Remodel	WATER SERVICE LINE REPLACEMENT
Garden City	MECHANICAL	2225 South AIR SERVICE- STE 1	0.00	2,200	Misc	C/O 2 TON A/C
Garden City	MECHANICAL	201 CHELSEY	118.00	18,800	Residential Remodel	C/O 3 FURNACES & 2 AIR CONDITIONERS
Garden City	BUILDING PERMIT	2102 TARA	58.00	1,936	Residential Remodel	R/R 19SQ COMP SHINGLES
Garden City	PLUMBING	1602 CENTER	29.00	300	Residential Remodel	R&R 40 GALLON WATER HEATER
Garden City	MECHANICAL	1103 BANCROFT	56.00	4,000	Residential Remodel	C/O 80K 92% FURNACE
Garden City	BUILDING PERMIT	701.5 SUMMIT	105.00	10,000	Residential Remodel	REMODEL GARAGE INTO APARTMENT-RENEWAL OF B12-315
Garden City	GAS	2120 ANTLER RIDGE	29.00	350	Residential Remodel	INSTALL UNDERGROUND GAS PIPE FOR FIRE PIT
Garden City	BUILDING PERMIT	701 SUMMIT	105.00	10,000	Residential Remodel	REMODEL GARAGE INTO APARTMENT-RENEWAL OF B12-139
Garden City	ELECTRICAL	2710 ROCK	29.00	800	Residential Remodel	ADD ELECTRICAL TO SHOP & ADD 2 INDOOR LIGHTS, 3 EXTERIOR LIGHTS & ELECTRICAL OUTLETS
Garden City	PLUMBING	125 West PINE	130.00	21,500	Commercial/Industrial Remodel	INTERIOR REMODEL
Garden City	BUILDING PERMIT	950 North JENNIE BARKER #23	200.00	40,500	SF Manufactured (HUD Standards)	INSTALL 28X60 2000 LIBERTY MOBILE HOME
Garden City	BUILDING PERMIT	2143 PIONEER	56.00	6,000	Residential Remodel	PARTIAL FINISH OF BASEMENT
Garden City	SIGN PERMIT	507 North MAIN	75.00	0	Commercial/Industrial Remodel	1 2X16 WALL SIGN & 1 RESURFACED 4X8 WALL SIGN
Garden City	PLUMBING	504 North THIRD	29.00	2,500	Residential Remodel	INSTALL NEW PLUMBING PIPE THROUGHOUT HOUSE
Garden City	UTILITY	1706 East SPRUCE	466.25	0	Residential Remodel	METER,DEPOSIT,CONNECT FEE-GCCC STUDENT HOUSING
Garden City	ELECTRICAL	902 & 904 North MAIN	56.00	4,500	Residential Remodel	INSTALL SUB 100A PANEL AND REWIRE BASEMENT
Garden City	ELECTRICAL	1211 HATTIE	29.00	500	Residential Remodel	REPLACE 100 AMP SERVICE
Garden City	PLUMBING	2112 North THIRD	29.00	850	Residential Remodel	REMOVE AND REPLACE WATER HEATER
Garden City	BUILDING PERMIT	901 North SIXTH	200.00	30,386	Residential Remodel	SIDING REPLACEMENT
Garden City	SIGN PERMIT	1110 CAMPUS	75.00	0	Commercial/Industrial Remodel	4X12 CABINET SIGN-PEACHWAVE
Garden City	PLUMBING	1111 East SPRUCE	32.00	810	Commercial/Industrial Remodel	INSTALL 30 GALLON NATURAL GAS WATER HEATER

Garden City	GAS	504 North THIRD	29.00	500	Residential Remodel	INSTALL NEW PLUMBING PIPE THROUGHOUT HOUSE
Garden City	CURB CUT	212 North SECOND	0.00	0	Residential Remodel	SIDEWALKS, 2 APPROACHES & 1 DRIVEWAY
Garden City	MECHANICAL	707 East FAIR	29.00	2,000	Residential Remodel	CHANGE OUT FURNACE
Garden City	BUILDING PERMIT	2318 North SEVENTH	56.00	5,000	Residential Remodel	NEW 12 X 12 BATHROOM
Garden City	BUILDING PERMIT	2101 North MAIN	29.00	700	Residential Remodel	4FT CHAINLINK REPLACEMENT
Garden City	BUILDING PERMIT	510 ST JOHN	105.00	7,000	Residential Remodel	REMODEL, ADD ELECTRICAL PANEL, GAS LINE, ROOF, WATER HEATER, FRAMING WALL
Garden City	BUILDING PERMIT	1621 East FULTON	62.00	3,500	Commercial/Industrial Remodel	6FT CHAINLINK FENCE



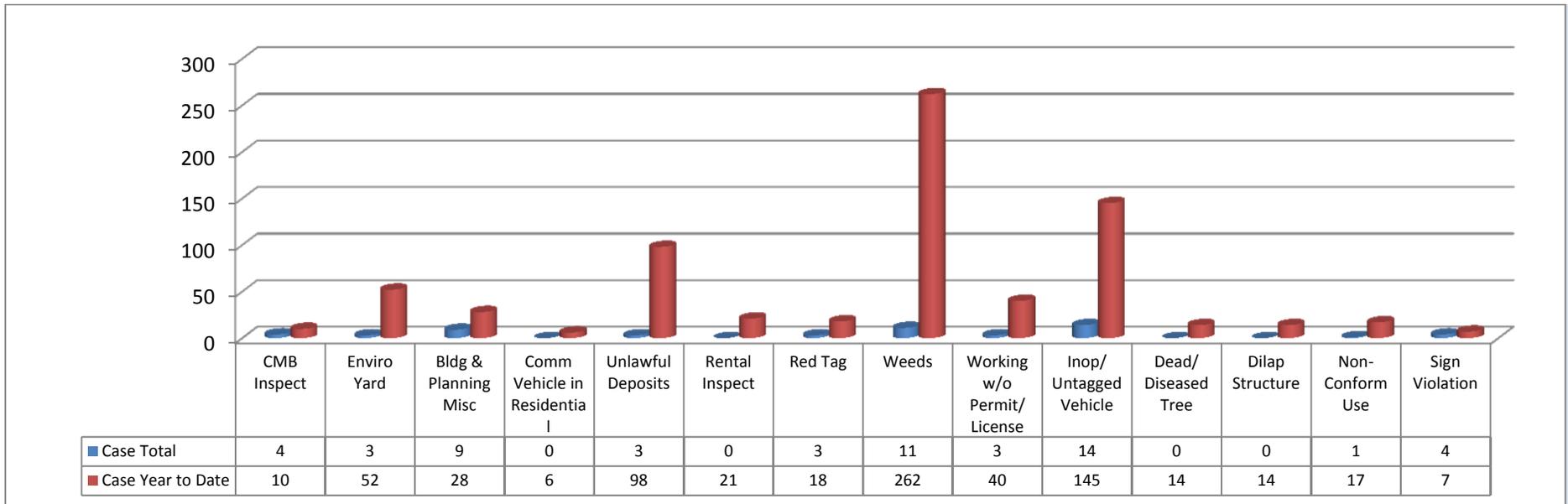
City of Holcomb



District	Permit Type	Address	Amount	Value	Structure	Project Description
Holcomb	CURB CUT	201 SYDNEE	0.00	0	Residential Remodel	SIDEWALK- CITY PROJECT
Holcomb	CURB CUT	208 SYDNEE	0.00	0	Residential Remodel	SIDEWALK- CITY PROJECT
Holcomb	CURB CUT	209 SYDNEE	0.00	0	Residential Remodel	SIDEWALK- CITY PROJECT



NOVEMBER 2014 CODE COMPLIANCE REPORT



Jurisdiction	File#	Address	Category	Description	Open Date	Close Date
Garden City	14-002693	2717 North HWY 83	Bldg Code Misc	CONSULTATION- VERIFY CONDITION OF METAL SHOP	11/7/2014	
Garden City	14-002770	902 North MAIN	Bldg Code Misc	CONSULTATION-BASEMENT REMODEL	11/17/2014	11/18/2014
Garden City	14-002806	115 East LAUREL	Bldg Code Misc	CONSULTATION WITH GMCN ARCHITECTS RE: WATER PARK	11/21/2014	
Garden City	14-002814	2225 South AIR SERVICE	Bldg Code Misc	CONSULTATION W/ AIRPORT STAFF RE: BUILDING UPGRADE REQUIRMENTS	11/24/2014	
Garden City	14-002820	1107 North TAYLOR Avenue	Bldg Code Misc	CMB-MARISCOS	11/25/2014	

Garden City	14-002822	1106 CAMPUS	Bldg Code Misc	CMB INSPECTION-GOLDEN DRAGON	11/25/2014	
Garden City	14-002823	1107 North TAYLOR Avenue	Bldg Code Misc	CMB INSPECTION-EL ZARAPE	11/25/2014	
Garden City	14-002821	912 East FULTON	Bldg Code Misc	CMB INSPECTION-PLANK'S BBQ	11/25/2014	
Garden City	14-002739	607 MULBERRY	Environmental Yard	ENVIRONMENTAL YARD-SCRAP WOOD, MISC. FURNITURE, TIRES	11/12/2014	
Garden City	14-002740	905 North TWELFTH	Environmental Yard	Environmental yard	11/12/2014	
Garden City	14-002756	302 North FIFTH	Environmental Yard	Environmental yard	11/13/2014	
Garden City	14-002670	1907 East MARY	Non-Conforming Use	NON-CONFORMING USE- JAX TENT	11/5/2014	
Garden City	14-002753	1602 North SEVENTH	Red Tag	RED TAG-RISER DOESN'T MEET CLEARANCE	11/13/2014	
Garden City	14-002811	2914 FLEMING #708	Red Tag	RED TAG-STRUCTAL FIRE	11/24/2014	
Garden City	14-002813	2214 East KANSAS-TRADE HOME SHOES	Red Tag	RED TAG-	11/24/2014	
Garden City	14-002666	1619 North TAYLOR	Sign	SIGN VIOLATION-TIME OUT	11/4/2014	11/4/2014
Garden City	14-002667	212 West FULTON	Sign	SIGN VIOLATION-EL PATRON	11/4/2014	11/5/2014
Garden City	14-002668	2408 East KANSAS	Sign	SIGN VIOLATION-TACO BELL	11/4/2014	11/4/2014
Garden City	14-002669	3101 East KANSAS	Sign	SIGN VIOLATION-WALMART	11/4/2014	11/4/2014
Garden City	14-002671	209 South MAIN	Unlawful Deposits	UNLAWFUL DEPOSIT-DIRT & SAND BUILT UP ON CITY SIDEWALK	11/5/2014	11/18/2014
Garden City	14-002680	1312 BANCROFT	Unlawful Deposits	OVERGROWN TREES IN ALLEY ROW	11/6/2014	
Garden City	14-002681	1011 EVANS	Unlawful Deposits	OVERGROWN TREES IN ALLEY ROW	11/6/2014	
Garden City	14-002682	2501 North THIRD	Unlawful Deposits	OVERGROWN TREES IN ALLEY ROW	11/6/2014	
Garden City	14-002729	1305 North MAIN	Unlawful Deposits	UNLAWFUL DEPOSIT-CONSTRUCTION MATERIAL NEXT TO DUMPSTER IN ALLEY ROW	11/12/2014	11/13/2014
Garden City	14-002761	1211 West FULTON	Unlawful Deposits	Trailer in row	11/14/2014	12/10/2014
Garden City	14-002797	1014 North FIRST	Unlawful Deposits	Trees in alley row	11/20/2014	
Garden City	14-002803	2209 APACHE	Unlawful Deposits	Tree in alley row	11/20/2014	
Garden City	14-002643	201 East LAUREL	Vehicles	Vehicles	11/3/2014	
Garden City	14-002741	302 North THIRTEENTH	Vehicles	White Pontiac grand am	11/12/2014	
Garden City	14-002742	211 North ELEVENTH	Vehicles	Maroon 4 door car	11/12/2014	
Garden City	14-002763	706 INGE	Vehicles	Untagged vehicle	11/14/2014	
Garden City	14-002785	820 FITZ	Vehicles	Mercury Cougar in back yard expired tags	11/18/2014	
Garden City	14-002786	820 FITZ	Vehicles	Black mercury cougar in back yard with expired	11/18/2014	

Garden City	14-002788	2208 HERITAGE	Vehicles	INOPERABLE/UNTAGGED VEHICLE IN STREET ROW-GREEN GMC YUKON	11/18/2014	11/18/2014
Garden City	14-002799	205 North SIXTH	Vehicles	Untagged vehicle parked on street	11/20/2014	11/20/2014
Garden City	14-002800	601 East MAPLE	Vehicles	INOPERABLE VEHICLE-Blue ford ranger	11/20/2014	
Garden City	14-002802	1617 LONGHORN	Vehicles	Van on property with expired tags	11/20/2014	11/20/2014
Garden City	14-002805	403 West FAIR	Vehicles	Black Saturn and silver Chevy caviler	11/21/2014	
Garden City	14-002808	1211 HATTIE	Vehicles	Red van with expired tags	11/21/2014	
Garden City	14-002810	919 North NINTH	Vehicles	INOPERABLE VEHICLES- WHITE NISSAN MAXIMA & YELLOW DODGE DAKOTA	11/21/2014	
Garden City	14-002689	1706 CAMPUS	Vehicles	2 inoperable vehicles	11/7/2014	12/9/2014
Garden City	14-002641	601 North TAYLOR	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/3/2014	11/18/2014
Garden City	14-002642	404 North SEVENTH	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/3/2014	11/17/2014
Garden City	14-002655	808 BANCROFT	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/4/2014	
Garden City	14-002704	501 East SANTA FE	Weeds	Weeds	11/10/2014	
Garden City	14-002712	511 SUMMIT	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/11/2014	
Garden City	14-002713	703 BANCROFT	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/11/2014	
Garden City	14-002714	507 CHESTERFIELD	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/11/2014	
Garden City	14-002716	503 CHESTERFIELD	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/11/2014	
Garden City	14-002724	2801 C	Weeds	WEEDS EXCEEDING 12" IN HEIGHT BETWEEN FENCE & NEIGHBORS FENCE	11/11/2014	11/12/2014
Garden City	14-002734	1711 KELLO	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/12/2014	
Garden City	14-002737	709 MOORES	Weeds	WEEDS EXCEEDING 12" IN HEIGHT	11/12/2014	
Garden City	14-002705	1213 FLEMING	Work w/o Permit	WORKING W/O A PERMT	11/10/2014	11/13/2014
Garden City	14-002767	807 EVANS	Work w/o Permit	WORKING W/O A PERMIT-WINDOW REPLACEMENT	11/17/2014	
Garden City	14-002798	907 EVANS	Work w/o Permit	WORKING W/O A PERMIT-FENCE	11/20/2014	



City of Garden City
Monthly Financial Report FY 2014
For the Eleven Months Ended November 30, 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 November 30, 2014.

GENERAL FUND AT A GLANCE

Category	Revised 2014 Budget	2014 YTD Actual	2013 YTD Actual
Revenues	20,499,537	17,297,422	17,113,450
Expenditures	21,127,645	18,152,893	17,730,939
Revenues Over(Under)	(628,108)	(855,471)	(617,489)

UTILITY FUND REVENUES AT A GLANCE

Category	Revised 2014 Budget	2014 YTD Actual	2013 YTD Actual
Electric	29,859,221	28,855,892	27,271,316
Solid Waste	2,941,819	2,751,096	2,642,351
Drainage Utility	207,456	189,143	188,632
Water and Sewage	8,054,285	6,868,123	6,528,460
TOTAL	41,062,781	38,664,254	36,630,759

Category	Revised 2014 Budget	2014 YTD Actual	2013 YTD Actual
City Sales Tax	5,750,000	5,639,424	5,366,508
County Sales Tax	3,450,000	3,355,054	3,211,357
Franchise Tax			
Gas Utility	440,000	478,663	453,755
Telephone	68,000	59,166	67,102
CATV	230,000	233,715	229,528
Building Permits	248,250	234,496	202,309
Municipal Court Fines	960,000	848,252	953,193



**City of Garden City
Monthly Financial Report FY 2014
For the Eleven Months Ended
November 30, 2014**

General Fund

General Fund Revenues collected through November were \$17,297,422. The November revenues represent 84.38% 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 85.92% of the total expenditures expected in the General Fund.

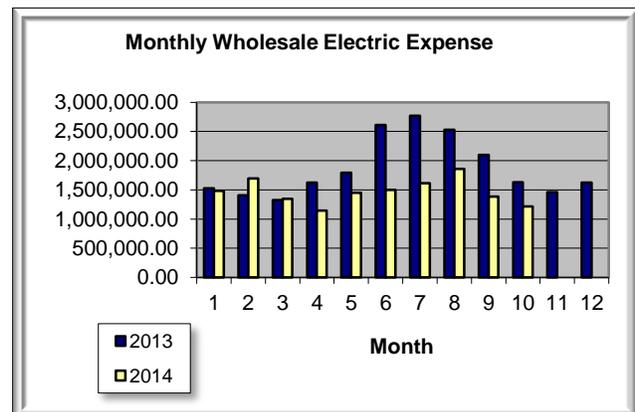
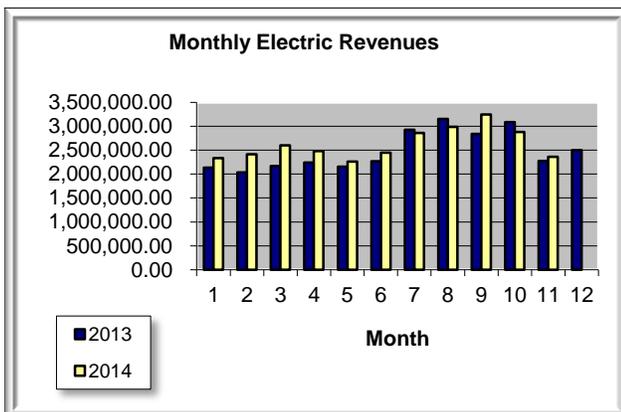
Selected Revenues

- City Sales Tax—Ahead by \$272,916 compared to November 2013 year to date collections, 5.09% ahead of 2013 for the eleven months ended.
- County Sales Tax— Collections for the eleven months ended are ahead of 2013 by \$143,697 or 4.47%.
- 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 November 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 \$28,855,892 through eleven months or 96.64% of budget.

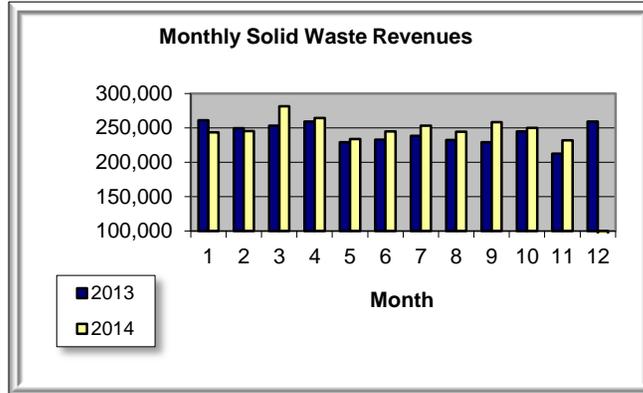


A main expense is Wholesale Electric in the Utility Fund. The 2014 revised budget for wholesale electric is \$19,212,000. The wholesale electric expense for November was not available at this printing.

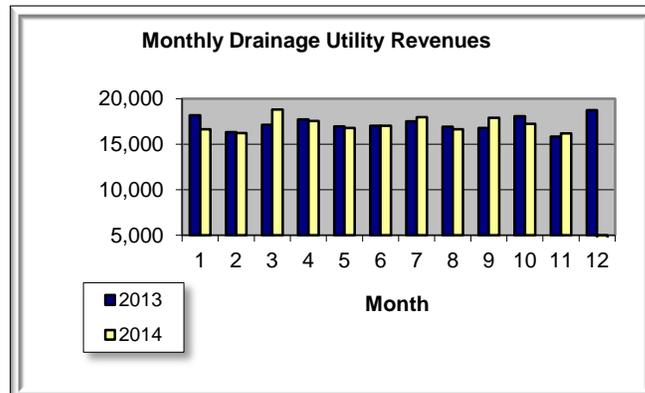


**City of Garden City
 Monthly Financial Report FY 2014
 For the Eleven Months Ended
 November 30, 2014**

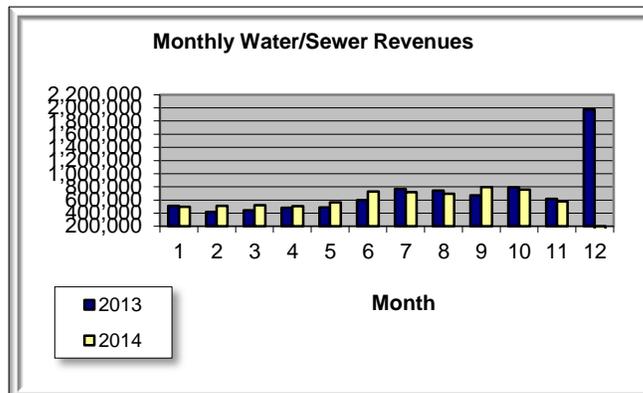
■ Solid Waste revenues – revised budget at \$2,941,819 for 2014 were \$2,751,096 through eleven months or 93.52% of budget.



■ Drainage Utility revenues – revised budget at \$207,456 for 2014 were \$189,143 through eleven months or 91.17%.



■ Water and Sewage revenues - revised budget at \$8,054,285 for 2014 were \$6,868,123 through eleven months or 85.27% of budget.





CITY OF GARDEN CITY, KANSAS
 Comparison of Cash Balances with Encumbrances and Composition of Cash
 For the Eleven Months Ended November 30, 2014

Fund	Unencumbered Cash Balance 1/1/2014	Receipts and Transfers	Expenditures and Transfers	Unencumbered Cash Balance 11/30/2014	Add Payables and Encumbrances	Treasurer's Cash 11/30/2014
<u>Operating</u>						
1 General	4,730,963.09	17,297,421.74	18,083,577.89	3,944,806.94	69,314.97	4,014,121.91
<u>Debt Service Fund</u>						
40 Bond and Interest	394,287.06	2,208,736.56	2,010,693.00	592,330.62	0.00	592,330.62
<u>Special Revenue Funds</u>						
4 TIF	0.00	667,170.86	101,102.45	566,068.41	0.00	566,068.41
5 Capital Improvement	690,371.20	535,716.60	483,297.26	742,790.54	0.00	742,790.54
6 Community Development Loan	14,667.06	7,342.05	7,085.47	14,923.64	0.00	14,923.64
7 Cemetery Endowment	27,023.48	5,065.40	1,869.25	30,219.63	0.00	30,219.63
8 Community Trust	1,277,499.49	477,599.14	835,154.83	919,943.80	0.00	919,943.80
10 DEA Forfeiture	41,720.15	13,747.15	37,124.72	18,342.58	0.00	18,342.58
11 Drug Enforcement	18,513.87	67,467.09	16,286.99	69,693.97	0.00	69,693.97
15 Enhanced Wireless 911	293,153.99	172,007.04	109,866.75	355,294.28	0.00	355,294.28
18 Finnup Trust	54,752.18	109,200.00	71,704.94	92,247.24	0.00	92,247.24
25 Recreation	0.00	940,908.26	940,908.26	0.00	0.00	0.00
26 Special Improvements	86,770.07	11,133.79	49,838.29	48,065.57	0.00	48,065.57
27 Special Liability	155,936.04	0.00	19,024.34	136,911.70	0.00	136,911.70
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	100,375.40	70,434.05	127,698.19	15,675.00	143,373.19
31 FOLRZ Projects	0.00	0.00	0.00	0.00	0.00	0.00
32 Special Trafficway	971,543.57	711,368.22	642,332.42	1,040,579.37	0.00	1,040,579.37
50 Community Development Grant	0.00	13,279.25	13,279.25	0.00	0.00	0.00
52 Economic Development	371,988.85	14,261.41	538.42	385,711.84	0.00	385,711.84
53 Project Development	191,617.19	100,500.84	59,167.02	232,951.01	0.00	232,951.01
54 RHID Security Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Special Revenue	4,334,519.57	4,020,441.70	3,522,764.71	4,832,196.56	15,675.00	4,847,871.56
<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	139,176.94	2,670,618.44	0.00	2,670,618.44
45 2012-GO Bond Projects	772,811.11	0.00	375,803.92	397,007.19	0.00	397,007.19
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	5,484,510.84	133,586.81	0.00	133,586.81
Total Capital Projects	9,697,644.60	13,730,476.84	18,396,385.15	5,031,736.29	0.00	5,031,736.29
<u>Enterprise Funds</u>						
Electric Utility:						
68 General	3,508,279.17	28,855,892.38	23,119,206.60	9,244,964.95	437,367.35	9,682,332.30
69 Security Deposits	450,703.24	279,510.00	75,100.18	655,113.06	0.00	655,113.06
Total Electric Utility	3,958,982.41	29,135,402.38	23,194,306.78	9,900,078.01	437,367.35	10,337,445.36
Water and Sewer Utility:						
80 General	2,616,964.74	6,868,122.62	6,726,980.09	2,758,107.27	0.00	2,758,107.27
81 Wastewater Repair and Replacem	285,056.03	119,929.78	0.00	404,985.81	0.00	404,985.81
82 Water and Sewage Maintenance F	579,758.01	209,741.08	0.00	789,499.09	0.00	789,499.09
Total Water and Sewer Utility	3,481,778.78	7,197,793.48	6,726,980.09	3,952,592.17	0.00	3,952,592.17
Airport:						
60 General	310,665.07	1,016,695.89	709,095.14	618,265.82	0.00	618,265.82
61 Airport Improvement	58,774.14	305,388.61	286,728.62	77,434.13	0.00	77,434.13
Total Airport	369,439.21	1,322,084.50	995,823.76	695,699.95	0.00	695,699.95
Solid Waste Utility:						
75 General	1,371,930.93	2,751,095.78	2,580,399.39	1,542,627.32	0.00	1,542,627.32
Recreation Area:						
70 General Golf Course	70,927.93	835,436.07	859,157.70	47,206.30	0.00	47,206.30
71 Golf Course Building	15,150.15	3,251.00	14,705.67	3,695.48	0.00	3,695.48
Total Recreation Area	86,078.08	838,687.07	873,863.37	50,901.78	0.00	50,901.78
Drainage Utility:						
79 General	390,794.39	189,142.93	192,909.72	387,027.60	0.00	387,027.60
<u>Internal Service Funds</u>						
55 Health Insurance	350,019.55	3,121,860.07	3,209,353.96	262,525.66	180,560.31	443,085.97
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	3,554,037.36	3,525,173.47	951,884.12	180,560.31	1,132,444.43
Total All Funds	29,739,438.35	82,245,320.34	80,102,877.33	31,881,881.36	702,917.63	32,584,798.99



City of Garden City
 Statement of Revenues and Expenditures-General Fund Revenues
 From 11/1/2014 Through 11/30/2014

001 - GENERAL FUND

		Curr Month Collections	YTD Collections	Revised Budget	Uncollected Balance
Income					
3022	CONNECTING LINKS	0.00	74,724.02	75,000.00	(275.98)
3023	CONSUMER USE TAX	77,248.00	744,446.98	800,000.00	(55,553.02)
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	0.00	3,446,150.09	3,405,000.00	41,150.09
3041	AD VALOREM BACK TAX	0.00	96,207.69	140,000.00	(43,792.31)
3044	CITY SALES TAX	496,772.31	5,639,423.86	5,750,000.00	(110,576.14)
3046	COUNTY SALES TAX	304,259.39	3,355,053.71	3,450,000.00	(94,946.29)
3055	MOTOR VEHICLE TAX	0.00	488,085.47	455,000.00	33,085.47
3056	RECREATIONAL VEHICLE TAX	0.00	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	0.00	23,589.78	0.00	23,589.78
3065	CATV FRANCHISE	58,588.15	233,715.13	230,000.00	3,715.13
3066	GAS UTILITY FRANCHISE	0.00	478,663.00	440,000.00	38,663.00
3067	TELEPHONE FRANCHISE	4,829.63	59,166.01	68,000.00	(8,833.99)
3115	CEMETERY SPACES	4,900.00	41,400.00	50,000.00	(8,600.00)
3301.01	ANIMAL BOARDING	198.60	12,190.52	15,000.00	(2,809.48)
3301.02	CAR STORAGE & TOWING	2,669.50	19,503.00	15,000.00	4,503.00
3301.05	FEES-FALSE ALARM	0.00	2,200.00	2,200.00	0.00
3301.07	FEES-GATE RECEIPTS	490.00	21,436.00	22,000.00	(564.00)
3301.08	FEES-GRAVE OPENINGS	4,650.00	63,060.00	60,000.00	3,060.00
3301.09	FEES-MONUMENT SETTING	500.00	2,525.00	3,000.00	(475.00)
3301.10	FEES-PLAT FILING	140.00	1,465.33	1,500.00	(34.67)
3301.11	FEES-REZONING	750.00	3,760.00	3,000.00	760.00
3301.12	FEES-RURAL FIRE CONTRACTS	0.00	(3,600.00)	200,000.00	(203,600.00)
3301.13	FEES-WAIVER FILING	1,000.00	8,830.31	2,000.00	6,830.31
3301.16	FINES-MUNICIPAL COURT	60,109.91	848,251.97	960,000.00	(111,748.03)
3301.17	FEES-STATE JUDGE	90.00	1,209.60	1,750.00	(540.40)
3301.18	FEES-STATE LAW ENFORCEMENT	3,377.65	45,811.21	55,000.00	(9,188.79)
3301.19	FEES-REINSTATEMENT	486.00	8,748.00	12,000.00	(3,252.00)
3301.20	FEES-RESTITUTION	(487.58)	1,599.43	0.00	1,599.43
3301.21	LEGAL COPIES	0.00	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	988.00	14,840.00	10,000.00	4,840.00
3301.24	FEES-CRIME STOPPER MAJOR	(255.00)	1,078.00	0.00	1,078.00
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	375.00	1,550.00	2,000.00	(450.00)
3350.04	LICENSE-CONTRACTOR	4,600.00	17,605.00	30,000.00	(12,395.00)
3350.06	LICENSE-ELECTRICIAN	620.00	3,410.00	6,500.00	(3,090.00)
3350.08	LICENSE-ITINERANT MERCHANT	365.00	9,365.00	8,000.00	1,365.00
3350.09	LICENSE-LIQUOR	50.00	4,650.00	5,000.00	(350.00)
3350.10	LICENSE-MECHANICAL	100.00	2,065.60	3,000.00	(934.40)
3350.12	LICENSE-PAWN SHOP	0.00	225.00	100.00	125.00
3350.13	LICENSE-PLUMBER	0.00	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	96.95	2,358.23	2,000.00	358.23
3400.01	PERMITS-BUILDING	8,354.50	187,205.37	200,000.00	(12,794.63)



City of Garden City
 Statement of Revenues and Expenditures-General Fund Revenues
 From 11/1/2014 Through 11/30/2014

3400.02	PERMITS-CURB CUT	120.00	1,560.00	250.00	1,310.00
3400.03	PERMITS-ELECTRIC	359.00	8,312.25	8,500.00	(187.75)
3400.04	PERMITS-EXCAVATION	150.00	2,160.00	2,500.00	(340.00)
3400.05	PERMITS-GAS	374.00	4,361.00	5,000.00	(639.00)
3400.06	PERMITS-HOUSE MOVING	0.00	200.00	0.00	200.00
3400.08	PERMITS-MECHANICAL	318.00	8,120.00	12,000.00	(3,880.00)
3400.09	PERMITS-PLUMBING	833.00	12,590.50	10,000.00	2,590.50
3400.11	PERMITS-TV & SIGN	512.00	9,987.00	10,000.00	(13.00)
3435	INTEREST INCOME	1,246.85	27,098.35	37,500.00	(10,401.65)
3437	FINANCE CHARGE INCOME	5,528.80	29,511.83	12,000.00	17,511.83
3440.02	RENTAL-CITY FACILITIES	947.60	46,253.57	50,000.00	(3,746.43)
3440.03	RENTAL-DEPOT	100.00	1,100.00	1,200.00	(100.00)
3447	ROYALTIES-GAS WELLS	2,512.89	31,062.22	30,000.00	1,062.22
3450	SALE OF PROPERTY-AUCTION	(11,551.50)	22,755.55	15,000.00	7,755.55
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	69,520.21	823,085.24	2,793,600.00	(1,970,514.76)
3470.08	REIMBURSE-COUNTY	5,516.30	136,748.00	160,000.00	(23,252.00)
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	25.00	2,175.00	0.00	2,175.00
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>1,112,378.16</u>	<u>17,297,421.74</u>	<u>20,499,537.00</u>	<u>(3,202,115.26)</u>
Income					



City of Garden City
Statement of Revenues and Expenditures-General Fund Expenses
From 11/1/2014 Through 11/30/2014

001 - GENERAL FUND

		Curr Month			
		Expenses	YTD Expenses	Revised Budget	Budget Remaining
Expenses					
111	CITY COMMISSION	9,436.42	74,885.90	82,750.00	7,864.10
112	CITY MANAGER	30,851.37	430,184.77	498,600.00	68,415.23
113	SERVICE AND FINANCE	54,522.98	674,425.36	760,700.00	86,274.64
114	LEGAL SERVICES	11,732.28	115,547.81	115,500.00	(47.81)
115	MUNICIPAL COURT	40,419.47	454,636.68	718,500.00	263,863.32
116	HUMAN RESOURCES	16,933.46	185,746.77	213,800.00	28,053.23
117	INFORMATION TECH	36,162.84	440,490.48	482,000.00	41,509.52
118	CITY PROSECUTION	<u>32,724.19</u>	<u>266,740.06</u>	<u>289,900.00</u>	<u>23,159.94</u>
	Total Administration	232,783.01	2,642,657.83	3,161,750.00	519,092.17
121	POLICE-ADMINISTRATIVE	89,630.08	1,329,080.87	1,556,500.00	227,419.13
122	POLICE-INVESTIGATIONS	59,258.61	740,883.46	818,750.00	77,866.54
123	POLICE-PATROL	259,540.45	3,057,497.72	3,376,250.00	318,752.28
124	POLICE-SUPPORT SERVICES	105,763.67	1,131,190.78	1,284,500.00	153,309.22
125	POLICE-ANIMAL CONTROL	<u>24,793.57</u>	<u>216,348.28</u>	<u>231,250.00</u>	<u>14,901.72</u>
	Total Police	538,986.38	6,475,001.11	7,267,250.00	792,248.89
131	PUBLIC WORKS-PLANNING,COMM	22,422.40	276,510.32	356,500.00	79,989.68
132	PUBLIC WORKS-ENGINEERING	14,864.24	186,383.89	242,350.00	55,966.11
133	PUBLIC WORKS-STREET MAINT	66,619.81	1,308,417.39	1,465,750.00	157,332.61
134	PUBLIC WORKS-INSPECTIONS	21,305.34	275,683.49	420,615.00	144,931.51
135	PUBLIC WORKS-PARKS	<u>63,913.97</u>	<u>777,759.00</u>	<u>887,000.00</u>	<u>109,241.00</u>
	Total Public Works	189,125.76	2,824,754.09	3,372,215.00	547,460.91
141	ZOO-ADMINISTRATIVE	36,725.21	399,621.90	443,500.00	43,878.10
142	ZOO-MAINTENANCE DIVISION	26,454.06	307,302.10	347,500.00	40,197.90
144	ZOO-ANIMAL DIVISION	<u>83,709.75</u>	<u>983,004.75</u>	<u>1,195,250.00</u>	<u>212,245.25</u>
	Total Zoo	146,889.02	1,689,928.75	1,986,250.00	296,321.25
151	FIRE-ADMINISTRATIVE	18,171.42	260,360.31	300,750.00	40,389.69
152	FIRE-OPERATIONS	180,889.14	2,326,185.06	2,649,700.00	323,514.94
153	FIRE-VOLUNTEERS	<u>532.80</u>	<u>5,310.50</u>	<u>22,000.00</u>	<u>16,689.50</u>
	Total Fire	199,593.36	2,591,855.87	2,972,450.00	380,594.13
161	CEMETERY-OPERATIONS	28,321.14	430,298.59	527,500.00	97,201.41
171	CAPITAL IMPROVEMENT	(1,025.00)	1,331,011.62	1,672,845.00	341,833.38
181	EMPLOYEE BENEFITS	0.00	167,385.00	167,385.00	0.00
	Total Expenses	<u>1,334,673.67</u>	<u>18,152,892.86</u>	<u>21,127,645.00</u>	<u>2,974,752.14</u>



City of Garden City
Statement of Revenues and Expenditures-Utility Fund Revenues
From 11/1/2014 Through 11/30/2014

		Curr Month Collections	YTD Collections	Revised Budget	Uncollected Balance
Income					
068	ELECTRIC				
3101	COLLECTIONS-ELECTRIC	2,275,649.02	27,709,644.57	28,500,000.00	(790,355.43)
3110.01	COLLECTIONS-COIN BOX	342.88	(318.03)	250.00	(568.03)
3118	CONNECT FEES	6,616.00	92,356.23	75,000.00	17,356.23
3150	IDENTIFIED LONG/SHORT	(15.24)	(4,123.00)	0.00	(4,123.00)
3151	UNIDENTIFIED LONG/SHORT	(36.19)	238.62	0.00	238.62
3154	INSUFFICIENT FUNDS CHECKS	(1,058.01)	(3,239.56)	0.00	(3,239.56)
3155	RETURNED CHECK CHARGE	310.00	4,235.00	3,971.00	264.00
3185	PENALTIES	0.00	73,777.98	100,000.00	(26,222.02)
3201	REIMBURSE-DEVELOPER	0.00	27,007.75	65,000.00	(37,992.25)
3435	INTEREST INCOME	20.55	3,011.26	5,000.00	(1,988.74)
3476	REIMBURSE-DAMAGE PAYMENTS	0.00	1,911.61	0.00	1,911.61
3492	SALES TAX	76,757.29	950,210.93	1,100,000.00	(149,789.07)
3600	MISCELLANEOUS	435.40	1,179.02	10,000.00	(8,820.98)
	Total Electric	2,359,021.70	28,855,892.38	29,859,221.00	(1,003,328.62)
075	SOLID WASTE-GENERAL				
3111	COLLECTIONS-SOLID WASTE	228,423.38	2,624,017.44	2,830,000.00	(205,982.56)
3185	PENALTIES	0.00	80,208.52	80,000.00	208.52
3195	RECYCLING SALES	3,568.54	45,622.15	30,000.00	15,622.15
3435	INTEREST INCOME	131.51	1,247.67	1,300.00	(52.33)
3515	FUEL TAX REFUND	0.00	0.00	519.00	(519.00)
	Total Solid Waste	232,123.43	2,751,095.78	2,941,819.00	(190,723.22)
079	DRAINAGE UTILITY				
3104.01	DRAINAGE FEE	16,193.52	188,892.62	207,100.00	(18,207.38)
3435	INTEREST INCOME	0.00	250.31	356.00	(105.69)
	Total Drainage Utility	16,193.52	189,142.93	207,456.00	(18,313.07)
080	WATER AND SEWAGE				
3102.01	COLLECTIONS-SEWER	185,028.80	2,293,696.88	2,650,000.00	(356,303.12)
3103	COLLECTIONS-WATER	340,647.16	3,982,791.85	4,300,000.00	(317,208.15)
3118	CONNECT FEES	1,050.00	14,352.68	18,000.00	(3,647.32)
3120	COUNTY SEWER FEES	4,175.36	106,583.52	112,000.00	(5,416.48)
3130	FIRE LEG FEES	175.00	15,005.00	15,000.00	5.00
3185	PENALTIES	19,726.25	74,158.54	120,000.00	(45,841.46)
3201	REIMBURSE-DEVELOPER	0.00	48,135.32	15,000.00	33,135.32
3225	SALE OF MATERIAL	0.00	11,292.32	15,000.00	(3,707.68)
3228	SEWER MAINTENANCE FEES	506.00	3,316.00	4,035.00	(719.00)
3229	SEWER TANK FEES	13,585.39	118,034.74	125,000.00	(6,965.26)
3257	WATER TANK SALES	6,225.00	54,630.29	40,000.00	14,630.29
3260	WATER TAP FEES	1,980.00	81,254.43	30,000.00	51,254.43
3494	TAX-WATER CONSUMPTION	4,534.76	50,016.82	65,000.00	(14,983.18)
3515	FUEL TAX REFUND	0.00	0.00	250.00	(250.00)
3600	MISCELLANEOUS	732.50	14,854.23	10,000.00	4,854.23
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	578,366.22	6,868,122.62	8,054,285.00	(1,186,162.38)
	Total Income	3,185,704.87	38,664,253.71	41,062,781.00	(2,398,527.29)

Bias-Based Policing Statistics

November 2014

	October #	October %	November #	November %
SUBJECTS CONTACTED:	188	N/A	152	N/A
AGE:				
15 yoa - 19 yoa	43	23%	25	16%
20 yoa - 29 yoa	72	38%	52	34%
30 yoa - 49 yoa	45	24%	51	34%
50+	28	15%	24	16%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
RACE:				
White	171	91%	136	89%
Black	11	6%	12	8%
Native American	0	0%	0	0%
Asian	6	3%	4	3%
Other	0	0%	0	0%
More Than One Race	0	0%	0	0%
Not Provided/Unknown	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
GENDER:				
Male	129	69%	99	65%
Female	59	31%	53	35%
Unknown	0	0%	0	0%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
ETHNICITY:				
Hispanic/Latino	115	61%	90	59%
Non-Hispanic	73	39%	61	40%
Not Provided	0	0%	1	1%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
RESPONSE AREA:				
1	46	24%	35	23%
2	35	19%	33	22%
3	35	19%	24	16%
4	44	23%	30	20%
5	28	15%	29	19%
Not Provided	0	0%	1	1%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
PRIMARY REASON FOR OFFICER INVESTIGATION:				
Call Related	39	21%	31	20%
Officer Initiated	149	79%	121	80%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
INFORMATION OBTAINED BY:				
Officer's Perception	137	73%	114	75%
Investigation	51	27%	38	25%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>

Bias-Based Policing Statistics

November 2014

	October #	October %	November #	November %
RELIGIOUS DRESS:				
Yes	1	1%	0	0%
No	187	99%	152	100%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
PRIMARY REASON FOR STOP:				
Moving Violation	137	73%	110	72%
Equipment Violation	31	16%	26	17%
Criminal Offense/Probable Cause	10	5%	8	5%
Other Violation	7	4%	7	5%
To Render Service	2	1%	0	0%
Suspicious Circumstances	0	0%	1	1%
Pre-existing Knowledge	1	1%	0	0%
Special Detail	0	0%	0	0%
Multiple Reasons	0	0%	0	0%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
ACTION TAKEN:				
Citation	149	79%	116	76%
Search	0	0%	0	0%
Warning	17	9%	12	8%
Arrest	21	11%	24	16%
Warrant Arrest	0	0%	0	0%
Assistance Provided	0	0%	0	0%
No Action	1	1%	0	0%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
SEARCH RATIONALE:				
Not Applicable	0	0%	141	93%
Vehicle Indicators	165	88%	0	0%
Verbal Indicators	3	2%	1	1%
Physical/Visual Indicators	0	0%	3	2%
Document Indicators	11	6%	3	2%
Incident to Arrest	2	1%	4	3%
Other	7	4%	0	0%
More Than One Reason	0	0%	0	0%
Not Provided	0	0%	0	0%
<i>TOTAL</i>	<i>188</i>	<i>100%</i>	<i>152</i>	<i>100%</i>
TYPE OF SEARCH:				
No Search Conducted	154	82%	138	91%
Consent Search Conducted	3	2%	1	1%
Inventory	0	0%	0	0%
Stop and Frisk	0	0%	0	0%
Search Warrant	0	0%	0	0%
No Search/Consent Denied	0	0%	0	0%
Search Incident to Arrest	24	13%	9	6%
Plain View	5	3%	4	3%
Probable Cause	2	1%	0	0%
More Than One Type	0	0%	0	0%
Not Provided	0	0%	0	0%

Bias-Based Policing Statistics

November 2014

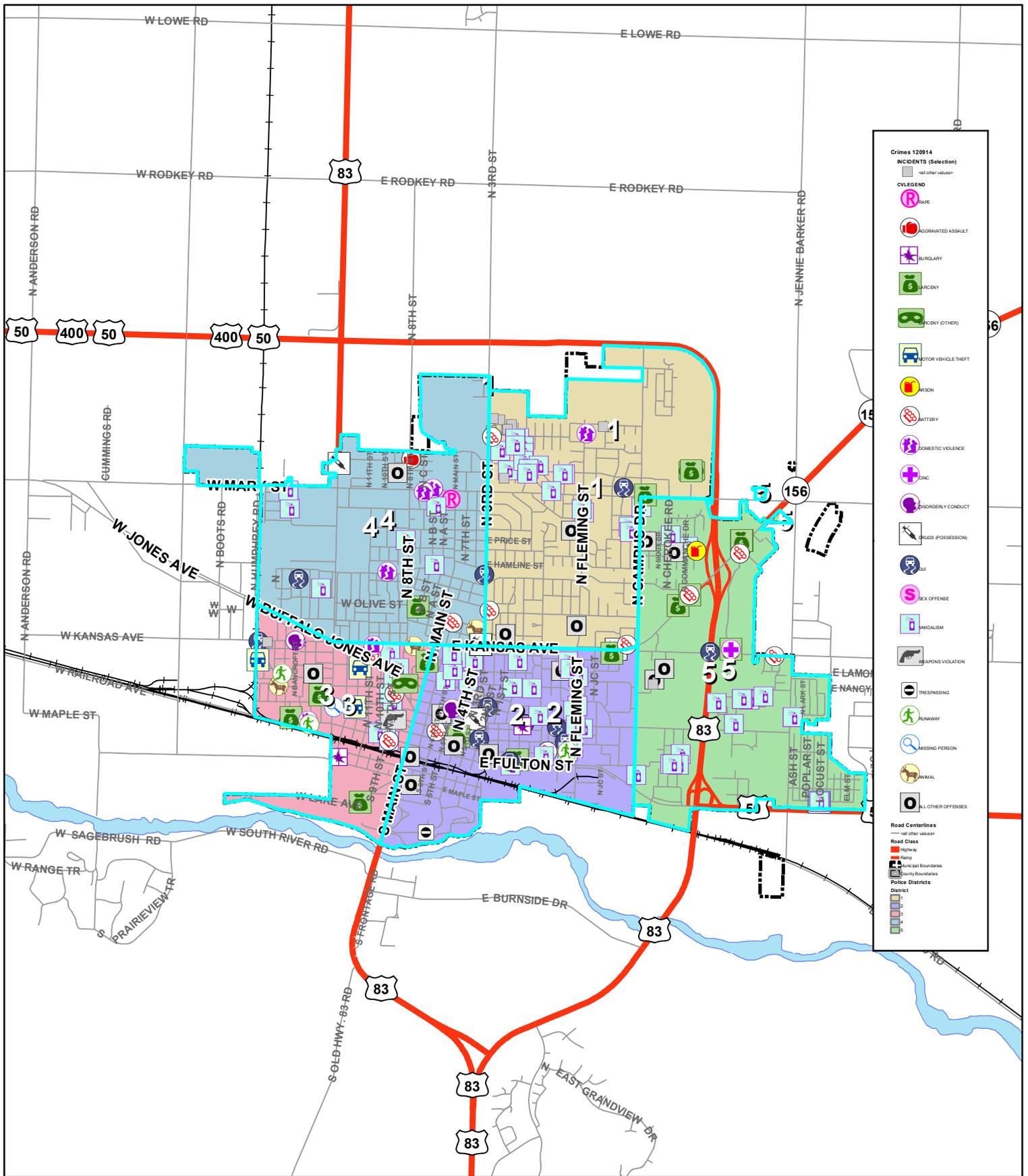
	October #	October %	November #	November %
<i>TOTAL</i>	188	100%	152	100%

Bias-Based Policing Statistics

November 2014

		October #	October %	November #	November %
CONTRABAND SEIZED:					
	None	173	92%	146	96%
	Currency	0	0%	0	0%
	Firearms	0	0%	0	0%
	Other Weapons	0	0%	0	0%
	Drugs/Paraphernalia	4	2%	0	0%
	Alcohol/Tobacco Products	11	6%	6	4%
	Stolen Property	0	0%	0	0%
	Other	0	0%	0	0%
	More Than One Type	0	0%	0	0%
	Not Provided	0	0%	0	0%
	<i>TOTAL</i>	188	100%	152	100%

Hispanic	Arrests	17	15%	18	20%
	Citations	89	77%	68	76%
	Warnings	8	7%	4	4%
Non-Hispanic	Arrests	4	5%	6	10%
	Citations	59	81%	47	77%
	Warnings	9	12%	8	13%



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. 12 - Date: December 9, 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 - FY2014, 15 & 16												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	100%	3/13/14	41%	\$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%		100%	\$30,000 \$31,659.57 - 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	FINAL	100%	In-house	100%	\$ 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	Order	0%	In-house	76%	\$ 35,000 Work - \$26,500 Control/Video Parts, \$ 8,500 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	95%	\$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%		73%	\$30,000 (Res. 13 - \$7,587 & Com. 8 - \$6,298, Obligated \$8,000, Available Funds \$8,115)

CITY PROJECT UPDATES 2014

Revision No. 12 - Date: December 9, 2014

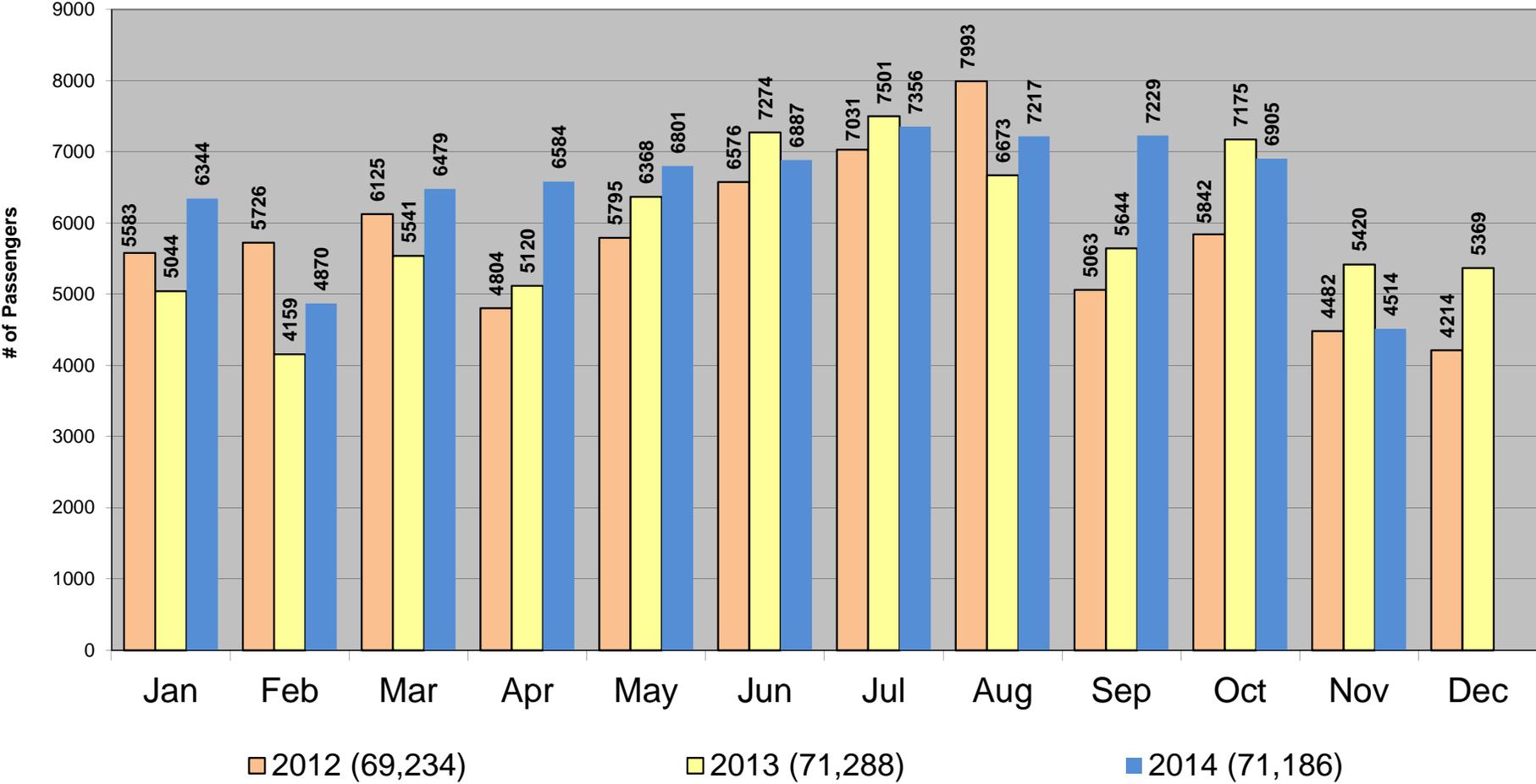
Completed Projects

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		FINAL	100%	3/11/14	100%	\$235,496	Punchlist items
Design Partial Twy F and Twy C					Contract		Design	Design	Design	Design	Design	Design	60%		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	Complete
Substation # 11/Jameson Plant	Const	Const	Const	Const	Const?	Const?							100%		100%	\$1,750,000	Complete
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?		Bid	100%	12/18/14		\$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

City Link Ridership Yearly Comparison





CITY OF GARDEN CITY ZOO DEPARTMENT NOVEMBER 2014 MONTHLY REPORT

ANIMAL DIVISION

ACCESSIONS:

Births/Hatchings

None

Transactions (Purchases, donations, etc.)

0.1 Black widow spider Donation, found on grounds

DEACCESSIONS

Deaths

1.0 Red panda "Firecracker" Euthanized due to decreasing condition and advancing arthritis
0.1 Alpaca "Aggie" Euthanized due to severe arthritis
0.1 Praying mantis Undetermined
0.0.1 Goldfish Undetermined
0.1 Guira cuckoo Died from injuries related to head trauma

Transactions (Sales, donations, etc.)

1.0 Bison Transferred back to KDWP possession

Otters moved off exhibit for work on holding. Video Shoot for "Exercise like an animal" project. Dr. Tuller attended AAZV conference.

ADMINISTRATION DIVISION

Director continues work on specifics of City's new personnel evaluation system. Conference call with GLMV architect and construction company on elephant exhibit expansion project re: disconnect between architect estimate and construction company's bid. Reviewed applications and conducted first round interviews and reference checks on Facilities Manager candidates. Contracted with company for posts for additional shade at Kansas Waters exhibit. Enrolled LRZ in San Diego Zoo Global Academy – to be used for staff and volunteer continuing education. Meeting with IT department head concerning zoo department's IT needs. End of year budget review. Reviewed zoo's CIP proposals with community committee. Continued energy audit with Siemens (lighting). Staff voted to send conservation funds from duck feeders to Wildlife SOS (sloth bear focus). Considering additional cameras due to evidence of non-staff in zoo overnight. Director, General Curator, and Distance Learning Manager attended KAZOO meeting at Rolling Hills Zoo (Salina, KS).

EDUCATION DIVISION

The education division gave 93 formal programs to 2435 people, and 33 people learned from a discovery box check-out. Began process of recruiting and interviewing for new Education Aide. Year-end volunteer hours were compiled in preparation for the winter award party, awards were prepared. Grant research to complete the nature play space project continues. Winter Adventures were advertised and registrations started. Two TV screens were installed over the black footed ferret exhibit to replace the static graphics. Whitney assisted with the Kansas state Ecomeet.

MAINTENANCE DIVISION

The maintenance division experienced a big change this month when the maintenance foreman, Hiram Thoman, left after 26 years of service to move with his family to Colorado. Division efforts during the month of November covered most of the range of skills required by the staff to maintain the zoo as a jewel of Garden City: repairing a broken waterline, mounting educational displays, framing signs, repairing the giraffe encounter stand ("tiki hut"), installing a new playground feature, and working on rust and chipping paint issues, just to name a few of the projects. Staff collaborated with an electric department representative on generator repairs, reviewed information on city's new evaluation procedures/forms, and brainstormed public fence modifications around the elephant and rhino exhibit. Maintenance division staff also led a class for zoo staff members on the operations of the automatic gate, and a practice session at the shooting range for the weapons team. Team consists of members from all divisions of zoo staff. Renovations to the otter indoor holding area have been a focused effort that should be completed soon, after which the otters will be allowed to return to their exhibit.

CONSIDERATION OF APPROPRIATION ORDINANCE

Ordinances & Resolutions



Memorandum

To: City Commission
Date: December 12, 2014
From: Staff
RE: INDUSTRIAL DEVELOPMENT ANNEXATION

CITY COMMISSION

ROY CESSNA,

Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN

City Manager

MELINDA A. HITZ, CPA

Finance Director

RANDALL D. GRISELL

City Counselor

Issue

Governing Body consideration and approval of Agreements and Consent to Annexation from two property owners and an annexation ordinance for property along US-50/400.

Background

To facilitate industrial development, staff and the Finney County Economic Development Corporation have been working with owners of appropriate land in and around Garden City to have industrial sites ready for use. Some of the properties adjacent to the City Limits are suitable for voluntary annexation into the City.

While these particular properties are currently under lease for industrial use, the owners and staff are preparing for the future redevelopment of the property. The Governing Body is asked to approve the Agreement and Consent to Annexation from O'Brate Realty LLC, and American Warrior Inc. An Ordinance is attached for Governing Body consideration and approval.

Alternatives

1. Approve the Agreement and Consent to Annexation from O'Brate Realty LLC, and American Warrior Inc.
2. Adopt the Annexation Ordinance.
3. Defer action until a later date.

Recommendation

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

Fiscal Note

The cost to the City for this annexation would be the incremental difference in property taxes until the properties are redeveloped.

CITY ADMINISTRATIVE CENTER
301 N. 8TH
P.O. Box 499
GARDEN CITY, KS
67846-0499
620.276.1160
FAX 620.276.1169
www.garden-city.org

O'Brate Realty, LLC

November 24, 2014

Mayor and City Commission
City of Garden City
301 N. 8th Street
PO Box 998
Garden City KS 67846

Mayor and Commissioners:

O'Brate Realty LLC, owns property in Section 22, T24S, R32W lying south of US-50/400. We request annexation of the property into the City of Garden City. A map of the property is attached.

We appreciate your consideration of our request.

Sincerely,



Cecil O'Brate,
Member
O'Brate Realty LLC

AGREEMENT AND CONSENT TO ANNEXATION

NOW ON this 16th day of December, 2014, this Agreement to Annexation (Agreement) entered into by and between the **CITY OF GARDEN CITY, KANSAS**, hereinafter referred to as **CITY**, and **O'BRATE REALTY, L.L.C.**, hereinafter referred to as **OWNER**, and,

WHEREAS, **OWNER** is the owner of the below-described real property as detailed in Exhibit A attached hereto and incorporated herein, and in consideration of the following terms, **OWNER** consents to the annexation of the real property described as follows:

Parcels of land located in Section 22, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

Lot 2, Block 1, T P & L Industrial Park and the following described real estate, to-wit: Beginning at the Center Corner of Section 22, T24S, R32W, East along the East-West Half Section Line, 1,203.0; thence South, to the extreme Northeast corner of Lot 1, Block 1, of the Parcel Plat of Ponderosa Addition; thence continuing along said boundary North 53°31'48" West 1,105.95 feet; thence North 01°50'16" East 247.06 feet to the intersection with a line which is 200 feet south of and parallel with the East-West Half Section Line of Section 22; thence West 300.0 feet along said line which is 200 feet south of and parallel with said East-West Half Section Line to the North-South Half Section Line of Section 22; thence North 200 feet along said Half Section Line to the Point of Beginning. Containing 59.2 acres, more or less.

NOW, THEREFORE, the parties agree as follows:

1. The parties understand that this Agreement is made in order to facilitate an economic development project within the City of Garden City.
2. **OWNER** agrees and consents to the annexation of **OWNER's** real property by **CITY**, in consideration of **CITY's** reimbursement to **OWNER** for the incremental increase in property taxes due to the addition of the **CITY** mill levy.
3. The parties agree that the real property will be zoned Agricultural upon annexation. **OWNER** may initiate future rezoning of the real property in its best interest.
4. The parties understand and agree that the consent given herein shall be deemed to be sufficient consent to an annexation proceeding under K.S.A. 12-520.

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

CITY OF GARDEN CITY, KANSAS

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

OWNER: O'BRATE REALTY, L.L.C.

Cecil O'Brate

Cecil O'Brate, Member

STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

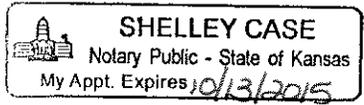
BE IT REMEMBERED, that on the 11th day of December, 2014, before me, a Notary Public in and for the County and State aforesaid, came **Cecil O'Brate**, Member, O'Brate Realty, L.L.C., who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Shelley Case

Notary Public

My Commission Expires:
10/13/2015



STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

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

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

Notary Public

My Commission Expires:



City Limits

Cit

US-50/400

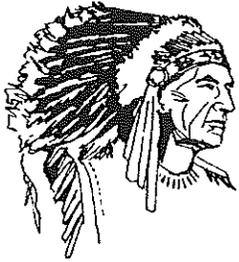
Jennie Barker Road

City Limits

City Drainage Ditch

MANSFIELD RD.





November 24, 2014

Mayor and City Commission
City of Garden City
301 N. 8th Street
PO Box 998
Garden City KS 67846

Mayor and Commissioners:

American Warrior Inc., owns property in Section 22, T24S, R32W lying south of US-50/400. We request annexation of the property into the City of Garden City. A map of the property is attached.

We appreciate your consideration of our request.

Sincerely,

A handwritten signature in cursive script that reads "Cecil O'Brate". The signature is written in black ink and has a long, sweeping horizontal line extending to the right from the end of the name.

Cecil O'Brate,
President
American Warrior Inc.

AGREEMENT AND CONSENT TO ANNEXATION

NOW ON this 16th day of December, 2014, this Agreement to Annexation (Agreement) entered into by and between the **CITY OF GARDEN CITY, KANSAS**, hereinafter referred to as **CITY**, and **AMERICAN WARRIOR, INC.**, hereinafter referred to as **OWNER**, and,

WHEREAS, **OWNER** is the owner of the below-described real property as detailed in Exhibit A attached hereto and incorporated herein, and in consideration of the following terms, **OWNER** consents to the annexation of the real property described as follows:

Parcels of land located in Section 22, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

The West Half of the Northeast Quarter of Section 22, Township 24 South, Range 32 West and a tract of land in the East Half of said Northeast Quarter of Section 22, described as follows: Beginning at the northwest corner of the East Half of the Northeast Quarter of said Section 22, thence running south on the West line of said East Half of said Northeast Quarter of said Section 22, 600 feet; thence running east parallel with the north line of said Section 22, 400 feet, thence running north 600 feet to the north line of said Section 22; thence running West, 400 feet to the place of beginning, EXCEPT the East 2 acres thereof. Containing 82.0 acres, more or less.

NOW, THEREFORE, the parties agree as follows:

1. The parties understand that this Agreement is made in order to facilitate an economic development project within the City of Garden City.
2. **OWNER** agrees and consents to the annexation of **OWNER's** real property by **CITY**, in consideration of **CITY's** reimbursement to **OWNER** for the incremental increase in property taxes due to the addition of the **CITY** mill levy.
3. The parties agree that the real property will be zoned Agricultural upon annexation. **OWNER** may initiate future rezoning of the real property in its best interest.
4. The parties understand and agree that the consent given herein shall be deemed to be sufficient consent to an annexation proceeding under K.S.A. 12-520.

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

CITY OF GARDEN CITY, KANSAS

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

OWNER: AMERICAN WARRIOR, INC.

Cecil O'Brate
Cecil O'Brate, President

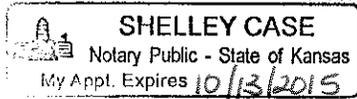
STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

BE IT REMEMBERED, that on the 14th day of December, 2014, before me, a Notary Public in and for the County and State aforesaid, came **Cecil O'Brate**, President, American Warrior, Inc., who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Shelley Case
Notary Public

My Commission Expires:
10/13/2015



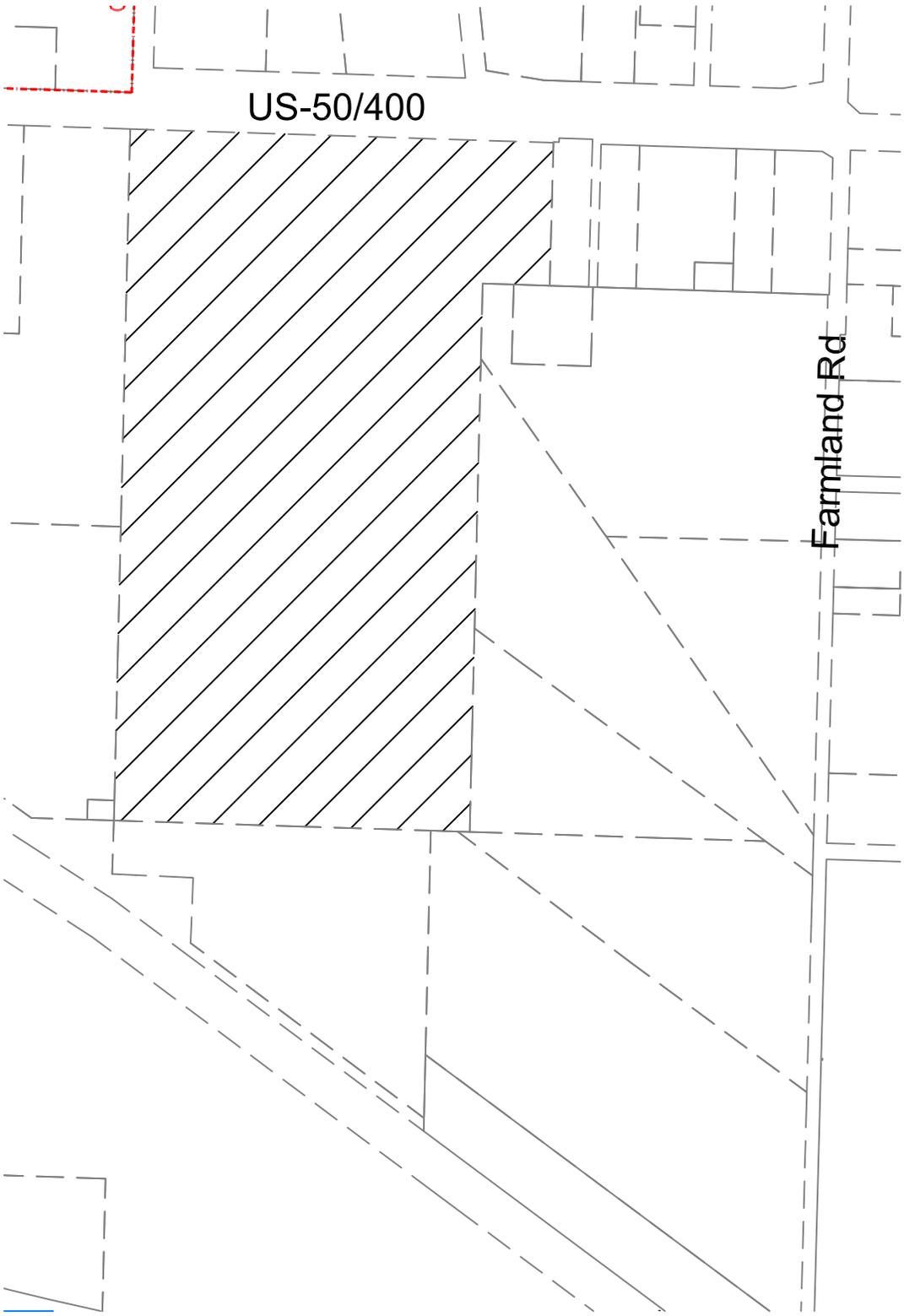
STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

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

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

Notary Public

My Commission Expires:



ORDINANCE NO. _____-2014

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

WHEREAS, the following described land adjoins the City of Garden City, Kansas, and is generally located in Section 22, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas; and

WHEREAS, American Warrior, Inc., and O’Brate Realty, L.L.C. (Owners) are the owners of the following described land; and

WHEREAS, the Owners have requested and consented to annexation of the described land in letters and in Agreement and Consent to Annexation documents; and

WHEREAS, the Governing Body of the City of Garden City, Kansas, finds it advisable to annex the described land.

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

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

Parcels of land located in Sections 15, 16, 21, and 22, all in Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of the Replat - Martin's Mobile Home Park, Inc., said point being on the North right-of-way line of U.S. Highway 50/400, thence South to the intersection of the South right-of-way line of said Highway and the West line of the Northeast Quarter of Section 22; thence East, along said right-of-way line to a point 254.8 feet East of the East line of the West Half of said Northeast Quarter, thence South to a line 600 feet south of as measured parallel with the North line of Section 22, said line being the extended South line of Renicks Subdivision; thence West along said extended line to the East line of the West Half of said Northeast Quarter; thence South along the East line of the West Half of said Northeast Quarter to the South Line of said Northeast Quarter; thence West 145 feet, more or less, along the South Line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter to a point 1,203.0 feet east of the Center Corner of Section 22; thence South, to the extreme Northeast corner of Lot 1, Block 1, of the Parcel Plat of Ponderosa Addition; thence continuing along said boundary North 53°31’48” West 1,105.95 feet; thence North 01°50’16” East 247.06 feet to the intersection with a line which is 200 feet south of and parallel with the East-West Half Section Line of Section 22; thence West 300.0 feet along said line which is 200 feet south of and parallel with said East-West Half Section Line to the North-South Half Section Line of Section 22; thence North 200 feet along said Half Section Line to the Center Corner of Section 22; thence North 01°51’08” East 75.00 feet, to the Southerly Boundary of Lot 2, Block 1, T P & L Industrial Park; thence North 88°01’16” West 100.00 feet; thence South 01°55’28” West 75.10 feet; thence North 88°04’09” West 93.43 feet; thence North 48°19’30” West 294.42 feet; thence North 54°17’53” West 461.43 feet; thence Northwesterly along a curve to the right, with a radius of 1153.22 feet, an

arc length of 1,126.76 feet with a chord bearing North 26°18'29" West 1,082.47 feet; thence N 01°41'00" East, 320.09 feet; thence Northwesterly along a curve to the left, with a radius of 781.24 feet, an arc length of 1,226.16 feet with a chord bearing North 43°16'47" West 1,104.12 feet; thence North 88°14'32" West, 489.38 feet along said line, to the East right-of-way line of Jennie Barker Road; thence North 01°47'49" East, 55.75 feet along said right-of-way line; thence West, along the South right-of-way line of U.S. Highway 50/400, to the intersection with a line which is 250.51 feet East of and parallel with the West line of the East half of the Southeast Quarter of Section 16; thence North, along said line which is 250.51 feet East of and parallel with the West line of the East half of the Southeast Quarter of Section 16, and its extension, to the North right-of-way line of U.S. Highway 50/400; thence East, along the North right-of-way line of U.S. Highway 50/400, to the Point of Beginning; EXCEPTING the following tract in Section 22 beginning at the intersection of the South right-of-way line of U.S. Highway 50/400 and the West line of the Northeast Quarter of Section 22, thence South 01°51'25" West 1,460.58 feet, more or less, to the Northeast corner of Lot 2, Block 1, T P & L Industrial Park; thence North 88°14'35" West 685.00 feet along the boundary of Lot 2, Block 1, T P & L Industrial Park; thence North 01°36'09" East 684.59 feet along said boundary; thence North 88°08'35" West 6.98 feet along said boundary; North 01°51'25" West 771.42 feet along said boundary, to the South right-of-way line of U.S. Highway 50/400; thence East along said right-of-way, to the West line of the Northeast Quarter of Section 22. Said tract being annexed contains 160 acres, more or less.

SECTION 2. This annexation is made pursuant to K.S.A. 12-520(a)(7). No resolution, notice or public hearing is required pursuant to K.S.A. 12-520a(f).

SECTION 3. This ordinance shall take effect and be in force from and after its publication in the official City newspaper.

PASSED AND APPROVED by the Governing Body of the City of Garden City, Kansas, this 16th day of December, 2014.

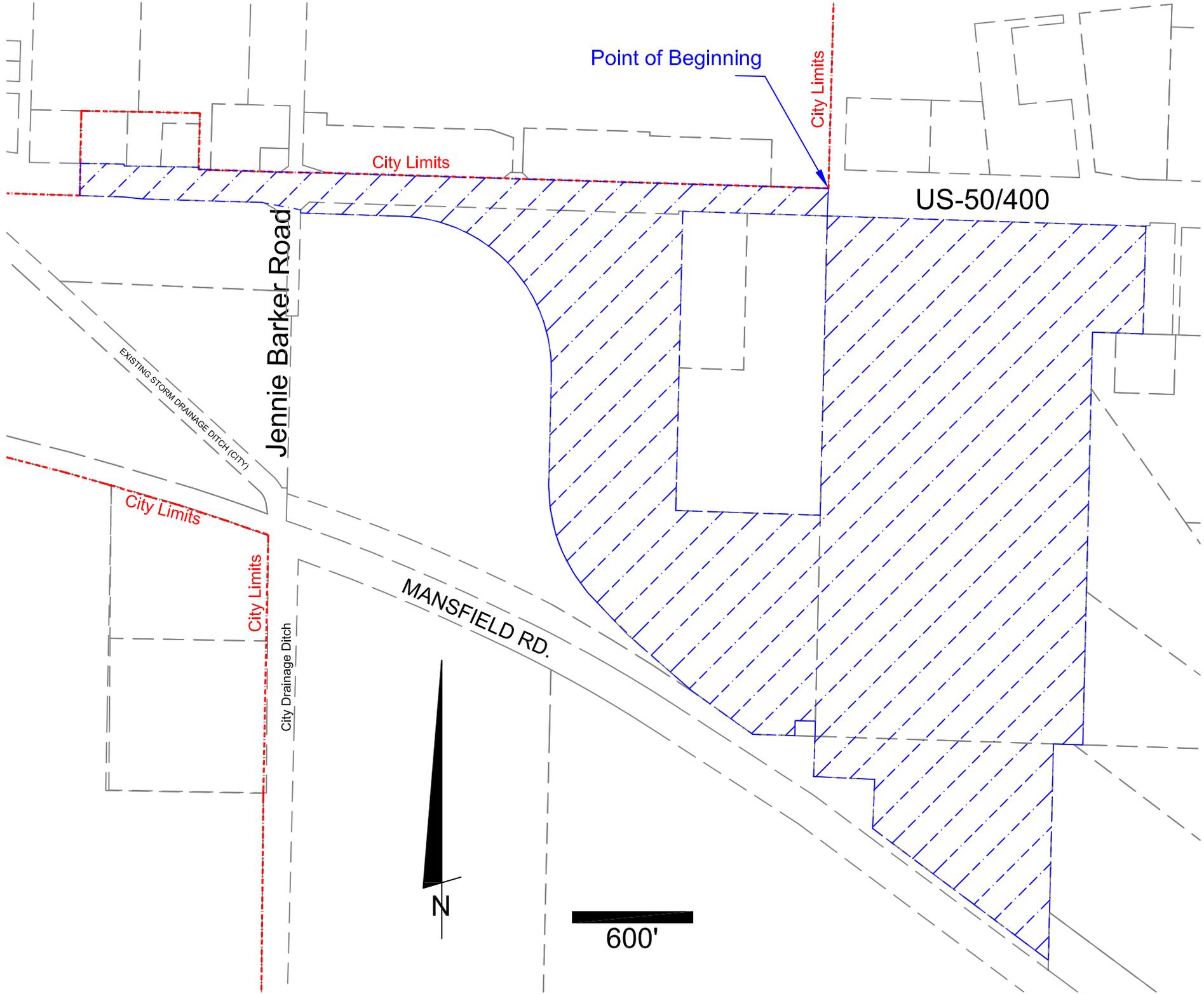
Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

APPROVED AS TO FORM:

Randall D. Grisell, City Counselor



Point of Beginning

City Limits

City Limits

US-50/400

Jennie Barker Road

EXISTING STORM DRAINAGE DITCH (CITY)

City Limits

City Limits

City Drainage Ditch

MANSFIELD RD.



600'



Memorandum

To: City Commission
Date: December 12, 2014
From: Staff
RE: STAR BOND DEVELOPMENT DISTRICT

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

CITY ADMINISTRATIVE CENTER
301 N. 8TH
P.O. Box 499
GARDEN CITY, KS
67846-0499
620.276.1160
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www.garden-city.org

Issue

Staff has been working with a developer on a project that would qualify for Sales Tax and Revenue Bond (Star Bond) financing. On November 4, 2014, the City Commission adopted Resolution No. 2609-2014, setting a Public Hearing on December 16th at 1:30 p.m., on the creation of a Star Bond District. Upon closing the Public Hearing the Governing Body is asked to consider adoption of an Ordinance creating the Star Bond District.

Background

Creation of a Star Bond district is a multi-step process; the first step was adoption of a Resolution of Intent, Resolution 2609-2014, attached, which included a general District Plan of the proposed project. Step two is conducting a public hearing on December 16th for adoption of the district plan and creation of the Star Bond district. Following the Public Hearing, adoption of the accompanying ordinance is recommended.

While the Star Bond process has many more steps to fulfill, the ordinance preserves the availability of the Star Bond financing tool, and sets the baseline from which to determine the sales tax increment, should a project materialize which warrants its use. Should an eligible project move forward under this ordinance, it must be started within two years of the ordinance.

Sporting Kansas City is a potential partner in the project and has provided the attached vision statement describing a project plan which they would work to develop and advance through the local and State approval process if the Star Bond District is created. The size and scope of specific facilities has not been determined, nor has the specific location within the proposed district. Those elements would need to be determined as a project plan is considered at the local and State level.

Alternatives

1. After the public hearing, adopt the Ordinance.
2. Defer action on the ordinance until a later date, but prior to January 16.
3. Deny the request.

Recommendation

Staff recommends that the Governing Body adopt the Ordinance creating the Star Bond District, and enabling Sporting Kansas City to begin working on a specific



project plan which would be submitted to the City of Garden City and the Kansas Secretary of Commerce.

Fiscal Note

Under this STAR Bond funding scenario, “costs” to the City would be the dedication of incremental unobligated City sales tax revenue generated by the businesses in the STAR Bond district for up to 20 years, to eligible project expenses. There is no statutory financial or procedural obligation of the other taxing entities as there is with a TIF.

CITY COMMISSION

ROY CESSNA,

Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

CITY ADMINISTRATIVE CENTER
301 N. 8TH
P.O. Box 499
GARDEN CITY, KS
67846-0499
620.276.1160
FAX 620.276.1169
www.garden-city.org

(Published in the *Garden City Telegram* on December 8 2014)

RESOLUTION NO. 2609-2014

A RESOLUTION STATING THE INTENT OF THE CITY OF GARDEN CITY, KANSAS TO CONSIDER CREATION OF A STAR BOND PROJECT DISTRICT, APPROVE A STAR BOND PROJECT DISTRICT PLAN FOR THE DISTRICT AND PROVIDING FOR NOTICE OF A PUBLIC HEARING ON SUCH MATTERS.

WHEREAS, K.S.A. 12-17,160 through 12-17,179, as amended (“Act”) authorizes the city of Garden City, Kansas (“City”) to create sales tax and revenue (“STAR”) bond project districts, approve STAR bond project district plans for such districts and provide for the financing of eligible costs of STAR bond projects from state and local sales, use and transient guest tax increments collected within the district and allocated to the project and other revenues as allowed by the Act; and

WHEREAS, the City is considering the findings necessary for the creation of a STAR bond project district located generally in the area described on the map attached to this Resolution as **Exhibit A** and as more particularly described in this Resolution (the “STAR bond project district”); and

WHEREAS, pursuant to the Act the City is required to set a date for a public hearing to consider the creation of the proposed STAR bond project district.

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

SECTION 1. Pursuant to the Act, the governing body of the City finds and determines that:

(a) A public hearing shall be held as part of the regular meeting of the City Commission on December 16, 2014 at 1:30 p.m., in the City Commission meeting room at 301 N. 8th Street, to consider the creation of the STAR bond project district. After the public hearing, the City Commission will consider findings necessary to establish a STAR bond project district and may pass an ordinance creating the STAR bond project district if the Kansas Secretary of Commerce has made a finding the proposed district is an “eligible area” under the Act.

(b) The proposed STAR bond project district is an approximately 312 acre area in east central Garden City near the intersection of US-50/83/400 and Schulman Avenue. The boundaries of the proposed STAR bond project district are shown on the map attached to this resolution as **Exhibit A**.

(c) The proposed STAR bond project district plan is generally described in the preliminary STAR bond project district plan attached to this resolution as **Exhibit B**.

(d) A description of the proposed STAR bond project district and the proposed STAR bond project district plan are available for inspection at the City Clerk's office, 301 N. 8th Street, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

SECTION 2. This Resolution and **Exhibits A and B** shall be sent, by certified mail with return receipt requested, to the Board of Education of Unified School District No. 457, to the Board of County Commissioners of Finney County, to the Board of Trustees of Garden City Community College, and to each owner or occupant of land in the proposed STAR bond project district, not less than 10 days after the date of this resolution. This resolution and **Exhibits A and B** shall also be published one time in the official city newspaper not less than one week nor more than two weeks before the public hearing date of December 16, 2014.

[Remainder of Page Intentionally Left Blank]

ADOPTED AND APPROVED by the governing body of the City of Garden City, Kansas on November 4, 2014.

CITY OF GARDEN CITY, KANSAS

[Seal]

By Roy Cessna
Roy Cessna, Mayor

ATTEST:

By Celyn N. Hurtado
Celyn N. Hurtado, City Clerk

EXHIBIT A – RESOLUTION NO. ____-2014

(MAP OF PROPOSED DISTRICT)

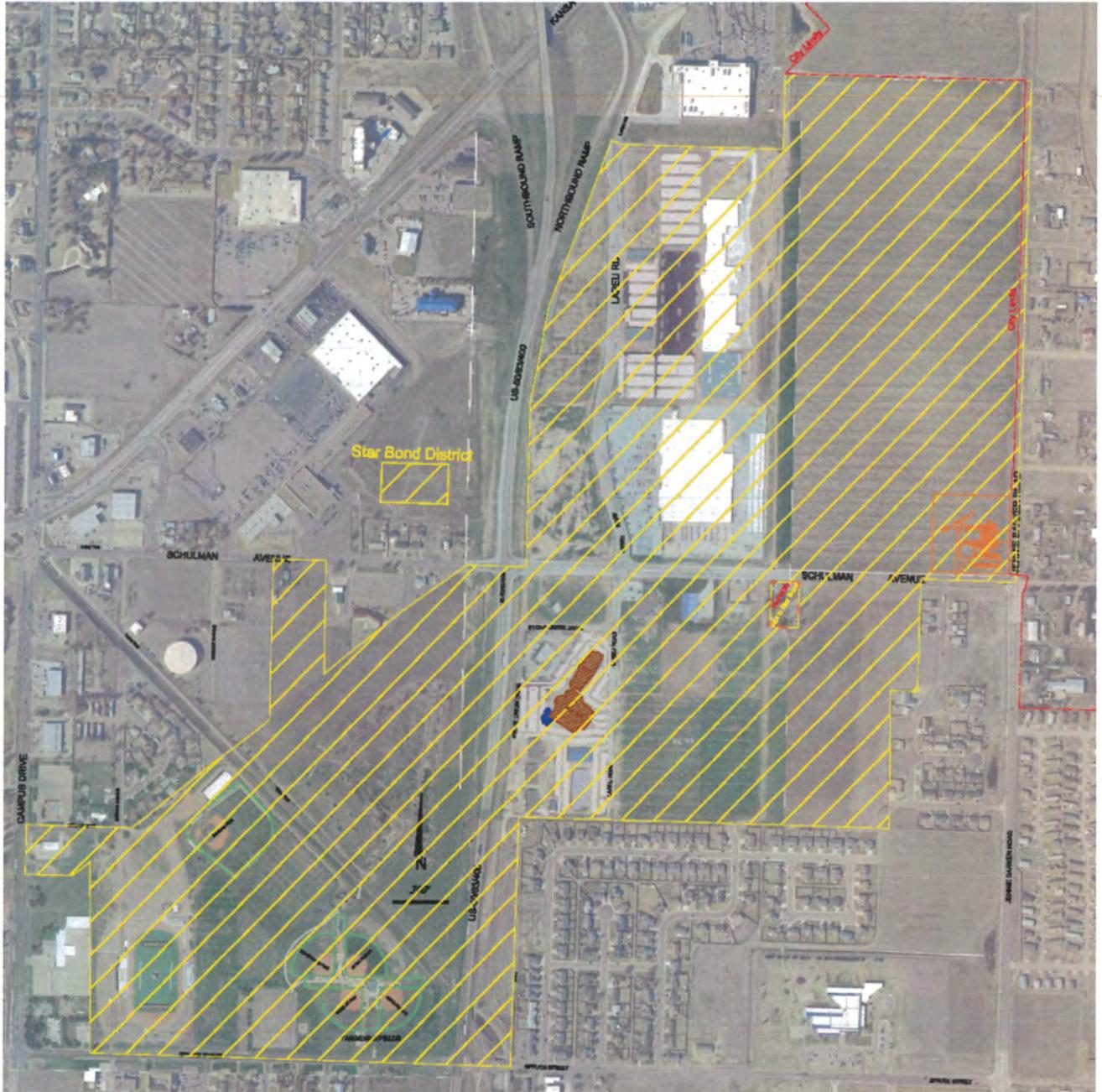


EXHIBIT B – RESOLUTION NO. -2014
(STAR BOND PROJECT DISTRICT PLAN)

**STAR BOND PROJECT DISTRICT PLAN FOR DEVELOPMENT
THROUGH SALES TAX AND REVENUE INCREMENT FINANCING
GARDEN CITY, KANSAS**

November 4, 2014

SECTION 1. PURPOSE

The City of Garden City, Kansas (the “City”) intends to create a sales tax and revenue (“STAR”) bond project district within the City. Kansas statutes governing the creation of STAR bond project districts and sales tax and revenue increment financing (K.S.A. 12-17,160 through 12-17,170 and particularly, K.S.A. 12-17,165 (a)) require preparation of a “STAR bond project district plan” (referred to herein as the “district plan”) before creation of a STAR bond project district. The district plan is the preliminary plan identifying the proposed STAR bond project areas and generally describing the buildings, facilities and improvements proposed to be constructed in such areas.

SECTION 2. DESCRIPTION OF SALES TAX AND REVENUE (STAR) FINANCING

Projects financed through STAR financing involve the creation of an “increment” in state and local sales, use and transient guest tax collected in a STAR bond project district. The increment is the amount of such taxes collected from taxpayers within the portion of a STAR bond project district occupied by a STAR bond project that exceeds the amount of the “base year” revenue. The base year is the 12-month period immediately before the month the STAR bond project district is established. After the STAR bond district is created the sales tax and revenue increment collected in the STAR bond project district which exceeds that collected in the base year is paid to the City to fund and pay certain eligible costs of the STAR bond project.

SECTION 3. STAR BOND PROJECT DISTRICT

A map showing the boundaries of the proposed STAR bond project district is attached as **Exhibit A**. The proposed STAR bond project district is within the city limits of Garden City, Kansas and consists of approximately 312 acres (more or less) of real estate, located in east central Garden City, Finney County, Kansas, near the intersection of US-50/83/400 and Schulman Avenue.

Before the proposed STAR bond project district is established, the Kansas Secretary of Commerce must make a finding the proposed district is an “eligible area” for STAR bond financing as defined by the Act.

SECTION 4. STAR BOND DISTRICT PROJECT DESCRIPTION

The buildings and facilities to be constructed or improved in the STAR bond project district may be described in a general manner as a mixed-use development consisting of some or all of the following uses: major multi-sport athletic complex, including indoor and outdoor facilities, arena, and athletic facilities and dormitory; retail uses; restaurant uses; other general commercial development; hotel uses; residential uses; and associated public and private infrastructure. The STAR bond project district may consist of multiple STAR bond project areas as delineated in one or more STAR bond project plans to be approved for property within the STAR bond project district.

SECTION 5. STAR PROJECT PLAN APPROVAL

The statutes governing STAR increment financing and STAR bond project districts require that all proposed projects in a STAR bond project district be presented to and authorized by the City Commission through its approval of detailed "STAR bond project plans". Each project plan will identify specific project areas within the STAR bond project district and will include detailed descriptions of the proposed improvements and methods of financing. STAR bond project plans must be reviewed by the Holcomb - Garden City - Finney County Area Planning Commission and are submitted to a public hearing after published notice and notification of affected property owners. Before going forward a STAR bond project plan must be adopted by a two-thirds majority of the City Commission and the Kansas Secretary of Commerce must review the STAR bond project plan, the feasibility and market studies required by the Act and other documents and approve the STAR bond project.



December 16, 2014

The Honorable Roy Cessna
Mayor
City Administrative Center
301 N. 8th
Garden City, KS 67846

Re: Garden City Project Concept

Dear Mayor Cessna:

The purpose of this letter is to introduce you and the Garden City Commission to a proposed development that, in our opinion at Sporting Kansas City, would be transformative for the Garden City region and provide a direct and tangible benefit to the youth of your community.

The Sporting Story

In 2013, Sporting Kansas City (“Sporting”) brought the first major league professional sports championship to the state of Kansas. Sporting did so featuring seven local players on their roster, including five Kansans: Jon Kempin, Christian Duke, Kyle Miller, Seth Sinovic, and World Cup veteran Matt Besler. The MLS Cup championship match was played at Sporting Park, which opened to universal acclaim in Kansas City, Kansas in 2011. In 2012, Sporting Park received the highest accolade in the stadium world: Stadium Business Awards’ Venue of the Year. Sporting Park was the first stadium of its kind in the United States – a purpose-built authentic American soccer stadium – designed from the ground up around world-class fan experiences. Today, Sporting has enjoyed 54 consecutive league match sell-outs, and has a season ticket waiting list of over 6,000 and growing.

Sporting’s success on and off the field began in 2006 when Sporting Club, an ownership group led by Cerner Corporation co-founders Neal Patterson and Cliff Illig, purchased the then-Kansas City Wizards from Lamar Hunt. At the time of the purchase, the Wizards were ranked last in every measurable revenue category: ticket sales, sponsorships, merchandise, and broadcast. The club’s team of executives and owners put in place a long-term plan to re-energize and re-inspire Kansas Citians to support the team through an aggressive campaign of rebranding and facilities development. The rebrand from the Wizards to Sporting was focused on three main elements:

commitment to the community, innovation and risk-taking, and, most importantly, winning championships.

While many of Sporting's competitors in Major League Soccer have spent tens of millions of dollars on high-profile foreign players, Sporting's strategic focus for long-term success on the field is the development of premier local and regional athletes into high-performing professional soccer players. In 2007, Sporting established an Academy to identify, train and develop the finest soccer players in the region. The three principal development goals of the Academy were to cultivate promising young soccer players into professionals that might play for Sporting one day, to develop well-adjusted, confident young men that would give back to the community, and to provide these young men with valuable collegiate scholarship opportunities. To support Sporting Kansas City and the Sporting Academy, the club built a first-of-its-kind facility featuring 3 fields and a 7,500 square foot training center. This facility has recently been expanded into the Swope Soccer Village, featuring 9 full-sized soccer fields, and a 4,000 square foot locker room and classroom extension.

Over the past 8 years, the Sporting Kansas City Academy has established itself as one of the preeminent soccer academies in the United States with five teams for exceptional players ranging in age from 11 through 18 years old. And while Sporting has signed three Academy graduates to professional contracts (Jon Kempin, Kevin Ellis, and Eric Palmer-Brown), the most telling indicator of success of the Academy is that every young man that has graduated from the Academy since its inception has been offered a scholarship to play soccer in college. Academy graduates have attended universities such as Duke, Creighton, North Carolina, Wake Forest, and the United States Military Academy (West Point) on scholarship.

Today, the Sporting Academy has 13 affiliate youth soccer clubs across the Midwest, including affiliates in Kansas City (2), Lawrence, Omaha/Lincoln (2), Nashville, St. Louis, Minneapolis, and Wichita. The purpose of the association between the Sporting Academy and its affiliates is to establish a standardized coaching methodology and style of play that is referred to as the "Sporting Way." The Sporting Way curriculum is designed to teach high-level, age-appropriate technical and tactical aspects of the game, with equal emphasis on physical and mental fitness. Top players on the top teams from each Academy affiliate are invited annually to try-out for the Sporting Academy in Kansas City, which is fully-funded (i.e. no or minimal cost to the athlete's family) by Sporting Kansas City. The result is a vertically-integrated youth development program that provides young soccer players with the aspirational pathway to professionalism and, importantly, the Academy is a meritocracy. The system is designed so that the best players make the Academy, whether or not they have the ability to pay.



Led by Sporting and its partners, Kansas City has become one of the biggest soccer hotbeds in the nation. Sporting's partners include:

- United States Soccer Federation. In the first quarter of 2015, Sporting will break ground on the National Training and Coaching Development Center, to be constructed less than a mile from Sporting Park. The NTCDC will be the hub for US Soccer's national coaching and refereeing education programs, and will also serve as a key training center for the men's, women's and youth US National teams.
- Kansas Youth Soccer Association. Sporting is working with KYSA in partnership to revamp and enhance the Olympic Development Program as well as KYSA's outreach into western Kansas.
- Heartland Soccer Association. Sporting's partnership with Heartland, the largest youth soccer tournament and league manager in the nation, allows maximum scheduling flexibility for the Swope Soccer Village and the tournament field complex that will be built at the NTCDC.
- US Youth Futsal. Sporting is in the process of constructing 14+ futsal, or small-sided soccer, courts in the urban core of Kansas City. US Youth Futsal is based in Kansas City, and is a key partner in programming those courts and identifying and training US National team futsal players.

Garden City Training Center and Sporting Garden City

Western Kansas, and Garden City in particular, has long been a hub for soccer in the region. Sporting attempts to scout the Garden City region and has, in recent years, brought several players from the area into its Academy. One young man from Southwest Kansas, Eduardo Moreno, was one of the finest players to come through the Academy since its inception. However, unfortunately and because of a variety of factors, there is not a true pipeline of soccer playing talent from Garden City to Kansas City. Lack of a true vertically integrated youth club system, lack of facilities, and the distance required to scout the region has prevented Sporting from focusing on Garden City.

The proposed project would leverage the facilities development and professional soccer development expertise of Sporting to create a community asset for Garden City that would not only put the city on the national soccer map, but would be a source of pride and entertainment for the entire region of Western Kansas. The project is conceptualized as featuring the following elements:

- Design and development of the Garden City Training Center (“Training Center”) to provide the facilities necessary to implement the Sporting Way youth development system, complete with classrooms, locker rooms, fitness and conditioning equipment, and likely a dormitory for housing players from outside of the Garden City area.
- Construction of a to-be-determined number of high-performance grass and synthetic soccer fields adjacent to the Training Center, including a “championship field” stadium with stadium amenities consistent with similarly designed stadiums.
- Acquisition of Premier Development (“PDL”) franchise to play their matches at the championship field stadium, would preferably be owned and operated by local Garden City investor and fully supported by Sporting.
- Creation of a well-organized, professional youth soccer club for boys and girls aged 5-18 that will be granted immediate Sporting Academy affiliate status (“Sporting Garden City”).
- Centralized administration of club resources, including finance, legal (including immigration, player contracts, and collegiate eligibility issues), and travel.

PDL is the proven developmental leader in North American soccer’s evolving tiered structure. The PDL featured 64 teams within four conferences throughout the United States and Canada in 2014, including 12 teams affiliated with USL PRO (professional minor league soccer) or Major League Soccer clubs. The PDL has proven to be an important stepping-stone for top professionals now playing throughout the world, with 70 percent of all MLS draftees having PDL experience. The PDL season consists of 14 regular season matches for each team, seven home and seven away, and provides elite collegiate players the opportunity to taste a higher level of competition while maintaining their eligibility. In addition to league play, PDL teams compete in the Lamar Hunt U.S. Open Cup as well as various exhibitions.

It is anticipated that the Garden City PDL franchise would feature the top amateur players from Sporting Garden City as well as the top players from recently-reinstated Garden City Community College men’s soccer program. The 10-12 home matches annually would provide a consistent revenue source for the operations of the PDL franchise and would become an immediate source of pride for the Garden City community as local young men trained in Garden City would compete at a high level against national and international competitors.

The Training Center will be the central focus for the soccer world in Garden City and Western Kansas. In addition to being the training and match home of Garden City’s PDL franchise, the Training Center and its associated fields would be the home of Sporting Garden City. The Training Center and associated stadium will be designed by Sporting using the same “experience design” methodology as was used to make the Sporting Park and Swope Soccer Village experiences



amongst the finest in the world. As they did with Sporting Park, Sporting would engage with local stakeholders, supporters' groups, and youth soccer clubs to get their buy-in on what an authentic Garden City stadium should look and feel like. The stadium will reflect the community while at the same time giving the home team every advantage to bring home championships to Garden City.

It is anticipated that Sporting Garden City would be created by merging two or more existing youth soccer clubs in Garden City under a new Sporting Garden City brand. Sporting Garden City would have affiliate relationships with both Sporting Kansas City and the Garden City PDL franchise. Sporting Garden City would feature recreational and competitive divisions, with professional coaches on the competitive (sometimes referred to as "Premier") side. Top competitive teams from Sporting Garden City could compete in local, regional or even national leagues and tournaments giving the young athletes much-needed competitive experience against the very best from around the region. Given the premier nature of the facilities, fields, and Garden City's unique strategic location in the middle of many key regional locations for soccer talent, Sporting believes this facility will be a natural tournament destination for clubs from Texas, Oklahoma, Colorado, and New Mexico. At full programming, it is envisioned that the facilities could host a dozen or more targeted showcase tournaments on an annual basis.

The goal of the competitive program is to develop players talented enough to not only make the Sporting Academy, but to thrive in that environment. Sporting Kansas City will invite top Sporting Garden City players to both Academy identification camps, as well as showcase tournaments for college recruiters. It is anticipated that Sporting Garden City will, in a very short time, become a top regional youth soccer club on par with Sporting Blue Valley or Sporting Kaw Valley based in Overland Park, KS and Lawrence, KS respectively.

Given Garden City's multi-cultural strength, the development contemplated in this project could eventually serve as a unique on-boarding platform for Mexicans and other Latin Americans. Just as twenty years ago high-potential American soccer players were forced to leave the United States to receive world-class soccer training in Europe, it is envisioned that high-performing athletes from Central or Latin America could receive their soccer training in Garden City, while being surrounded by a diverse yet familiar community, thus requiring minimal acculturation for the players. This would provide these young athletes with a pathway to professional soccer in a professional, centrally managed and supportive environment.

Conclusion



For Sporting, this Garden City development is a true extension of the club into Western Kansas. It provides Sporting with visibility into a soccer hotbed as well as facilities and club structure to develop the next generation of professional soccer players. The developments contemplated by this project will be designed with sensitivity to the culture of Garden City and its diverse population base, and will be designed in conjunction with local stakeholders to “plus” the experience for every individual who comes in contact with this project. The project provides the youth of Garden City with increasingly aspirational goals of learning and loving the game of soccer, of representing their community in competitive soccer matches, of playing in front of a packed house of their fellow Garden Citizens in a bespoke stadium against national competition in the PDL, of attaining a scholarship to play soccer at the collegiate level, and even potentially playing professional soccer for Sporting Kansas City.

Thank you for considering this proposed development. We are of course happy to answer any questions or concerns that you or the Commission have regarding the project.

Yours very truly,



Greg Cotton
Chief of Staff & General Counsel
Sporting Club

cc: Robb Heineman, CEO, Sporting Club
Peter Vermes, Manager, Sporting Kansas City
Korb Maxwell, Esq.

(Published in *The Garden City Telegram* on December __, 2014)

ORDINANCE NO. ____-2014

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS MAKING FINDINGS REGARDING A STAR BOND PROJECT DISTRICT AND ESTABLISHING A STAR BOND PROJECT DISTRICT WITHIN THE CITY.

WHEREAS, pursuant to the provisions of K.S.A. 12-17,160 through 12-17,170, as amended (the "Act"), the City of Garden City, Kansas (the "City") is authorized to establish sales tax and revenue ("STAR") bond project districts within defined areas of the City for certain purposes and in eligible areas as defined in the Act; and

WHEREAS, in Resolution No. 2609-2014, adopted November 4, 2014 and published on December 8, 2014, the governing body of the City gave the notice required by the Act of its intent to create a STAR bond project district under the Act (the "District") and described the proposed district plan, proposed project areas and generally described the buildings and other facilities to be constructed and/or improved within the District; and

WHEREAS, the City has published and delivered notice of a public hearing as required by the Act and on this date conducted a public hearing on the advisability of creating the District; and

WHEREAS, the City desires to establish the District in accordance with the provisions of the Act; and

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

Section 1. Eligible Area. The governing body finds and determines the District is a STAR bond project as defined in K.S.A. §12-17,162 and is an "eligible area" as defined by the Act. This finding shall become effective only upon a finding by the Kansas Secretary of Commerce that the area described on **Exhibit A** to this Ordinance is an "eligible area" under the Act.

Section 2. Description of and Creation of STAR Bond Project District. The legal description of the District is set forth on **Exhibit A** to this Ordinance and incorporated here by this reference. The property described on **Exhibit A**, including adjacent rights-of-way, is designated and created as the District, according to the Act and subject to the conditions stated in Section 1 of this Ordinance.

A map of the District is attached as **Exhibit B** and incorporated here by this reference. The District does not contain any property not referenced in Resolution No. 2609-2014 providing notice of a public hearing.

Section 3 STAR Bond Project District Plan. The STAR bond district plan is approved and is attached to this Ordinance as **Exhibit C** and incorporated here by this reference.

Section 4. Further Action. The Mayor, City Manager, City Clerk and other officials and employees of the City, including the City Attorney and the City's Financial Advisor and Bond Counsel, are further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 5. Effective Date. This Ordinance, including the attached Exhibits shall become effective upon its passage by the governing body of the City and publication in the official newspaper of the City.

[Remainder of Page Intentionally Left Blank]

PASSED AND APPROVED by the governing body of the City of Garden City, Kansas
on December 16, 2014.

CITY OF GARDEN CITY, KANSAS

[Seal]

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

EXHIBIT A

(LEGAL DESCRIPTION OF THE STAR BOND DISTRICT)

LEGAL DESCRIPTION

Tracts located in the Southeast Quarter of Section 9 and the North Half of Section 16, all in Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described as follows:

BEGINNING at the Southeast Corner of Section 9, T24S, R32W, thence North, along the east line of said Section, to the Northeast Corner of the Southeast Quarter of Section 9; thence West, along the north line of said Southeast Quarter, to the East line of 156 Commercial, Phase Four; thence South, along said East line to the Southwest corner of 156 Commercial, Phase Four, said point being the Northeast Corner of Schulman Crossing Phase II; thence along the North line of Schulman Crossing Phase II, North 89°50'25" West, 869.90 feet; thence continuing along said line, North 70°46'13" West, 60.00 feet to the Northernmost Corner of Lot 1, Block 2, Schulman Crossing Phase II, said line also being the East right-of-way line of US Highway 50/83/400; thence South along the West line of said Schulman Crossing Phase II and continuing South along the west line of Schulman Crossing the following 3 courses: South 20°45'56" West, 942.44 feet; thence South 10°45'12" West, 508.48 feet; thence South 01°38'07" West, 867.71 feet to the Southwest Corner of the Southeast Quarter of said Section 9; thence North 90°00'00" West, along the North line of the Northwest Quarter of Section 16, T24S, R32W, 363.85 feet, to the northwesterly line of the abandoned Nebraska, Kansas and Southern Railroad right-of-way; thence South 49°51'15" West, 375.78 feet along said line; thence continuing South 49°49'10" West, 546.23 feet, along said line; thence North 01°01'32" West, 595.33 feet to the North line of said Section; thence North 90°00'00" West, 280.00 feet; thence South 00°50'00" East, 828.10 feet, along the East line of Bowman Acres to the Southeasterly line Lot 27, Bowman Acres, said line also being the northwesterly line of the abandoned railroad right-of-way; thence Southwesterly, along the southeasterly line of Bowman Acres to the intersection with the Centerline of Gene Avenue; thence West, along said Centerline to the West line of Section 16; thence South 00°00'00" East, 259.50 feet, along said West line; thence South 89°42'12" East, 227.77 feet, to a point on the southeastern line of Lot 1, Bowman Acres, said line also being the Northwestern line of Block 2, Golden Plains Addition; thence North 50°15'29" East, 111.18 feet, to the Northernmost Corner of Golden Plains Addition; thence South along the west line of said Golden Plains addition to the South line of the Northwest Quarter of said Section 16; thence East along the South line of said Northwest Quarter, to the Center Corner of Section 16; thence North, along the East line of said Northwest Quarter, said line being the East line of Lot 6, Samy Addition, to the South line of said Samy Addition; thence South 88°12'50" East, 156.07 feet; thence continuing along said line, South 88°14'18" East, 308.07 feet, to the Southwest Corner of Heritage Place Second Addition; thence South 89°56'17" East, 499.00 feet along the South line of said Heritage Place Second Addition, to the Southeast Corner of Lot 38, Block 2, Heritage Place Second Addition; thence North 00°08'25" West, 671.66 feet along the East line of said Lot 38, to the Southwest Corner of Lot 2, Block 2, Heritage Place Second Addition; thence North 90°00'00" West, 215.25 feet, along the West line of said Lot 2, to the Southwest Corner of said Lot 2; thence North 00°00'00" West, 148.00 feet, along the West line of said Lot 2, to the Southeast Corner of Lot 1, thence North 90°00'00" West, 284.11 feet along the South line of said Lot 1 and its extension, to the East line of Samy Addition; thence North 01°34'12" East, 197.89 feet, to the Northeast Corner of Samy Addition; thence North 01°47'19" East, 299.92 feet, along the East line of Echo Valley Addition, to the North line of Section 16; thence South 88°17'12" East, 2173.68 feet, more or less, to the point of beginning, containing 274 Acres, more or less.

EXHIBIT B

(MAP OF THE STAR BOND DISTRICT)

EXHIBIT C
(STAR BOND DISTRICT PLAN)

**STAR BOND PROJECT DISTRICT PLAN FOR DEVELOPMENT
THROUGH SALES TAX AND REVENUE INCREMENT FINANCING
GARDEN CITY, KANSAS**

November 4, 2014

SECTION 1. PURPOSE

The City of Garden City, Kansas (the “City”) intends to create a sales tax and revenue (“STAR”) bond project district within the City. Kansas statutes governing the creation of STAR bond project districts and sales tax and revenue increment financing (K.S.A. 12-17,160 through 12-17,170 and particularly, K.S.A. 12-17,165 (a)) require preparation of a “STAR bond project district plan” (referred to herein as the “district plan”) before creation of a STAR bond project district. The district plan is the preliminary plan identifying the proposed STAR bond project areas and generally describing the buildings, facilities and improvements proposed to be constructed in such areas.

SECTION 2. DESCRIPTION OF SALES TAX AND REVENUE (STAR) FINANCING

Projects financed through STAR financing involve the creation of an “increment” in state and local sales, use and transient guest tax collected in a STAR bond project district. The increment is the amount of such taxes collected from taxpayers within the portion of a STAR bond project district occupied by a STAR bond project that exceeds the amount of the “base year” revenue. The base year is the 12-month period immediately before the month the STAR bond project district is established. After the STAR bond district is created the sales tax and revenue increment collected in the STAR bond project district which exceeds that collected in the base year is paid to the City to fund and pay certain eligible costs of the STAR bond project. The ad valorem property tax revenues of the county and the school district levying taxes in the STAR bond project district will not be adversely impacted.

SECTION 3. STAR BOND PROJECT DISTRICT

A map showing the boundaries of the proposed STAR bond project district is attached as **Exhibit A**. The proposed STAR bond project district is within the city limits of Garden City, Kansas and consists of approximately 312 acres (more or less) of real estate, located in east central Garden City, Finney County, Kansas, near the intersection of US-50/83/400 and Schulman Avenue.

Before the proposed STAR bond project district is established, the Kansas Secretary of Commerce must make a finding the proposed district is an “eligible area” for STAR bond financing as defined by the Act.

SECTION 4. STAR BOND DISTRICT PROJECT DESCRIPTION

The buildings and facilities to be constructed or improved in the STAR bond project district may be described in a general manner as a mixed-use development consisting of some or all of the following uses: major multi-sport athletic complex, including indoor and outdoor facilities, arena, and athletic facilities and dormitory; retail uses; restaurant uses; other general commercial development; hotel uses; residential uses; and associated public and private infrastructure. The STAR bond project district may consist of multiple STAR bond project areas as delineated in one or more STAR bond project plans to be approved for property within the STAR bond project district.

SECTION 5. STAR PROJECT PLAN APPROVAL

The statutes governing STAR increment financing and STAR bond project districts require that all proposed projects in a STAR bond project district be presented to and authorized by the City Commission through its approval of detailed “STAR bond project plans”. Each project plan will identify specific project areas within the STAR bond project district and will include detailed descriptions of the proposed improvements and methods of financing. STAR bond project plans must be reviewed by the Holcomb - Garden City - Finney County Area Planning Commission and are submitted to a public hearing after published notice and notification of affected property owners. Before going forward a STAR bond project plan must be adopted by a two-thirds majority of the City Commission and the Kansas Secretary of Commerce must review the STAR bond project plan, the feasibility and market studies required by the Act and other documents and approve the STAR bond project.



Memo

To: City Commission
From: Kaleb Kentner
CC: File
Date: 12/10/2014
Re: Renewal of the RHID Policy Resolution

ISSUE: Renewal of the RHID resolution initially passed in September of 2011 and renewed in December of 2012 and 2013 which determines a need for a Housing Incentive Policy within the City of Garden City.

BACKGROUND: Prior to undertaking the process of adopting an RHID, the City passed a resolution outlining a policy to determine what projects would be viable. The resolution is to be renewed annually.

At this time Staff presents the renewal resolution to the Governing Body. Staff is in anticipation of receiving a finalized updated CHAT report, but has not yet received it. At the time the updated CHAT report is received and new numbers are determined, an amended resolution will be presented for the approval of the Commission.

ALTERNATIVES:

1. The Commission may renew the attached resolution.
2. The Commission may decide to not renew the attached resolution.
3. The Commission may renew the attached resolution with further amendments.

RECOMMENDATION Staff recommends renewal of the attached resolution.

FISCAL NOTE: Property tax revenue that has not yet been realized by the City.

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
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RESOLUTION NO. _____

A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR A HOUSING INCENTIVE POLICY WITHIN THE CITY OF GARDEN CITY, KANSAS AND SETTING FORTH SUCH POLICY TO INCENTIVIZE HOUSING DEVELOPMENTS.

WHEREAS in August of 2012 the Finney County Economic Development Corporation funded an update to the 2008 Community Housing Assessment Team (CHAT) report for Finney County in order to document what the specific housing needs were in our County.

WHEREAS the updated CHAT report indicated that Garden City will need to build approximately eighty six (86) units annually from 2015-2017 and eighty seven (87) units annually from 2018-2022 in order to properly house our growing population.

WHEREAS the following will be utilized to guide staff in developing opportunities to incentivize the development of housing in Garden City, KS.

Standards for Incentives: Incentives offered by the City of Garden City (City) should meet all of the following standards:

1. Utilization of an innovative program which assists in financing the cost of infrastructure or qualified development costs with minimal risk to the City at large;
2. Create a sense of partnership with developers in order to work through building code regulations;
3. Create an environment for the development community that offers a predictable development process associated with fair and cost effective incentives.

Prohibited Incentives: Incentives which do not fulfill the following standards will not be considered:

1. Assure taxpayers that the City is not financing an already viable project;
2. Assure taxpayers that the development has offered the City safeguards that will commit the developer to complete the project.

Incentives:

1. **Maintain a single point of contact for developers.** The City will assign an individual to work with developers as a facilitator in order to navigate the development process. A single contact for all questions involving procedural, code and development requirements should relieve frustration sometimes felt by developers. The facilitator will in turn work with all other departments to assure that issues involving overlapping authority are resolved. This process should assure the consistent interpretation of City Codes, ordinances and technical standards.

The City has already streamlined the review period by providing facilitation, certainty, and clarity throughout the review process. The speed of the review period, however, depends on how staff and the applicant perform *together*. Providing corrections, responding to comments, and ultimately securing an approval in a timely manner is a responsibility that staff and the applicant's design team share.

2. **Utilize state provided incentive programs for both single family and multifamily developments.**

The *Rural Housing Incentive District* appears to be the incentive that is the best fit single family and multifamily developments. The District alleviates the need for special assessments by allowing the incremental property tax (e.g. tax on improved property less the tax on the vacant property) to be applied to the cost of the infrastructure for the development. All taxing entities participate. The Finney County Board of Commissioners, USD 457, and Garden City Community College are not required to take action to authorize the use of this tool, but do retain the authority to nullify the creation of a District by passing a resolution determining that the proposed District will have an adverse effect to their taxing jurisdiction within thirty (30) days of the public hearing at which the District is created by ordinance of the City.

3. **Offer City owned surplus property** at fair market value to developers of moderate and higher rental units and homes. The City reserves the right to offer the land as a sole incentive to developers of the preceding ranges. The City does not want to be perceived as undermining the available land opportunities.
4. **Nothing shall prohibit the City from utilizing traditional incentives** for public improvements within the City of Garden City as approved by the City Commission. Examples include special assessments and/or special benefit districts.
5. **Sponsoring or co-sponsoring grant request to state and/or federal agencies.** Examples may include Community Development Block Grants, U.S.D.A. grants or similar type programs which may provide assistance with infrastructure, housing or housing related programs.

Standards for Applying the RHID Program:

Any development that applies to participate in the RHID program will:

1. Perform a Financial Analysis as required by statute for each project to determine if the rebates will cover the estimated eligible costs of the project. Such analysis shall be calculated at a flat rate pegged to the initial estimated rebate increment.
2. Pay an administration fee equal to five percent (5%) of the total estimated costs for the project to the City which may be included in the list of eligible project expenses.
3. Pay 100% of the eligible expenses of the project and receive annual rebate payments from the City; or
4. Request that the City bond, through special obligation bonds, the total of the approved eligible expenses list. Should the City bond the costs, the Developer shall provide a payment equal to no less than fifty percent (50%) of the estimated total of eligible costs for the project should the developer request the City to bond the eligible costs for the project and pay to the City interest at a rate of two times the prime rate. The Developer will sign over all rebates to the City for the purpose of repayment of the Bond. Funds will be kept in a dedicated fund account for the duration of the project to protect against default. After the conclusion of the project the funds shall be used as follows:
 - A. Community Development;
 - I. Biennial Housing Studies
 - II. Biennial Commercial Market Studies
 - III. Additional Incentive Programs for Housing Projects
 - B. Extending, oversizing, and maintaining public utilities;
 - C. Extending, upgrading, and maintaining public right-of-ways;
5. The developer shall provide a summary describing how the project meets the needs outlined by the most current housing study provided by the City.

Reservations:

The City of Garden City reserves the right to not allow the use of incentives or the right to vary the percentage of City participation when unusual circumstances so warrant or whenever, in the opinion of the City Commission sufficient properties are already available for the type of development being considered.

Housing Incentive Committee:

A Housing Incentive Committee should be comprised of the Chief Elected Official or his/her designee and Chief Administrative Officer or his/her designee from each of the following taxing jurisdictions; The City of Garden City, Finney County, USD 457, and Garden City Community College. The Committee shall conduct a thorough review and evaluation of any housing incentive application brought forward for the Governing Body's consideration, which includes incentive

requests which will result in a property tax deferral or rebate. The Committee shall gather and review any additional information deemed necessary to determine if the applicant meets the objectives and criteria of this and any applicable incentive, conduct preliminary discussions with the applicant/development advocate, discuss terms of a development agreement to be drafted by City staff and to recommend to the Governing Body whether the proposal should be favorably considered.

The Committee may use the services of outside professional consultants and advisors as part of the review, as necessary. Committee records, including proposals submitted, may be withheld from public disclosure as provided under the Kansas Open Records Act. Any inaccuracy, misstatement of, or error in fact may render the proposal null and void and may cause a repeal of any development assistance rendered through any housing incentive granted by the City in reliance upon said information.

Annual Renewal:

The incentive program must be renewed annually in order for the incentive program to continue. The annual review and consideration reflects an effort to protect the City in case of an economic downturn.

Approved this 16th day of December 2014 and signed by the Mayor.

ROY CESSNA, Mayor

ATTEST:

CELYN N. HURTADO, City Clerk

APPROVED AS TO FORM:

RANDALL D. GRISELL, City Counselor



**PUBLIC UTILITIES
DEPARTMENT**

MIKE MUIRHEAD
Public Utilities
Director
301 N 8th St
620.276.1577

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

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

ED BORGMAN
Waste Water
Superintendent
345 S Jennie Barker Rd
620.276.1281

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MEMORANDUM

TO: Governing Body
THRU: Matt Allen, City Manager
FROM: Mike Muirhead, Public Utilities Director
DATE : December 8, 2014
RE : Operating Capital Reserve Account

ISSUE:

Governing Body consideration to create and maintain an Electrical Systems Operating Capital Reserve Account to acquire and maintain funds which might be necessary for the operation and maintenance of the Jameson Energy Center, or for transmission, distribution, or substation requirements arising out of emergency situations.

BACKGROUND:

KMEA secured all of the necessary power supply and transmission requirements for Garden City beginning in 2014. KMEA successfully installed 27MW of natural gas generation at the Jameson Energy Center (JEC) during 2013 and 2014 making the JEC operational in May of 2014. Garden City has an operating and maintenance agreement with KMEA regarding the JEC and is required to have adequate reserves for the JEC.

ALTERNATIVE:

Approve the resolution to create and maintain an Electrical Systems Operating Capital Reserve Account.

Do not approve the resolution to create and maintain an Electrical Systems Operating Capital Reserve Account.

RECCOMENDATION:

Staff recommends approval of the resolution to create and maintain an Electrical Systems Operating Capital Reserve Account.

FISCAL NOTE:

\$750,000 per fiscal year, from the electric utility will be placed into the capital reserve account.

RESOLUTION NO. _____

A RESOLUTION CREATING THE ELECTRICAL SYSTEMS OPERATING CAPITAL RESERVE ACCOUNT TO MAINTAIN FUNDS FOR OPERATION AND MAINTENANCE OF THE JAMESON ENERGY CENTER OR FOR CAPITAL OUTLAYS REQUIRED BY EMERGENCY SITUATIONS INVOLVING TRANSMISSION, DISTRIBUTION, OR SUBSTATIONS.

WHEREAS, the Public Utilities Department of the City of Garden City, Kansas (City), desires to create and maintain an Electrical Systems Operating Capital Reserve Account to acquire and maintain funds which might be necessary for the operation and maintenance of the Jameson Energy Center, or for transmission, distribution, or substation requirements arising out of emergency situations; and

WHEREAS, the Electrical Systems Operating Capital Reserve Account can be funded from cash reserves out of the Electric Utility Fund currently maintained and funded by the City; and

WHEREAS, the Electrical Systems Operating Capital Reserve Account should be created beginning December 1, 2014, and thereafter, funded in the minimum amount per year, as specified in this Resolution, or in a greater amount as may be determined by the City Manager, the Director of Public Utilities and the Finance Director.

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

1. There is hereby created by the Governing Body of the City a fund to be called the Electrical Systems Operating Capital Reserve Account, effective, December 1, 2014.
2. The Electrical Systems Operating Capital Reserve Account shall be funded with funds from cash reserves in the Electric Utility Fund.
3. A minimum of Seven Hundred Fifty Thousand Dollars (\$750,000) per year shall be placed into the Electrical Systems Operating Capital Reserve Account. The City Manager, the Director of Public Utilities and the Finance Director can annually determine if additional amounts need to be transferred into the Electrical Systems Operating Capital Reserve Account.
4. The funds in the Electrical Systems Operating Capital Reserve Account shall be used for operation and maintenance of the Jameson Energy Center. The funds may also be used for transmission, distribution, or substation needs arising out of emergency situations.
5. The City Manager shall have the authority to authorize withdrawals of funds from the Electrical Systems Operating Capital Reserve Account, after consultation with the Director of Public Utilities, the Finance Director, and the Governing Body.

This resolution shall be effective from and after its publication in the Garden City Telegram, the official City newspaper.

IT IS SO RESOLVED THIS _____ DAY OF _____, 2014, BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS.

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

APPROVED:

Randall D. Grisell, City Counselor

Old Business



To: City Commission
Date: December 09, 2014
From: Melinda Hitz, Finance Director
RE: 2014 Transfers to Capital Improvement Reserve

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Issue:

At year end some projects budgeted for in the General Fund have not been completed.

Discussion:

City Departments operate on an annual budget that is approved in August for the upcoming year. These budgets include projects, equipment and program expenses which relate to those departments. If these expenditures are not completed in the current budget year, the funds set aside would become unanticipated cash carry-over heading into the next year. Due to unforeseen circumstances there are times when departments are unable to complete what has been set out for them eighteen months earlier. It is recognized that these projects, programs and capital are an important part of the department's budget so instead of waiting for another budget cycle, have a process in place to transfer funds to be used in the upcoming year. This process is how the Capital Improvement Reserve fund was created.

Alternatives:

- 1) Do nothing; place those funds in cash balance, therefore cancelling the project.
- 2) Do nothing, place those funds in cash balance, and have the department present the projects for consideration in the next budget cycle (either 2015 or 2016).
- 3) Transfer the funds from the current year to the Capital Improvement Reserve to keep the project intact.

Recommendation:

Staff recommends the transfer of funds to the Capital Improvement Reserve as shown in the attachment.

Fiscal Note:

The 2014 transfers from the general fund total \$223,072.

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CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

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J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

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<u>PROJECT</u>	<u>DEPARTMENT</u>	<u>TRANSFER AMOUNT</u>
Fire Study	Fire Department	
	001-15-151-6005	\$9,200
New Equipment	Fire Department	
	001-15-152-6100.08	\$5,250
Advisory Board	Human Resources	
	001-11-116-5210	\$1,172
New Equipment Vehicles	Police	
	001-12-121-6100.08	\$26,000
Computer	Community Development	
	001-19-131-6100.04	\$1,800
Software	Inspections	
	001-19-134-6100.04	\$18,000
Street Tree Removal	Parks	
	001-14-135-6039	\$10,000
Training	Zoo	
	001-14-144-5440.02	\$5,000
Elephant Expansion	Zoo	
	001-14-144-6190	\$19,650
Cemetery Storage Bldg	Cemetery	
	001-16-161-6010	\$5,500
Facilities Maintenance	Capital Improvement	
	001-17-171-6026.01	\$121,500
TOTAL TRANSFER		\$223,072



To: City Commission
Date: December 05, 2014
From: Melinda Hitz, Finance Director
RE: 2014 Budget Amendments

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Issue

2014 Budget amendments are necessary to reflect actual 2014 expenditures.

Background

In November each year, City staff compares actual and December estimated expenditures to the authorized budget. Due to changes in programs, cash carryover, and additional revenues there is a need to amend the authorized budget.

Proposed are the following funds to amend and the justification.

Fund

Justification

Capital Improvement Reserve

Cash Carryover
Additional Revenue

DEA Forfeiture

Cash Carryover
Additional Revenue

126a13 Revolving

Program Change
Windsor Hotel Project

Special Recreation & Parks

Cash Carryover

Alternatives

- 1) Amend budgets as shown on Amended Certificate.
- 2) Do not amend and have budget violations governed under KSA statute 79-2935.

Recommendation

Staff recommends the budget amendments, and authorizes the 2014 Amended Budget certificate for commission signatures.

Fiscal Note

None

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MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 10 December 2014

RE: STATE THEATER

ISSUE

At your November 4th meeting, the Governing Body asked for a staff report on the building code issues prior to issuing a new Request for Proposals (RFP) for use of the State Theater.

BACKGROUND

The City and Mark Pamplin executed the MOU in early 2013, which allowed Mr. Pamplin until early September 2013 to raise funds for the project, before the property would be transferred; an amendment extended the fundraising period to mid-September 2014. At the November 4th meeting, Commission noted several concerns with continuing use of the building. Staff was directed to conduct a review of the building related to the building and life safety codes.

On November 10th, staff from the Engineering, Planning, Inspection, and Fire Departments inspected the building along with Mr. Pamplin. Fire Department personnel conducted a second tour on November 21st. Fire Marshal Laubhan prepared the attached report on the findings.

At a minimum, prior to further use of the building, staff recommends installation of Exit Lights, Emergency Lighting, fire extinguishers, and a functional rear exit door near the stage. We have \$50,000 available for environmental remediation from the 2011 G.O. Bond issue; we estimate the above recommended improvements to cost under \$10,000.00. At this time, it is not necessary to construct the ADA access from the auditorium. Interim use of the structure as it exists will require consultation with the City Building Inspection and Fire Departments. Depending upon the final use of the building, the new owner will need to fully investigate additional life safety needs.

Staff has prepared a new RFP for Governing Body consideration and approval should the decision be to reopen the process.

ALTERNATIVES

- 1) The Governing Body may authorize Staff to proceed with installation of certain improvements – Exit Lights, Emergency Lighting, fire extinguishers, and a functional rear exit door near the stage – prior to any future use and then allow continued use of the building during the interim period. Should the costs exceed \$10,000.00, we will advise the Governing Body.



Engineering Department

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

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

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- 2) The Governing Body may decide not to make any improvements and not allow further use of the building until it meets all required codes.
- 3) The Governing Body may direct staff to issue a new RFP or other method of disposal of the property.

RECOMMENDATION

Staff requests direction from the Governing Body regarding this matter.

FISCAL

The fiscal impact to the City could be positive from revenue received from the sale of the property, and/or from the avoidance of further maintenance expense on the building.

**Engineering
Department**

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

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

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

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Garden City Fire Department

P.O. Box 998
302 N. 9th
Garden City, KS 67846
E-mail: larry.laubhan@gardencityks.us

Larry W. Laubhan
Fire Marshal
Phone: (620) 276-1140
Fax: (620) 276-1142

Date: November 24, 2014

RE: 2nd Walk-Through review of the State Theatre 11/21/2014

Update of findings in accordance with the International Fire Code (IFC), 2006 edition;

1. The required 2nd exit (East) from the facility does not meet the IFC minimum requirements including but not limited to the following:
 - a. The only latching/locking hardware permitted is panic hardware in accordance with Section 1008.1.9. Panic and Fire exit hardware. Where panic and fire exit hardware is installed it shall comply with the following. Each door in a means of egress from Assembly Group A (A-1) occupancies shall not be provide with a latch or lock unless it is panic hardware or fire exit hardware. The existing door is secured with a steel cross-bar make shift hardware which prevents 'speedy exiting' in accordance with the Kansas Fire Prevention Code.
 - b. The exit configuration and arrangement does not meet the minimum criteria for *Accessible Means of Egress* in accordance with the provisions of Section 1007. Section 1007 addresses ADA issues for those having mobility and other physical, hearing (audio) and visual impairments. For instance, those impaired due to a their mobility, the facility is required to provide means of egress, ramps and landing at both exits which meet the minimum rate and rise not to exceed 1 inch at grade change for every 12 inches of travel distance.
2. The 2nd exit north opening from the balcony seating area has been covered with wooden sheeting and therefore has been taken out of service. The balcony seating, support areas and bath rooms were originally designed with two means of egress which are required to be maintained in accordance with Section 1015.1.
3. The facility is not protected by a manual fire alarm system in accordance with Section 907.2.1. Existing Assembly Group A (A-1) occupancies with an occupant load of 300 or more are required to be provided with an approved manually operated fire alarm system. A manually operated fire alarm system includes but is not limited to horn/strobes, manual pull stations, and fire alarm control panel (FACP). This fire protection features provides sufficient warning of an emergency condition and permits building occupants necessary time to exit the building safely prior to the exit paths and assembly rooms becoming untenable.
4. The facility is not protected by an approved supervised automatic fire sprinkler system in accordance with Section 903.2.1.1. An existing Assembly Group A (A-1) occupancies with a fire area (room, space or area) which exceeds 12,000 square feet or has an occupant load of 300 or more is required to be protected by an approved supervised automatic sprinkler system.
5. The path of travel and the exit locations are identified with internally illuminated exit signs in accordance with Section 1011.1, but were not operational at the time of the site visit.
6. The facility is not provided with adequate normal illumination in accordance with Section 1006.1 & 1006.2. For auditoriums, theaters, concert or opera halls and similar assembly occupancies, the

illumination at the walking surface level is permitted to be reduced during performances to not less than 0.2 foot-candle, provided that the required illumination is automatically restored upon activation of the premises' fire alarm system.

7. The facility is not provided with sufficient automatic emergency lighting in accordance with Section 1006.3. In the event of loss of normal building electrical power, automatic emergency lighting which may take the form of permanently installed battery-operated flood lights are required to provide minimum illumination of all exit paths and assembly spaces in order that occupants may traverse the paths of travel to the exits in case of an emergency condition. Areas in need of additional emergency lighting includes all spaces of the balcony floor level, main lobby area, stairways, basement and the main assembly room.
8. The basement areas are not separated from the remainder of the building with fire-resistive rated construction in accordance with Section 1020.1 Stairways which access portions of the buildings including basement beneath stage area are typically separated from the assembly spaces by doors and walls which possess a minimum fire-resistance rating. Exit enclosures shall have a fire-resistance rating of not less than 1 hour. These basement space may house dressing rooms, storage rooms, mechanical rooms, and other areas which are considered a high level of hazard than the predominate Assembly Group A (A-1) occupancies and require a higher level of construction to separate the area for a specific amount of time (such as 1-hour fire-resistance rating) to allow the public assembly occupant sufficient time to exit the building safely.
9. Portable fire extinguishers have not been provided in accordance with Section 906 and NFPA 10. Accessible and identifiable permanently-installed portable fire extinguishers are required in all Assembly Group A occupancies and the number and location of portable fire extinguisher in accordance with the tables and other requirement of NFPA 10, Standard for Portable Fire Extinguisher.

NOTES:

1. It is undetermined if the existing electrical service of the facility is in compliance with Section 605.1 and the National Electrical Code. There are numerous instances of unapproved temporary wiring service in the form of romex cable and extension cords. In addition, numerous open electrical junction boxes and unprotected electrical outlets are present in the facility as documented by the attached photos. It is prudent yet reasonable to have a qualified electrician check all existing and new electrical service to assure that systems and wiring are properly protected. Origin of fires related to electrical wiring and equipment serve as a major cause of fires in the United States.
2. Interior walls and ceiling finishes for existing Assembly Group A (A-1) occupancies are required to meet Class A or B flame spread rating in accordance with Table 803.3. Application of interior finish, drapery and other adornments which may be of a combustible nature shall be qualified as treated flame retardant supported by certification or of a material that is of the type which possesses fire retardant characteristics.
3. Housekeeping practices shall limit the combustible furnishing and storage to a minimum in accordance Section 304 & 315. Only those materials, fabricated furnishings and adornments including costume sewing rooms and costume storage room which will be utilized for the upcoming event shall be store or kept in the facility which is not protected by an approved supervised automatic sprinkler system.

Larry W. Laubhan CFPS, CBO
Fire Marshal, Garden City Fire Department

DRAFT



GARDEN CITY

— KANSAS —

**REQUEST FOR PROPOSALS
FOR USE OF THE
STATE THEATER BUILDING**

2014

STATE THEATER USE REQUEST FOR PROPOSALS

The City of Garden City is requesting formal proposals for the use of the State Theater building, 418 N. Main Street. Proposals will be received at the City Engineer's Office, 301 N. 8th Street, Garden City, Kansas, until 10:00 a.m., _____, 2015. Presentations to the City Commission will then be made on _____, 2015.

The proposal documents may be obtained from the City Engineer's Office. The proposals will be evaluated by the City Commission. The City reserves the right to reject any or all proposals and to accept the proposal deemed to be in the best interest of the City. The documents are also available electronically. Email steve.cottrell@gardencityks.us for further information.

A handwritten signature in blue ink that reads "Steve Cottrell". The signature is written in a cursive style with a large initial "S".

Steven F. Cottrell, P.E.
City Engineer

STATE THEATER USE PROPOSAL GENERAL

The City of Garden City is requesting formal proposals for the use of the State Theater building, 418 N. Main Street. Proposals will be received at the City Engineer's Office, 301 N. 8th Street, Garden City, Kansas, until 10:00 a.m., _____, 2015. Presentations to the City Commission will then be made on _____, 2015.

A calendar for Selection is contained herein. Minor variations may occur due to conflicts.

Specific information on the property follows. Additional requirements also follow.

Evaluation criteria may include, but are not limited to, the following factors:

- Character and type of use
- Financial capability to complete and operate the proposed use
- Timeline to complete the project
- Private financing vs. public financing
- Incentives requested
- Qualifications of the user and experience with the type of use proposed.

Contact the City Engineer's office, 620-276-1130, with questions about this processor to access to the building.

The City reserves the right to reject any or all proposals and to accept the proposal deemed to be in the best interest of the City.

**CITY OF GARDEN CITY
STATE THEATER USE PROPOSAL
SELECTION PROCEDURE**

A. INITIAL SUBMITTALS *(2 hard copies & PDF or other electronic files)*

1. *Submittals* for ranking proposals
 - A. Written description of the proposed use with sufficient detail to convey the intent for building and property use
 - B. Identification of the major parties involved
 - C. Preliminary drawings Floor plan sketches with sufficient detail to convey the respondent's intent for building and property use
 - D. Waivers, if any, requested from City development policies and regulations
 - E. Method of financing the project
 - i. Proof of commitment of funding to complete and operate the proposed use
 - ii. Private v. Public funding
 - iii. Incentives requested such as –
 - a. Acquisition of the property
 - b. Waiver of permit fees
 - F. Projected schedule to complete the project *(specific dates are not required, use number of weeks or months)*

B. PRESENTATIONS & SELECTION

The submittals will be provided to the City Commission with their meeting materials for the _____, 2015 meeting. Depending upon the number and quality of the Submittals received, the City Commission may rank the submittals and invite the top ranked to make an additional presentation at a subsequent meeting. City staff will notify the respondents about the presentation schedule for the meeting.

The City reserves the right to reject any or all proposals and to accept the proposal deemed to be in the best interest of the City.

C. CONTRACT/SALE

A sales contract will be prepared, which may include a revision clause should the project not be started and/or completed within a specified timeline.

STATE THEATER BUILDING



Building History: the building was constructed in 1929 as a theater, and remained open for that function until December 1999, when the City acquired the property. The property includes the small storefront at 422 N. Main Street. Original building plans are not available, however we have some drawings, see attached, based upon building measurement.

Building Size: 10,000 ± Sq. Ft. total floor area

Seating Capacity: main auditorium – 386 seats currently with spaces for 100+ additional
balcony – 86 seats with spaces for 11 additional
most of the additional seats are in storage

Handicap Access: The building is not currently ADA accessible. Restrooms are on the balcony level of the theater and in the basement of 422, which are accessible only by stairways.

Life Safety: Prior to any use of the building for public occupancy, the City will install Exit Lights, Emergency Lighting, fire extinguishers, and a functional rear exit door near the stage. Depending upon the final use of the building, the new owner will need to fully investigate additional life safety needs. Interim use of the structure as it exists will require consultation with the City Building Inspection and Fire Departments.

Types of use:

- Non-profit use as a theater or playhouse
- For profit use as a theater or playhouse.
- For profit use consistent with existing Zoning.

Environmental: The City had the building evaluated for indoor environmental quality, asbestos and lead materials in 2009, copies attached. The City may reimburse the selected party for some of the environmental remediation costs.

Utilities:

Water – two 3/4” services on Main Street

Sewer – service at rear of building from alley

Electric – 400 amp, 3 phase service on east side of building.

Solid Waste – dumpster at rear of building

Gas – service at rear of building

Phone – service at rear of building

Cable TV – no service in building

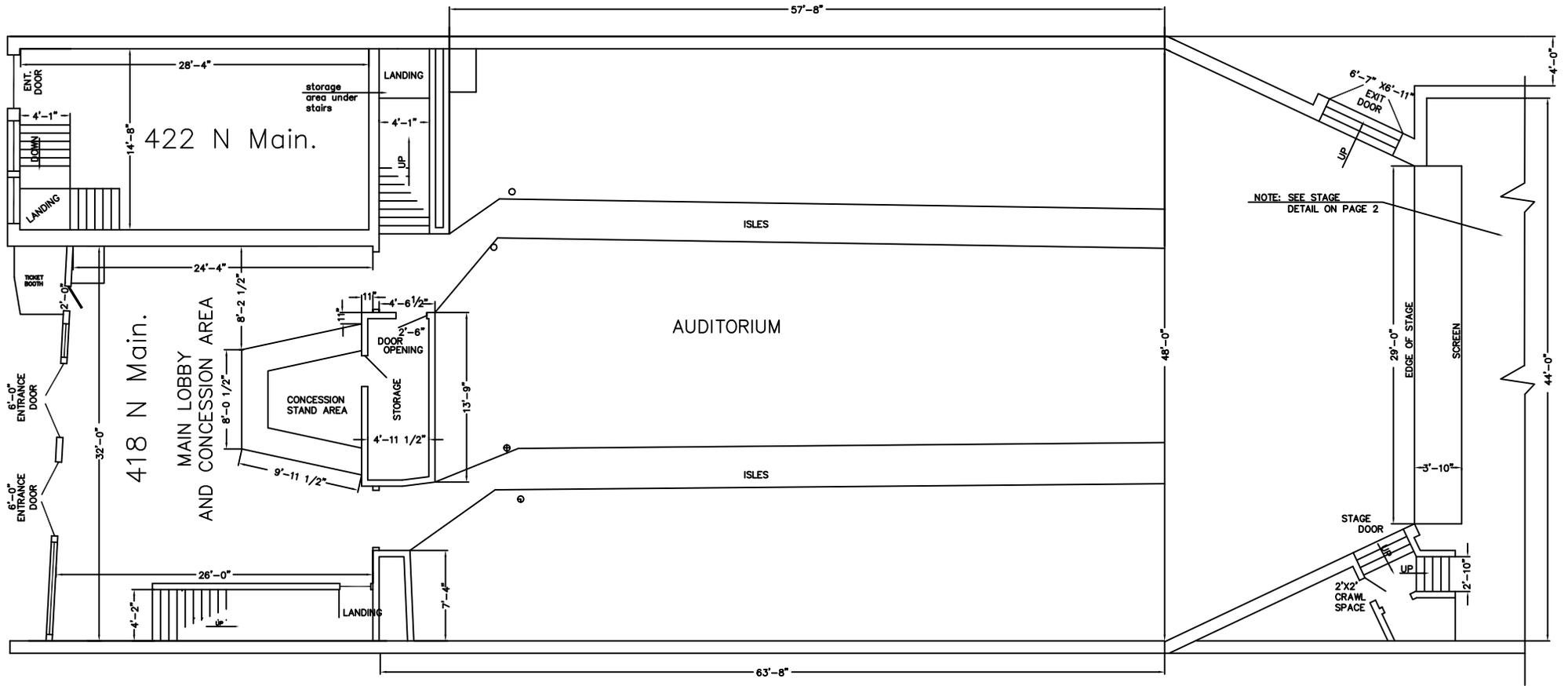
Current Zoning: C-3, Central Business, see attached.

Parking: The property does not have any reserved off street parking. Parking is available on street and at any City parking lot.

Floodplain: The site is not in the existing or proposed floodplain.

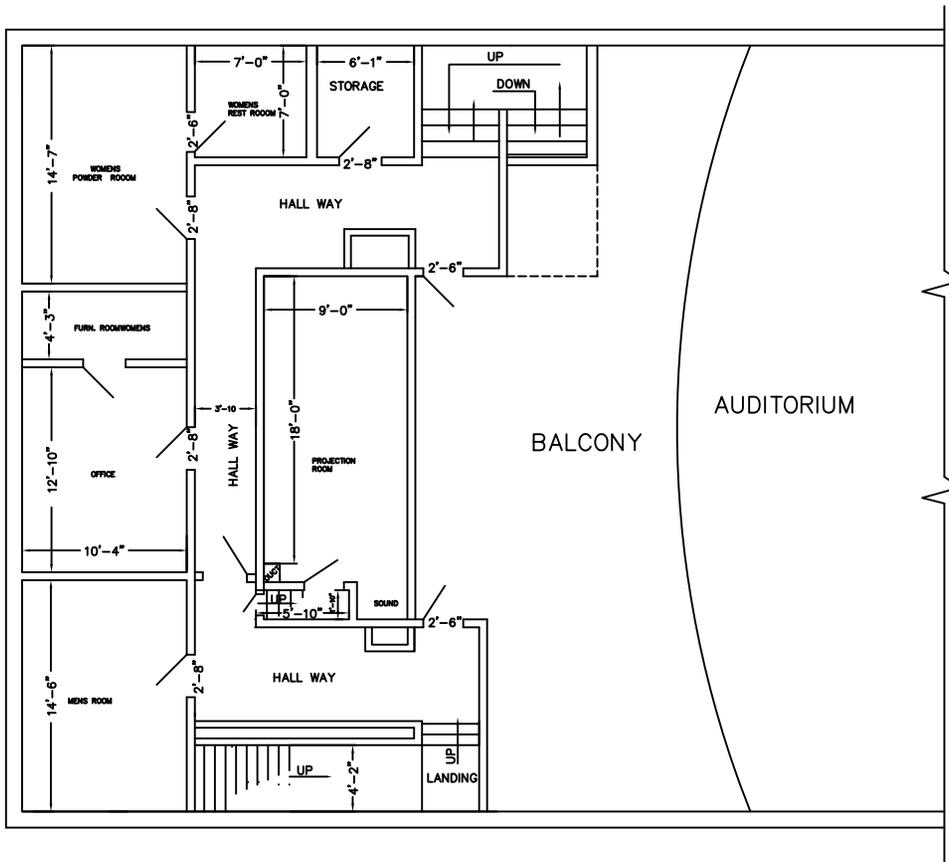
**STATE THEATER BUILDING USE PROPOSAL
SCHEDULE FOR SELECTION**

Advertise & distribute RFP	_____	, 2014
Submit Proposals, City Engineer's Office	_____	, 2015
Review and rank Initial Submittals – completed by	_____	, 2015
Schedule presentations to City Commission	_____	, 2015
Presentations to City Commission	_____	, 2015
City Commission decision	_____	, 2015
Negotiate Lease/Sale	_____	, 2015
City Commission Approval of Lease/Sale	_____	, 2015

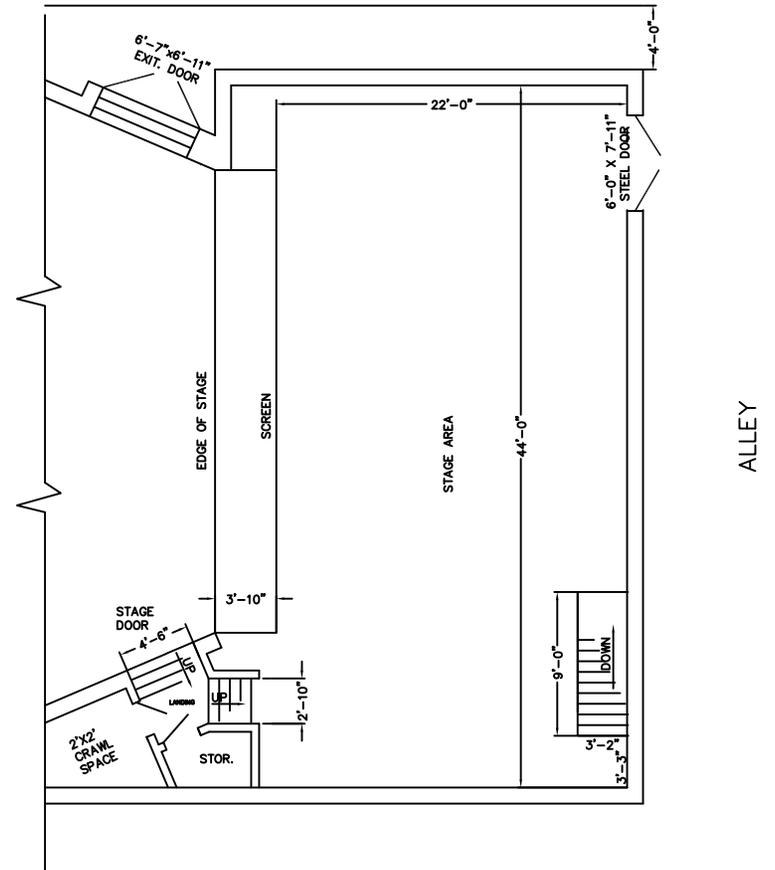


FIRST FLOOR PLAN

CITY OF GARDEN CITY		
STATE THEATER		
CITY ENGINEER	REVISIONS	DRAWN BY
STEVEN P. COFFMAN		J. J. M.
DATE		FILE NO.
SCALE	NOTED	SHEET NO. 1



SECOND FLOOR PLAN



STAGE DETAIL

CITY OF GARDEN CITY		
STATE THEATER		
REVISIONS		
CITY ENGINEER		DRAWN BY
STEVEN P. COTTRELL		R. S. M.
DATE		CK. BH.
SCALE	NOTED	DR. NO. 1

**Amended
Certificate
For Calendar Year 2014**

To the Clerk of FINNEY, State of Kansas
We, the undersigned, duly elected, qualified, and acting officers of
CITY OF GARDEN CITY
certify that: (1) the hearing mentioned in the attached publication was held;(2) after the Budget Hearing this Budget was duly approved and adopted as the maximum expenditure for the various funds for the year.

		2014 Amended Budget			
Table of Contents:		Page No.	Amount of 2013 Tax that was Levied	Adopted 2014 Expenditures	Proposed Amended 2014 Expenditures
Fund	<u>K.S.A.</u>				
CAPITAL IMPROVE RESV		2		293,000	1,190,000
DEA FORFEITURE		3		35,350	50,000
12-6a13 REVOLVING		4		60,000	175,000
SPECIAL REC & PARKS		5		89,000	179,000
Totals		xxxxxxxxxx	0	477,350	1,594,000
Summary of Amendments		6			

Attested date: _____

County Clerk

Assisted by:

Address:

Email:

Governing Body

New Business



To: City Commission
Date: December 10, 2014
From: Melinda Hitz, Finance Director
RE: Continuing Disclosure Policy

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

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

Issue:

To formally adopt a Continuing Disclosure Policy for The City of Garden City

Background:

The City of Garden City has debt issues that are regulated by the Securities Exchange Act of 1934.

Continuing disclosures provide investors with ongoing information about municipal securities, including annual financial or other operating information about the issuer and notices of specific events that may have an impact on the value of bonds. Timely and complete continuing disclosure contributes to the transparency of the market and the ability of investors to make informed decisions.

The MSRB created the Electronic Municipal Market Access (EMMA) website in 2009 to improve the availability of this information to investors. The EMMA website established for the first time a free, electronic library of disclosure documents from municipal bond issuers across the country – all readily available in a single location.

Issuers provide disclosures to the public through the EMMA website. Some annual and event-based disclosures are required under Securities and Exchange Commission Rule 15c2-12. Other disclosures can be made on a voluntary basis.

The MSRB's long-range plan for market transparency includes enhancing the EMMA website to improve the way continuing disclosures are submitted and displayed.

Recommendation:

This policy does not have alternatives and is required to be updated annually for market transparency.

Fiscal Note:

None

CONTINUING DISCLOSURE POLICY GARDEN CITY, KANSAS

This Continuing Disclosure Policy (the "Disclosure Policy") establishes specific policies of Garden City, Kansas (the "Issuer") designed to supplement existing policies and undertakings and ensure satisfaction of the Issuer's continuing disclosure obligations undertaken in connection with the Issuer's bonds and other securities pursuant to Rule 15c2-12, as amended, promulgated under the Securities Exchange Act of 1934, as amended (the "Rule").

I. Definitions

The definitions below apply to any capitalized term used in this Disclosure Policy unless the term is otherwise defined herein. In addition to such terms and the terms defined above, as used in this Disclosure Policy, the following capitalized terms have the following meanings:

"Annual Financial Information" means the financial information or operating data with respect to the Issuer, provided at least annually according to the applicable Undertaking, of the type included in portions of the Final Official Statement and described on Exhibit A to the applicable Undertaking and shall include the Audited Financial Statements.

"Audited Financial Statements" means the Issuer's annual financial statements or Comprehensive Annual Financial Report, prepared using generally accepted accounting principles and audited as required or permitted by the laws of the State of Kansas according to auditing standards generally accepted in the United States, and the standards applicable to financial audits in *Government Auditing Standards*, issued by the Comptroller General of the United States.

"Disclosure Administrator" means the Finance Director of the Issuer.

"Governing Body" means the City Commission.

"Employee" means any person who, as part of his or her employment with the Issuer, has regular responsibility for the administration of matters related to Obligations.

"EMMA" means the Electronic Municipal Market Access system of the MSRB. Information regarding submissions to EMMA is available at <http://emma.msrb.org/>.

"Event" means any of the events listed in Schedule I of this Disclosure Policy.

"Fiscal Year" means the fiscal year of the Issuer, being the period commencing on January 1 and ending on the following December 31.

"MSRB" means the Municipal Securities Rulemaking Board or any other board or entity which performs the functions currently delegated to the Municipal Securities Rulemaking Board by the Rule.

"Obligations" means any bonds, notes or other securities issued by, or whose payment is guaranteed by, the Issuer and for which the Issuer is an "Obligated Person" as defined by the Rule.

"Operating Data" means the Issuer's financial information and operating data disclosed pursuant to this Disclosure Policy and described on Exhibit A to any applicable Undertaking.

"SEC" means the U.S. Securities and Exchange Commission.

"Undertaking" means any agreement, ordinance or other undertaking by the Issuer to make continuing disclosure with respect to Obligations pursuant to the Rule.

II. Submission of Annual Financial Information

1. Not later than December 31 following the end of each fiscal year of the Issuer, or an earlier date set forth in an Undertaking (September 15), and annually thereafter while any Obligations described in an Undertaking remain outstanding, the Disclosure Administrator shall submit or cause the Issuer's Annual Financial Information to be submitted to the MSRB through EMMA.

2. Not more than five (5) days after the submission of the Annual Financial Information to the MSRB, the Disclosure Administrator shall provide to the Governing Body written confirmation from EMMA that the Annual Financial Information has been submitted and filed properly with the MSRB through EMMA, which confirmation shall be acknowledged at the next regular meeting of the Governing Body.

3. In the event that the Annual Financial Information is not completed in time to submit the Annual Financial Information to EMMA at the time specified in paragraph 1 above, the Disclosure Administrator will file a notice of occurrence of that Event according to the policy and procedures set forth below under "Reporting of Events," and as described in the Rule, and the Issuer's Annual Financial Information shall be submitted as soon as it is available.

III. Reporting of Events

1. The Disclosure Administrator shall file a notice of the occurrence of any Event or Events with the MSRB via EMMA with respect to any Obligations to which the Event or Events apply, in a timely manner, but not in excess of ten (10) business days after the occurrence of the Event. The Disclosure Administrator shall provide notice of an Event to the MSRB through EMMA, as required by the Rule. The Events to be disclosed are listed on Schedule I of this policy. The Disclosure Administrator shall consult with legal counsel and update Schedule I if there are changes to the Rule with respect to Events to be reported.

2. Not less than three (3) business days after providing notice of an Event to the MSRB, the Disclosure Administrator shall provide a copy of the notice submission filed with the MSRB to the Governing Body, along with written confirmation from EMMA that such notice submission was properly filed with the MSRB through EMMA, as required by the Rule, which confirmation shall be acknowledged at the next regular meeting of the Governing Body.

3. If an Employee obtains actual knowledge of an Event, the employee must inform the Disclosure Administrator in writing as soon as possible. If the Disclosure Administrator is made aware of any occurrence and he or she is uncertain whether it constitutes an Event, the Disclosure Administrator shall confer with legal counsel regarding the occurrence. If such consultation cannot occur by the deadline established in Section III, Subsection 1, the Disclosure Administrator shall nonetheless file notice of the occurrence as required for any Event.

IV. Manner of Submission

The documents, reports and notices required to be submitted to the MSRB pursuant to the Disclosure Policy shall be submitted through EMMA in an electronic format, shall be accompanied by identifying information, in the manner prescribed by the MSRB, or in such other manner as is consistent with the Rule, and shall be linked directly to each applicable Obligation on EMMA according to any SEC, MSRB, or EMMA rules and regulations in effect from time to time. A description of such format and information as presently prescribed by the MSRB is included in Exhibit A.

The Annual Financial Information may be provided to the MSRB through EMMA in one document or a set of documents, or may be included by specific reference to documents available to the public on EMMA, including official statements of Obligations. The Disclosure Administrator shall clearly identify each document provided by cross reference.

V. Disclosure Training for Issuer Employees

1. The Disclosure Administrator shall conduct conducting annual training of Issuer Employees regarding this Disclosure Policy, or arrange for the Issuer's financial advisor, bond counsel, or other outside resources to conduct training. The training shall include a complete review of this Disclosure Policy, the Rule, and the Events listed on Schedule 1, and shall include a complete overview of the Issuer's obligations under the federal securities laws.

2. Not later than fourteen (14) business days after the end of each fiscal year of the Issuer, the Disclosure Administrator shall provide annual written certification to the Governing Body that the annual disclosure training has been completed.

VI. Public Statements Regarding Financial Information

Whenever the Issuer makes statements or releases information relating to its finances to the public that is reasonably expected to reach investors and the trading markets (including, without limitation, all Event notices, statements in the Annual Financial Information, and other financial reports and statements of the Issuer), the Issuer is obligated to ensure that such statements and information are complete, true, and accurate in all material aspects. The Disclosure Administrator shall have primary responsibility for ensuring that such statements and information are accurate and not misleading in any material aspect. The Mayor, the Disclosure Administrator, and Issuer Employees shall work together to ensure that all public statements and information released by the Issuer are accurate and non-misleading in all material aspects.

VII. Future Issuance

Whenever the Issuer issues Obligations subject to the Rule a preliminary official statement and a final official statement shall be prepared in consultation with the Issuer's financial advisor. Each of these official statements contains information relating to the Issuer's finances and operations. The Mayor, the Disclosure Administrator, and Issuer Employees shall have primary responsibility for ensuring that all such information is accurate and not misleading in any material aspect. The official statement shall also include a certification by the Mayor that the information contained in the official statement regarding the Issuer, as of the date of each official statement, does not contain any untrue statement of material fact or omit to state any material fact necessary to make the information contained in the offering statement, in light of the circumstances under which it was provided, not misleading. The Mayor and Disclosure Administrator shall also ensure that each official statement shall contain a description of any instances in the previous five years in which the Issuer failed to comply, in all material respects, with any Undertakings.

VIII. Records

The Disclosure Administrator shall be responsible for retaining records demonstrating compliance with this Disclosure Policy. At a minimum, the Disclosure Administrator shall retain the following:

A. Master Obligation List. A master list of all Obligations (including those not subject to the Rule) in the form and including the information shown on the table set forth on Schedule II to this policy. The Disclosure Administrator may add any relevant information or categories to the Master Obligation List from time to time as it determines appropriate.

B. Disclosure Files. An electronic or paper file for each Obligation subject to the Rule. Each Disclosure File shall include the final version of the applicable Undertaking; written confirmations of all disclosures made to EMMA related to the applicable Obligation; and a copy of this Disclosure Policy. Notwithstanding any other existing or future records retention policy, each Disclosure File shall be maintained in a central depository for a period of five years after the date the applicable Obligation is no longer outstanding.

IX. Additional Information

Nothing in this Disclosure Policy shall be deemed to prevent the Issuer from disseminating any other accurate information using the means of dissemination set forth in this Disclosure Policy or any other means of communication.

X. Bond Counsel

The Issuer has previously engaged Triplett, Woolf & Garretson, LLC, and may from time to time engage Triplett, Woolf & Garretson, LLC and others as the Issuer's Bond Counsel with respect to the issuing Obligations. The Issuer understands that such engagement does not constitute a lawful substitute for the exercise of the continuing diligence of its Disclosure Administrator, Governing Body or its employees, as outlined in this Policy. To the extent Bond Counsel has assisted the Issuer with development of this Policy, is requested in the future to assist or opine on matters of training or continuing disclosure pursuant to this Policy, or may

assist the Issuer with reporting under any SEC actions or programs, the City acknowledges that a potential conflict of interest may exist, as it relates to Obligations where Triplett, Woolf & Garretson, LLC served as Bond Counsel. The Issuer has had an opportunity to consider the consequences with other counsel (including the potential need for Bond Counsel to withdraw from representation of the Issuer in the event a non-waivable conflict should arise) and has been provided sufficient information to allow it to evaluate the representation. The Issuer waives such conflict of interest and consents to such representation, training and reporting assistance by its adoption of this Policy.

This Continuing Disclosure Policy was adopted and approved by a majority of the members of the Governing Body of the Issuer at its regular meeting on December 16, 2014.

GARDEN CITY, KANSAS

[seal]

Celyn N. Hurtado, City Clerk

SCHEDULE I

The Rule requires reporting to EMMA of the occurrence of any of the Events listed as (1) through (14) below with respect to any applicable Obligation. Reporting of Events occur in a timely manner, but not more than ten (10) business days an Event has occurred. Reporting Events are as follows:

1. Principal and interest payment delinquencies;
2. Nonpayment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, or a Notice of Proposed Issue (IRS Form 5701-TEB) or other material notices of determinations with respect to tax status of the Obligations, or other events affecting the tax status of the Obligations;
7. Modifications to rights of registered owners of the Obligation, if material;
8. Bond calls (excluding mandatory sinking fund redemptions of term bonds), if material, and tender offers;
9. Defeasances (usually occurs in connection with advance refunding);
10. Release, substitution or sale of property securing repayment of the Obligations;
11. Rating changes;
12. Bankruptcy, insolvency, receivership, or a similar proceeding by an obligated person;
13. Consummation of a merger, consolidation, acquisition involving an obligated person, or sale of all or substantially all of the assets of an obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or determination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
14. Appointment of an additional or a successor trustee, or the change in name of a trustee, if material.

EXHIBIT A

MSRB PROCEDURES FOR SUBMISSION OF CONTINUING DISCLOSURE DOCUMENTS AND RELATED INFORMATION

Securities and Exchange Commission Release No. 34-59061 (the "Release") approves an MSRB rule change establishing a continuing disclosure service of the MSRB's Electronic Municipal Market Access system ("EMMA"). The rule change establishes, as a component of EMMA, the continuing disclosure service for the receipt of, and for making available to the public, continuing disclosure documents and related information to be submitted by issuers, obligated persons and their agents pursuant to continuing disclosure undertakings entered into consistent with Rule 15c2-12 ("Rule 15c2-12") under the Securities Exchange Act of 1934. The following discussion summarizes procedures for filing continuing disclosure documents and related information with the MSRB as described in the Release.

All continuing disclosure documents and related information is to be submitted to the MSRB, free of charge, through an Internet-based electronic submitter interface or electronic computer-to-computer data connection, at the election of the submitter. The submitter is to provide, at the time of submission, information necessary to accurately identify: (i) the category of information being provided; (ii) the period covered by any annual financial information, financial statements or other financial information or operating data; (iii) the issues or specific securities to which such document is related or otherwise material (including CUSIP number, issuer name, state, issue description/securities name, date, maturity date and/or coupon rate); (iv) the name of any obligated person other than the issuer; (v) the name and date of the document; and (vi) contact information for the submitter. Submissions to the MSRB are to be made as portable document format (PDF) files configured to permit documents to be saved, viewed, printed and retransmitted by electronic means. If the submitted file is a reproduction of the original document, the submitted file must maintain the graphical and textual integrity of the original document. In addition, as of January 1, 2010, such PDF files must be word-searchable (that is, allowing the user to search for specific terms used within the document through a search or find function), provided that diagrams, images and other non-textual elements will not be required to be word-searchable.

All submissions to the MSRB's continuing disclosure service are to be made through password protected accounts on EMMA by: (i) issuers, which may submit any documents with respect to their municipal securities; (ii) obligated persons, which may submit any documents with respect to any municipal securities for which they are obligated; and (iii) agents, designated by issuers and obligated persons to submit documents and information on their behalf. Such designated agents are required to register to obtain password-protected accounts on EMMA in order to make submissions on behalf of the designating issuers or obligated persons. Any party identified in a continuing disclosure undertaking as a dissemination agent or other party responsible for disseminating continuing disclosure documents on behalf of an issuer or obligated person will be permitted to act as a designated agent for such issuer or obligated person, without a designation being made by the issuer or obligated person as described above, if such party certifies through the EMMA on-line account management utility that it is authorized to disseminate continuing disclosure documents on behalf of the issuer or obligated person under the continuing disclosure undertaking. The issuer or obligated person, through the EMMA on-line account management utility, is able to revoke the authority of such party to act as a designated agent.

The MSRB's Internet-based electronic submitter interface (EMMA Dataport) is at www.emma.msrb.org.

* * *



CITY COMMISSION

ROY CESSNA,

Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

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

MEMORANDUM

To: Governing Body
Date: December 11, 2014
From: Ashley Freburg, Alcohol Fund Advisory Committee Liaison
Re: Board Appointments

Issue

The Governing Body is asked to consider and appointment two members to the Alcohol Fund Advisory Committee.

Background

The Alcohol Fund Advisory Committee makes recommendations to the City and County Commissions concerning the appropriation and use of Alcohol Consumption Tax Funds for programs to aid in the abatement of alcohol and drug abuse. The members of this committee also make recommendations to the Governing Body about how to distribute funds identified for the Community Grant. Typically, the committee is composed of three members of the community who are familiar with the work or projects associated with AFAC and Community Grant applicants.

Over the summer all three seats on the board were vacated as members relocated outside of the community. Since that time, the Finney County Commission has appointed Sheriff Kevin Bascue to fill an unexpired term with two years remaining. Sheriff Bascue has served on the Committee for several years in the past.

The Governing Body is asked to consider and appoint members for the two remaining vacancies. One vacancy is for a three-year term, and the other is for a one-year term.

At present, staff has received two applications. Applicants are Susan Escareno and Verna Weber. Both applications are attached.

Alternatives

1. Appoint Susan Escareno and Verna Weber to the Alcohol Fund Advisory Committee and determine term length for each appointment.
2. Appoint Susan Escareno to the Alcohol Fund Advisory Committee and determine term length.
3. Appoint Verna Weber to the Alcohol Fund Advisory Committee and determine term length.
4. Do not appoint Susan Escareno or Verna Weber to the Alcohol Fund Advisory Committee, and direct staff to seek additional applicants.

Recommendations

Staff recommends that the Governing Body appoint Susan Escareno and Verna Weber to the Alcohol Fund Advisory Committee and determine term length for each appointment.

Fiscal Note

None

GARDEN CITY IS MY TOWN TOO!

I would be willing to serve on a planning or advisory board/committee.

NAME: Verna Weber HOME PHONE: 620-805-4858

ADDRESS: 1217 Center WORK PHONE: _____

E-MAIL ADDRESS: whtwtr@cox.net

OCCUPATION (If employed): retired

PLACE OF EMPLOYMENT: _____

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 13 years

DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON A BOARD/COMMISSION:

I Love helping the community and I want to stay involved after my retirement.

OTHER APPLICABLE EXPERIENCE: Have served on ^{scott} City Commission many years ago and on several advisory committees

PLEASE CHECK THE ONES IN WHICH YOU ARE INTERESTED IN SERVING:

Airport Advisory Board

Alcohol Fund Advisory Committee

Art Grant Committee

Building Safety Board of Appeals

Community Health Advisory Board

Cultural Relations Board

Golf Advisory Board

Landmarks Commission

Lee Richardson Zoo Advisory Board

Local Housing Authority

Parks & Tree Board

Planning Commission

Police/Citizen Board

Public Utilities Advisory Board

Recreation Commission

Traffic Advisory Committee

Zoning Board of Appeals

RETURN THIS FORM TO:

City Manager's Office - Attn: Celyn
City Administrative Center
P.O. Box 998
Garden City, KS 67846-0998

GARDEN CITY IS MY TOWN TOO!

I would be willing to serve on a planning or advisory board/committee.

NAME: Susan Escareno HOME PHONE: 620-275-7855

ADDRESS: 328 Garden St. GC WORK PHONE: 620-275-1425

E-MAIL ADDRESS: fauwed@gmail.com

OCCUPATION (if employed): Executive Director

PLACE OF EMPLOYMENT: Finney County United Way

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 27 years

DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON A BOARD/COMMISSION:

I feel it's important to be a part of my community -
being part of decisions made: contributing.

OTHER APPLICABLE EXPERIENCE: Grant writing; budgets;
working for and with non-profits.

PLEASE CHECK THE ONES IN WHICH YOU ARE INTERESTED IN SERVING:

Airport Advisory Board

Alcohol Fund Advisory Committee

Art Grant Committee

Building Safety Board of Appeals

Community Health Advisory Board

Cultural Relations Board

Golf Advisory Board

Landmarks Commission

Lee Richardson Zoo Advisory Board

Local Housing Authority

Parks & Tree Board

Planning Commission

Police/Citizen Board

Public Utilities Advisory Board

Recreation Commission

Traffic Advisory Committee

Zoning Board of Appeals

RETURN THIS FORM TO:

City Manager's Office - Attn: Celyn
City Administrative Center
P.O. Box 998
Garden City, KS 67846-0998



Memorandum

To: Governing Body
Date: December 10, 2014
From: Michelle Stegman, Human Resources Director
RE: Appointments to the Cultural Relations Board

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Issue

The Governing Body is asked to appoint members to fill four seats on the Cultural Relations Board.

Background

The Cultural Relations Board has four board positions with terms expiring in December 2014. Garden City residents Racheal Murungi-Kisekka, Liz Sabandith, Mel Galvez and Lisa Cady submitted applications to the Cultural Relations Board and wish to be considered as board members. Verna Weber has completed two terms; Nancy Harness does not wish to serve another term. Racheal Murungi-Kisekka was appointed on August 5, 2014 to fill an interim term. Liz Sabandith wishes to be appointed to another three-year term.

Alternatives

1. The Cultural Relations Board requests that the Governing Body appoint Racheal Murungi-Kisekka, Liz Sabandith, Mel Galvez and Lisa Cady to three-year terms that expire December 31, 2017.
2. Do not appoint these applicants to the Cultural Relations Board and recommend that the board continue to recruit board members.

Recommendations

The Cultural Relations Board recommends the Governing Body appoint the following Garden City residents to the board:

Racheal Murungi-Kisekka	Ugandan	Term Expiration	12/31/17
Mel Galvez	Hispanic	Term Expiration	12/31/17
Lisa Cady	Caucasian	Term Expiration	12/31/17
Liz Sabandith	Laotian	Term Expiration	12/31/17

After these appointments, the Cultural Relations Board will have no vacancies.

These applicants are appropriate for the categories required to maintain diversity on the Cultural Relations Board.

Fiscal Note

None

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

Cultural Relations Board - 2014

Meeting Time:

5:15 PM

Ord-Res:

Resolution

No:

1569

Name	Address	Employer	Expires	Apptd	Ethnicity	Reappointed	Resigned
						Reappointed	
	Bolton, Debra	1009 Gillespie Place	K State University Research and Extension	12/31/15	12/18/12	American Indian	12/18/12
C	Cassellius, Adam	1118 N. 12th St	USD 457	12/31/15	12/18/12	Caucasian	
	Sabandith, Liz	2001 Apache	Tatro Plumbing	12/31/14	12/20/11	Laotian	
	Weber, Verna	1217 Center	Finney County Community Health Coalition State of Kansas Department for Children and Families	12/31/14	12/20/11	Caucasian	2nd Term
	Muturi, Simon	1711 W. Campbell		12/31/14	1/15/13	Kenyan	3/6/2014
	Goné, Geovannie	P.O. Box 1861	United Healthcare Community Plan of KS	12/31/16	12/3/13	Hispanic	
VC	Harness, Nancy	904 Theron	USD 457/Alternative High School	12/31/14	8/6/13	Caucasian	
	Wilkerson, Leon	106 Hamline	Sunflower Electric Power Corporation	12/31/16	12/3/13	African American	2/24/2014
	Le, Dan	209 St. John #9		12/31/16	12/3/13	Vietnamese	
	Murungi-Kisekka, Racheal	1524 Harvest Lane	Music Teacher	12/31/14	8/5/14	Ugandan	
	Aguilar, Karen	1509 Jan Street		12/31/16	8/5/14	Filipino	

GARDEN CITY IS MY TOWN TOO!

I would be willing to serve on a planning or advisory board/committee.

NAME: Racheal Murungi HOME PHONE: _____

ADDRESS: 1703 Windy view Drive 4, Garden City, KS 67846 WORK PHONE: 305-484-2983

E-MAIL ADDRESS: rmurungi@gmail.com

OCCUPATION (if employed): Private Music Teacher/ Graduate Student

PLACE OF EMPLOYMENT: _____

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 1 Yr, 4 Months

DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON A BOARD/COMMISSION:

I have had experience working with culturally diverse people while I lived and worked in South Florida, and also in the community that I am a part of here in Garden City, Kansas.

I believe cultural matters are or should be a consideration in planning processes as cultural differences affect both the planning process and implementation of programs.

OTHER APPLICABLE EXPERIENCE: 1. Program coordinator/ Social worker with Young .Empowered .And .Healthy -Uganda-East Africa

2. Graduate Teaching Asistant – University of Miami , Florida

PLEASE CHECK THE ONES IN WHICH YOU ARE INTERESTED IN SERVING:

Airport

Lee Richardson Zoo

Alcohol Fund Advisory Board

Parks & Tree

Building Safety Board of Appeals

Planning Commission

Cultural Relations

Police/Citizen

Golf

Recreation Commission

Environmental Issues Board

Traffic Committee

Landmarks Commission

Youth Council

Local Housing Authority

Zoning Board of Appeals

RETURN THIS FORM TO:

City Manager's Office – Attn: Celyn
City Administrative Center
P.O. Box 998
Garden City, KS 67846-0998

GARDEN CITY IS MY TOWN TOO!

and I would be willing to serve on a planning or advisory board/committee.

NAME: Elizabeth Sabandith

HOME PHONE: 640-3177

ADDRESS: 2001 Apache Dr.

WORK PHONE: 277-2167

OCCUPATION (if employed): HR Director

PLACE OF EMPLOYMENT: Tatro Plumbing

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 25+ yrs

DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON A BOARD/COMMISSION:

I would love to serve a second term in an organization that celebrates, promotes, appreciates, and highlights our diverse community.

OTHER APPLICABLE EXPERIENCE: Bilingual, Laotian, involved with SHRM of KS and Chamber of Commerce.

PLEASE CHECK THE ONES IN WHICH YOU ARE INTERESTED IN SERVING:

Airport

Lee Richardson Zoo

Alcohol Fund Advisory Board

Parks & Tree

Building Board of Appeals

Planning Commission

Cultural Relations

Plumbing/Mechanical

Electrical Examiners

Police/Citizen

Environmental Issues

Recreation Commission

Golf

Traffic Committee

Landmarks Commission

Zoning Board of Appeals

Local Housing Authority

Youth Council

RETURN THIS FORM TO:

City Manager's Office
City Administrative Center
P.O. Box 499
Garden City, KS 67846-0499

GARDEN CITY IS MY TOWN TOO!

I would be willing to serve on a planning or advisory board/committee.

NAME: Lisa R. Cady HOME PHONE: (620)388-3311

ADDRESS: 2007 Center St., Garden City, Kansas 67846 WORK PHONE: (620)805-7186

E-MAIL ADDRESS: lcady@gckschools.com

OCCUPATION (if employed): ESOL Resource Teacher/Family Liaison

PLACE OF EMPLOYMENT: USD #457, Garden City Public Schools

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? Eight years

DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON A BOARD/COMMISSION:

I am interested in serving on a board/commission because I am committed to the community of Garden City. I am deeply involved with the students and parents of our diverse population and would like to uphold the positive relationships that Garden City has diligently worked to create.

OTHER APPLICABLE EXPERIENCE:

- Kindergarten Teacher
- Finney County Health Coalition, Summer Education/Literacy Teacher
- USD # 457 Migrant Summer Education Program Coordinator/Teacher

PLEASE CHECK THE ONES IN WHICH YOU ARE INTERESTED IN SERVING:

Airport Advisory Board

Alcohol Fund Advisory Committee

Art Grant Committee

Building Safety Board of Appeals

Community Health Advisory Board

Cultural Relations Board

Golf Advisory Board

Landmarks Commission

Lee Richardson Zoo Advisory Board

Local Housing Authority

Parks & Tree Board

Planning Commission

Police/Citizen Board

Public Utilities Advisory Board

Recreation Commission

Traffic Advisory Committee

Zoning Board of Appeals

RETURN THIS FORM TO:

City Manager's Office – Attn: Celyn

City Administrative Center

P.O. Box 998

Garden City, KS 67846-0998

GARDEN CITY IS MY TOWN TOO!

I would be willing to serve on a planning or advisory board/committee.

NAME: Mel Galvez HOME PHONE: (316) 239-4277

ADDRESS: 1202 Long Blvd, Garden City, KS WORK PHONE: (620) 275-1766 EXT 228

E-MAIL ADDRESS: melgalvez@me.com

OCCUPATION (if employed): Finances

PLACE OF EMPLOYMENT: United Methodist Mexican-American Ministries

HOW LONG HAVE YOU BEEN A RESIDENT OF GARDEN CITY? 25+ years

DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON A BOARD/COMMISSION:

To help assist in planning, organizing, and evaluating principles, and strategies
that could help Garden City become a better community.

OTHER APPLICABLE EXPERIENCE: Bachelor's Degree in Business Administration.

Over 10 years of banking experience. Bilingual (Spanish), fluent writer, reader, and speaker.

PLEASE CHECK THE ONES IN WHICH YOU ARE INTERESTED IN SERVING:

Airport Advisory Board

Alcohol Fund Advisory Committee

Art Grant Committee

Building Safety Board of Appeals

Community Health Advisory Board

Cultural Relations Board

Golf Advisory Board

Landmarks Commission

Lee Richardson Zoo Advisory Board

Local Housing Authority

Parks & Tree Board

Planning Commission

Police/Citizen Board

Public Utilities Advisory Board

Recreation Commission

Traffic Advisory Committee

Zoning Board of Appeals

RETURN THIS FORM TO:

City Manager's Office – Attn: Celyn
City Administrative Center
P.O. Box 998
Garden City, KS 67846-0998



Consent Agenda

MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 10 December 2014

RE: UTILITY EASEMENT

ISSUE

The Electric Department is installing a street light at 2115 Antler Ridge Drive. An easement is needed for the line.

BACKGROUND

The Electric Department is installing a street light at 2115 Antler Ridge Drive. An easement has been obtained from Andrew R. and Cynthia A. Stinemetz.

ALTERNATIVES

The Governing Body may accept or reject the easement.

RECOMMENDATION

Staff recommends accepting the easement.

FISCAL

There is no cost to the City for this easement.



Engineering Department

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

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

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

EASEMENT

In consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

ANDREW R & CYNTHIA A STINEMETZ

their successors and assigns, hereby grant to the City of Garden City, Kansas (City), its successors, assigns, lessees, agents, franchisees, and all others granted the right to use or occupy a City right-of-way or easement, the right, privilege, and authority to construct, erect, maintain, repair, reconstruct, operate, or remove a line or lines for all City operated, franchised, or otherwise authorized, utilities, including but not limited to electric, water, sanitary sewer, gas, and telecommunications lines and ancillary equipment, on, over, and under the surface of the following described real estate:

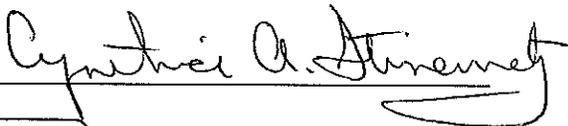
**The East 5.00 feet, as measured parallel with and perpendicular to the East line of Lot 3,
Block 2 of Buffalo Bluffs Addition Replat, Garden City, Finney County, Kansas**

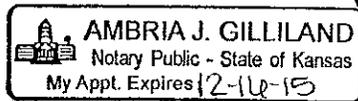
together with the rights and privileges therein necessary for the full enjoyment thereof, including the right of ingress and egress. This Easement shall run with the land.

It is expressly understood that the undersigned, in granting the use herein specified, have done so without divesting themselves of the use and enjoyment of the described premises, subject only to the rights of the City, its successors, assigns, lessees, agents, and franchisees to use the same for the purposes herein specified.

IN WITNESS WHEREOF, the Grantors have caused this Easement Agreement to be signed this 26 day of Nov., 2014.






AMBRIA J. GILLILAND
Notary Public - State of Kansas
My Appt. Expires 12-10-15

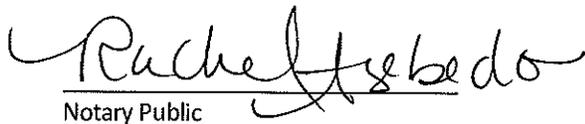


STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

BE IT REMEMBERED, that on the 26 day of November, 2014, before me, a Notary Public in and for the County and State aforesaid, came Andrew Stinemetz who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

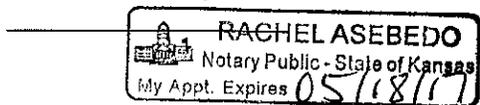
IN WITNESS WHEREOF, I have subscribed my name and affixed my seal as of the day and year last above written.





Notary Public

My Commission Expires:


RACHEL ASEBEDO
Notary Public - State of Kansas
My Appt. Expires 05/18/17

CONSENT TO ASSIGNMENT OF LEASE AGREEMENT

Now on this 1st day of December, 2014, the CITY OF GARDEN CITY, KANSAS, a municipal corporation (City), and REGENCY AUTOGROUP, INC., D/B/A HERTZ RENT-A-CAR (Tenant), enter into this Consent to Assignment of Lease Agreement.

WHEREAS, a Lease Agreement (Lease Agreement) between the City and Wheat Lands, Inc., d/b/a Hertz (Wheat Lands), dated July 2, 2013, has been assigned by Wheat Lands to Tenant; and

WHEREAS, there is a need for the City to consent to the assignment.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. City hereby consents to assignment of the Lease Agreement from Wheat Lands to Tenant.

2. Tenant acknowledges and agrees that the Lease Agreement has been assigned by Wheat Lands to Tenant, and Tenant agrees to assume and pay and perform all of the obligations of Wheat Lands under the Lease Agreement, and be bound by all the terms and conditions of the Lease Agreement.

IN WITNESS WHEREOF, the parties have entered into this agreement the day and year first above written.

CITY OF GARDEN CITY, KANSAS

Date

By _____
Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

REGENCY AUTOGROUP, INC.
1719 East Fulton
Garden City, Kansas 67846
(620) 276-7300

Date

By _____
Shawn L. Audrain, President



To: City Commission
Date: December 10, 2014
From: City Staff
RE: Garden City Information Technology Cooperative

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

Issue:

To dissolve the Garden City Information Technology Cooperative (GCITC)

Background:

The GCITC was formed in 1997 with the purpose of providing cooperative technology solutions in the community. With the advancement of the technology era the entities involved are advancing their own way thus the need for this cooperative has diminished.

Alternatives:

- 1) Do nothing.
- 2) Dissolve the cooperative and close the bank account by distributing equally to the parties noted in the agreement.

Recommendation:

Dissolve the cooperative.

Fiscal Note:

None

CITY ADMINISTRATIVE

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

**AGREEMENT TO TERMINATE
INTERLOCAL AGREEMENT AND COOPERATIVE**

THIS AGREEMENT TO TERMINATE INTERLOCAL AGREEMENT AND COOPERATIVE (Agreement) made and entered into this ____ day of _____, 2014, by and between the City of Garden City, Kansas (City), the County of Finney, Kansas (County), the Board of Education, Unified School District No. 457, Finney County, Kansas (USD 457), and the Board of Trustees of Garden City Community College (GCCC), collectively referred to as Parties.

WHEREAS, the Parties entered into an Interlocal Agreement in 1997, which also included at that time, St. Catherine Hospital, to create the Garden City Information Technologies Cooperative (GCITC); and

WHEREAS, since its date of inception, the GCITC has functioned to promote and realize the purposes set forth in the Interlocal Agreement; and

WHEREAS, the parties have now determined that there is no longer a need to continue with the GCITC, and it is the collective determination of the Parties that the GCITC should be terminated.

NOW, THEREFORE, in consideration of the terms and conditions set forth below, the Parties agree as follows:

1. The GCITC should be terminated, effective the date the governing bodies of all of the Parties approve this Agreement.

2. The Parties to this Agreement shall take the appropriate action through their governing bodies to authorize the approval of this Agreement.

3. The only property held in the name of the GCITC is a money market account at Western State Bank. The Parties agree that the balance upon termination of the GCITC should be distributed equally to each of the Parties.

4. The Parties acknowledge and agree that there are no outstanding debts or obligations of the GCITC.

This Agreement made and entered into the date set forth above, as approved by the Parties.

CITY OF GARDEN CITY, KANSAS

Date

By: _____
Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

COUNTY OF FINNEY, KANSAS

Date

By: _____
Larry C. Jones, Chairman

ATTEST:

Elsa Ulrich, County Clerk

BOARD OF EDUCATION,
UNIFIED SCHOOL DISTRICT NO. 457,
FINNEY COUNTY, KANSAS

Date

By _____
Dr. Gloria Hopkins, President

ATTEST:

Joanne Nelson, Clerk of the Board

BOARD OF TRUSTEES OF
GARDEN CITY COMMUNITY COLLEGE

12/19/2014
Date

By Marilyn K. Douglass
Marilyn K. Douglass, GCCC Chairperson

ATTEST:

Debra J. Atkinson
Debra Atkinson, Board Clerk

Other Entities Minutes



GARDEN CITY RECREATION

REVISED AGENDA - Garden City Recreation

Regular Meeting

Monday – November 24, 2014- 5:15 p.m.

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 and/or accepted as presented unless action is taken to remove an item from the consent agenda.

- Minutes of Regular Meeting October 22, 2014
- Financial Reports for October 2014
- Staff Reports for November 2014
- Participation Reports

IV. Superintendents Report

- 2015- Board/Staff Kick Off Dinner. (January 10, 2015) Additional information to follow in our December 15th meeting.
- Core Fitness tour will be scheduled at the end of our December 15th meeting.
- We are hoping that the Water Park project will be underway. Final plans have been submitted to the City Planning Committee for approval. Monica, Tim (I.T. with Clarion Inn) and I set down on November 6th for a final review of the POS system and setup.
- Storage Room Clean-up has been a challenge but very successful. The outside of Gloria (Campus Street Storage) and Fulton Street Storage were the sites under review along with class rooms 1 & 2. These two class rooms have a shared storage area that over the years had become crowded. Several items that had not been used in years were disposed of. Staff was able to include gym storage and will continue working with department heads on the inside of Gloria.
- Continued discussions with the Pecos Baseball League.

V. New Business

- a. Monica Colborn will discuss water solutions with the “Big Pool” along with talks on how to fix the current issues and long term restructure plan.
- b. 2014 Amendment Budget Hearing certify the: (1) The hearing mentioned in the attached publication was held; (2) after the Budget Hearing the budget was duly approved and adopted as the maximum expenditure for the various funds for the year 2014.
- c. Recreation Commission shall designate the official depository for the next fiscal year. The Superintendent is asking for approval in keeping Commerce Bank as our 2014/15 Official Depository.
- d. Superintendent is asking for approval for Extra Pay (Policy 5.8.1) for the attached employees in an approved amount per your approval.
- e. Approval of Jaycee Building Rental Form.
- f. Approval for Equipment Supplies for Core Fitness.

VI. Old Business

1. Staff is recommending for review of the GCRC Purchasing Policy.
- 2.

VII. Executive Session – Upon Request by Recreation Board or Staff member we will convene for one sole purpose, Real Property and/or Employee Discussions. At any given time only one subject can be visited and if it requires a second subject matter you must exit the current meeting and return to executive

GARDEN CITY RECREATION COMMISSION QUESTIONS & COMMENTS

VIII. ADJOURNMENT

Next Meeting
December 15, 2014
Activity Center @ 5:15pm

Garden City Recreation Commission

Minutes

Tuesday, October 21, 2014

Activity Center, 310 N 6th St

I. Call Meeting to Order

Chairperson Anna Urrutia called the meeting to order at 5:24pm. GCRC Board present was Torre Mohler, Myca Bunch and Alyssa Benavidez. Marcus Ramos arrived at 5:25pm. GCRC Staff present were Superintendent John Washington and Finance Director Terri Hahn.

II. Approval of Agenda

John asked to change the wording under V. New Business, c. Superintendent is seeking permission to proceed forward to amend the Garden City Recreation Commission budget in accordance with (K.S.A. 79-2929a increase budget authority not in the original 2014 budget). Motion by Alyssa Benavidez to approve the amended agenda, seconded by Torre Mohler. 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.

- **Minutes of Regular Meeting September 29, 2014**
- **Financial Reports for September 2014**
- **Staff Reports for October 2014**
- **Participation Reports for October 2014**

Remarks were made about the Aquatics Board Report from Aquatics Director Monica Colborn. John explained that Monica and Water Director Fred Jones from the City of Garden City would be at the next meeting to explain what is going on with the Municipal Pool. The Municipal Pool lost over 50 million gallons of water over ninety (90) days. Myca mentioned that she would like to be Monica board for the pool. Motion by Marcus Ramos to approve the consent agenda, seconded by Alyssa Benavidez. Motion carried with all in favor.

IV. Superintendents Report

- **CIP Meeting Dates are attached for your review.** – John handed out a Memorandum from Sam Curran, Director of Public Works on the CIP dates. They are November 6, November 13, December 4, December 11, 2014 and then January 8, 15 and February 5, 2015 beginning at 5:30pm. GCRC Board Member Marcus Ramos is the representative for the Rec.
- **Recreation Director's Evaluation is scheduled for our November meeting** – John will get with Chairperson Anna on the forms.
- **CORE FITNESS construction is in full swing. Completion date is December 1st with a grand opening during the week of December 15, 2014.** – Framer's, plumber, electricians' are all busy.
- **Water Park Project Review & Discussion** – John informed the Board that the bids have gone out. John and Monica with the I.T. person from Clarion are going to the Water Park Conference next week to look at POS Systems and other equipment.

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.** – Motion by Alyssa Benavidez to approve the GCRC portion of the Fly-Over Ad for Stone

Development and the Water Park in the amount of \$4,569.33 to Gibson Mancini Carmichael & Nelson P.A... The motion was seconded by Marcus Ramos. Motion carried with all in favor.

- b. **Discussion and approval to move forward with discussions with the Pecos League. This would be an agreement for use of Clint Lightner Baseball Field for one (1) year usage agreement for a semi-pro baseball team. Information will be provided during the meeting.** – The Pecos League is looking to move to a new location. They are looking at Garden City, KS. They were in town two (2) weeks ago, looking at Clint Lightner. There would be thirty-five (35) home dates and thirty-five (35) away dates. They would need to find Garden City residents to house players. John explained that they give a contract that they used where they came from. The semi-pro team will not hurt our baseball schedules but might the traveling teams. John asked that the Board look over the contract and come back at the November meeting for more discussion. GCRC Board Members Myca Bunch and Torre Mohler abstained from voting due to conflict. Motion by Marcus Ramos to approve John to move forward with discussions with the Pecos League, seconded by Alyssa Benavidez. Votes – 2 yea 0 nay
- 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 Authority withheld in the original 2014 budget.** – John explained the 2014 budget that the GCREC needs to amend for 2014. We need approval from the Board to amend the 2014 budget. Motion by Marcus Ramos to approve the amended 2014 budget, seconded by Alyssa Benavidez. Motion carried with all in favor.

VI. Old Business

1. **Staff is recommending for review of the GCRC Purchasing Policy.** – John asked to table this Policy until the November meeting to let staff and board make any changes and get them back to him. Motion by Alyssa Benavidez to approve tabling the Purchasing Policy until the November meeting, seconded by Myca Bunch. Motion carried with all in favor.

- 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.** - John asked to go into executive session for the purpose of discussing real property for ten (10) minutes. Motion by Torre Mohler to go into executive session for the purpose of discussing real property for ten (10) minutes, seconded by Myca Bunch. Motion carried with all in favor.

Went into executive session at 6:53pm

Out of executive session at 7:00pm

No Action Taken

Garden City Recreation Commission Questions & Comments

VIII. Adjournment

Motion by Alyssa Benavidez to adjourn, seconded by Torre Mohler. Meeting adjourned at 7:22pm.

Terri Hahn
Secretary

Approved November 24, 2014

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

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

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

8:30 A.M.	WORKSHOP - AGENDA REVIEW BETWEEN STAFF AND COMMISSION MEMBERS <i>Public Comments/questions are welcome - NO DECISION CAN BE RENDERED.</i>
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- I. CHAIRMAN CALLS REGULAR MEETING TO ORDER
- II. APPROVAL OF MINUTES- November 20, 2014.
- III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)
- IV. GENERAL STAFF REPORT AND UPDATE
- V. SUBMITTAL OF EXHIBITS FOR THE RECORD
 - A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
 - B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
 - C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
 - D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
 - E. All application files in their entirety including Staff Reports
- VI. BUSINESS
 - o *Staff Report & Applicant Presentation*
 - o *Public Hearing*
 - o *Staff or Applicant Address Public Hearing Comments*
 - o *Commission Action*

NEW BUSINESS:

GC2014-66: To consider a plat of the Taylor Emerson Addition located at approximately 1901 N. 11th at the request of Galloway Engineering.

GC2014-67: To consider rezoning the Taylor Emerson Addition, located at approximately 1901 N. 11th, from “R-3” Multi-Family District to “C-2” General Commercial District at the request of Galloway Engineering.

FC2014-69: To consider a plat of the Dreiling Lot 1 Addition, East Schulman Ave, at the request of Don Dreiling.

FC2014-70: To consider rezoning the Dreiling Lot 1 Addition, East Schulman Ave, from “A” Agricultural District to “R-R” Rural Residential District at the request of Don Dreiling.

FC2014-72: To consider rezoning the Sandhill Addition, Parallel and Ivanhoe Roads, from “A” Agriculture District to “R-R” Rural Residential at the request of Jacob Neufeld.

GC2014-73: To consider rezoning 214 and 216 S. Main Street from “I-1” Light Industrial District to “C-3” Central Business District at the request of the City of Garden City.

GC2014-74: To consider rezoning a parcel of land containing 192.5 acres located at the SE intersection of S. US HWY 83 and BNSF Railroad or 310 S. US HWY 83, from “A” Agriculture District to “I-3” Heavy Industrial District at the request of The City of Garden City.

GC2014-75: To consider a Comprehensive Plan amendment for a parcel of land containing 192.5 acres located at the SE intersection of S. US HWY 83 and BNSF Railroad or 310 S. US HWY 83 at the request of The City of Garden City.

GC2014-71: To consider an amendment to the Garden City Zoning regulations regarding the height of off-site signs at the request of PJ Patel.

GC2014-56: To consider an amendment to the Garden City Zoning Regulations regarding temporary storage at the request of the City of Garden City.

DISCUSSION ITEMS:

Clarification of Ambiguity- Marshall Arts in “C-3”

VII. ADJOURN

MINUTES

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

November 20, 2014

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, November 20, 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 Lucas, Member Laubach and Member Lopez. Also present were Secretary Kentner, Staff Davidson and Staff Fisher.

II. APPROVAL OF MINUTES- October 16, 2014

Member Laubach makes motion to approve the minutes from October 16, 2014. *Member Law* seconds the motion. Votes were taken by yeas and nays and recorded as follows:

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

Motion passed.

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

IV. SUBMITTAL OF EXHIBITS FOR THE RECORD

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

NEW BUSINESS

FC2014-63 Sandhill Addition Plat, Parallel and W. Annie Scheer, Jacob Neufeld

Staff Davidson reads staff report.

Member Howard- What is it going to be rezoned to? What will it be used for?

Staff Davidson- Rural Residential.

Secretary Kentner- For a house.

Member Gigot- Just one house? Not for trailers, right?

Secretary Kentner- Right. Rural Residential only allows for single family houses. They could put one RDMH on the property but not a mobile home.

Member Gigot- Okay.

Member Weber- Is the utility easement offset from the access or do they overlap?

Secretary Kentner- The easement along the west side of the property is just there for utilities.

Member Lucas- So it's included in that 50' setback?

Secretary Kentner- Yes. That is included on the revised parcel plat.

Member Weber- I was just wondering why there was an easement in addition to the setback?

Secretary Kentner- The easement runs north and south. You can't build in an easement.

MEMBER LOPEZ MAKES MOTION TO APPROVE.

MEMBER LUCAS SECONDS MOTION.

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

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

Motion passed.

GC2014-56 Temporary storage amendment

Staff Davidson reads staff report.

Chairman Rishel- What would happen if the inspector went out after two years and found that the unit was rusted and paint peeling? Would the CUP stop at that point?

Staff Davidson- Yes, It would be revoked.

Secretary Kentner- They would still have the option to appeal the inspector’s decision to the BZA.

Member Laubach- So if the inspector isn’t satisfied and the CUP is revoked, what line of enforcement to we use?

Secretary Kentner- In the City limits, they would be given notice of the violation and given a period of time from 10-30 days to remove the structure. If it isn’t removed, they will be written a citation for each day it’s in violation and could be taken to municipal court.

Member Laubach- What about in the County?

Secretary Kentner- What we are talking about today is in the City limits only.

Member Weber- Does this apply to all the units behind the old Crazy House?

Secretary Kentner- No, that is in the County. Most of the cases for these units are commercial businesses, like Walmart, that bring them in temporarily.

Member Laubach- I think Walmart may have a different definition of temporary.

Secretary Kentner- Well, they usually bring them in in October and use them until March. That’s where 90 days per calendar year would help.

Member Laubach- I was a little unclear by what you meant by calendar year. Do you mean 90 days within a calendar year?

Secretary Kentner- Yes, we can clarify that.

Staff Davidson- It does say “within” in the actual ordinance.

Member Weber- If they have it through February 15, that’s 45 days in one year and then in the same calendar year they have it from October to December, how does that work?

Secretary Kentner- Most likely what they’d do is at the end of the year, they would apply again in January for another 90 days.

Member Weber- But then in October, they are going to do it again in the same calendar year.

Secretary Kentner- True.

Member Lucas- Would they be eligible for a waiver in that instance?

Secretary Kentner- We could amend it right now that it could be extended to 120 days. That would cover three months and the beginning and the end of the year.

Member Weber- In those situations, it’s not taxed because the unit isn’t leased.

Staff Davidson- Right.

Secretary Kentner- That is another issue. If they lease them, they are subject to being taxed.

Staff Davidson- I think they are charged personal property tax. The appraiser does ask the property owner who the units belong to.

Chairman Rishel- First of all, we are talking about residential; not commercial.

Staff Davidson- It covers both.

Chairman Rishel- It also says “90 days within the calendar year shall be permitted under the following” but it also states it can be extended.

Secretary Kentner- Right.

Member Lopez- Maybe you could make reference to a continuous 90 days and also have an additional 90 days because they won’t be continuous. They remove them in March and bring them back in October.

Secretary Kentner- Right, that could be the separation. It could say 90 days within a calendar year.

Member Laubach- On a continuous basis.

Secretary Kentner- Yes.

Member Lucas- You could also slide your calendar year. Your start date could begin your calendar year. Maybe just a one year period instead of a calendar year.

Secretary Kentner- Yes.

Member Laubach- I think the calendar year unnecessarily restricts them.

Secretary Kentner- That could be done.

Member Weber- But on January 1, it would start over.

Secretary Kentner- Not if you change it to June through July.

Staff Davidson- Even if you make it January through December, 120 days is still plenty.

Staff Davidson reads option number two.

Chairman Rishel- So we would be limiting Walmart to two containers and forcing them to put foundations under them?

Secretary Kentner- That is only for permanent units. Walmart’s units are temporary.

Staff Davidson- These are just conditions. If the Commission feels they are too low, you can change them.

Member Lucas- Do we have an instances where the units have been used on a permanent basis?

Secretary Kentner- We do have some that came in before we had regulations on these units. For example, I believe Western Motor has two that have been there for about eight years. I think there are three or four locations that received waivers.

Member Lucas- Well you also have examples where stores are expanding and they don't have warehouses. I understand the need for a permanent use.

Staff Davidson reads option number three.

Member Weber- If someone has a permanent unit in a residential area right now, would they be able to keep it?

Secretary Kentner- Yes, they would be grandfathered. There is only one that I can think of.

Chairman Rishel- Was that granted with a CUP?

Secretary Kentner- That was granted with a waiver.

Chairman Rishel- If they sell the property, does the waiver go away?

Secretary Kentner- I believe that's how it was granted.

Member Gigot- Who is going to police this? And, for a CUP, why couldn't you have annual or semi-annual tags, just like a car, so you could walk up to the unit and see the date? There could be different tags for different time frames.

Secretary Kentner- Definitely.

Staff Davidson- Would it still go through the CUP process?

Member Gigot- Yes. There could be quarterly, semi-annual and annual permits.

Secretary Kentner- The only thing is that a lot of these are just on a temporary basis. Do we want them to be able to get a 90 day permit?

Member Gigot- They would just buy a quarterly tag. That way, dates and years don't matter because it just goes by the time frame on the tag.

Secretary Kentner- We could issue temporary permits for 30, 60, 90 or 120 days. Anything more than 120 would have to go through the CUP process. I think the BZA wants some criteria to go by on the permanent ones. Shall we use the criteria in alternative two? A permanent foundation would be required. As far as the taxes go, they would be treated like any shed.

Chairman Rishel- My only issue with that is, say they come in and want a 90 day permit. After 90 days, they decide they want to make it permanent. So they have to put in a foundation and meet all the permanent requirements.

Secretary Kentner- They would have to go to the BZA to make it permanent.

Member Lucas- That seems like it would be a pretty isolated incident.

Member Laubach- If they really want it permanent, I'd think they'd want to do it right anyway.

Member Gigot- Exactly.

Member Lucas- It's certainly reasonable for something that is going to serve as permanent storage unit on their property.

Secretary Kentner- We will look into making a temporary permit for 30, 60, 90 or 120 days. Anything more than 120 days would need a CUP. Alternative two seems to be best but it does have a limit of two units per property. That would prohibit the BZA from changing it. Do you want to leave it open or put a max on it?

Member Laubach- In town?

Secretary Kentner- Yes, in town.

Member Weber- Maybe one for residential and leave it open for commercial.

Staff Davidson- Right now as it stands, you can't do permanent in residential at all.

Chairman Rishel- So these stipulations are only for permanent use?

Secretary Kentner- Yes.

Chairman Rishel- So for temporary, like Walmart, they can get as many as they want?

Member Lucas- Not according to alternative number two.

Member Lopez- Are you also going to add in wording for the fees?

Member Laubach- Yes, you will have to come up with the fees.

Secretary Kentner- We will probably make them the same as the building permit fees which start at \$29.00. Unless you wanted to make it a separate fee.

Member Laubach- Would it be advisable to have you put all of this together and bring it back to us next month?

Secretary Kentner- Yes.

Member Lucas- It seems to me a perfect opportunity to address the tax part of it.

Secretary Kentner- We can put something together and make it another alternative.

Staff Davidson- Do you want to come to a consensus because there have been a lot of ideas thrown out.

Member Lopez- It seems that alternative two is the closest option.

Staff Davidson- But you agree with the four conditions?

Member Weber- The property tax is not going to be an issue with the temporary units but it would be for the permanent so will that be reflected in the permit fee?

Secretary Kentner- The appraisers office gets copies of all the building permits and they appraise the property based on the value of the structure.

Member Laubach- So it wouldn't really matter if it were a metal container or wood shed.

Secretary Kentner- Right. If it were permanent, the taxes would reflect that.

Staff Davidson- Would the Commission like to put these conditions on alternative number two? Two units maximum for permanent units; commercial or industrial?

Member Weber- In the city limits, I'd think that would be more than enough.

Member Lucas- On a permanent basis.

Secretary Kentner- You can leave that up to the BZA on a case-by-case basis or address it. You could have a property that has room for six or seven units.

Member Lopez- Every case is different.

Staff Davidson- On the temporary permits for 30, 60, 90 and 120 days, do you want to make that commercial and industrial only or does it include residential?

Member Lopez- I think residential should be shorter.

Staff Davidson- So keep residential at 90 days.

Secretary Kentner- Really, the only time we see people use these in residential is if they are moving and in that case, they are only there for a short period of time. Or another case would be if they are remodeling and in that case, the unit can stay there until construction is complete.

Chairman Rishel- In residential, are there any restrictions as to where you can place the units?

Secretary Kentner- You have to get special permission from the street department to place them in the street.

Chairman Rishel- Where is this addressed?

Secretary Kentner- They got a temporary permit to place it there.

Member Laubach- So if it's anywhere on their property, they fall under these regulations but if they want it in the street, they have to get special permission from the street department?

Secretary Kentner- Yes. It would still go through this process but they would just need extra permission to put it in the street.

Chairman Rishel- How would they know that?

Secretary Kentner- They have to come in to get a permit and we would inform them then.

Staff Davidson- So residential is staying at 90 days but commercial and industrial can go up to 120 days. Within a calendar year?

Member Lucas- The 120 days eliminates the need for a calendar year. It becomes a site inspection which is easier on your guys.

Secretary Kentner- We will continue this case next month and bring it back to you then.

FC2014-61 Sign amendment regarding EMB timing, Richard Strandmark

Staff Davidson reads staff report.

Secretary Kentner explains case.

Member Weber- From a distance, you might see the sign, but you won't be able to read it.

Secretary Kentner- The distance to read those signs is about 400 feet but you won't be able to read it unless the text is a certain size.

Chairman Rishel- Are there any regulations on the text size?

Secretary Kentner- No. We can only regulate height, location, size and display length.

Staff Fisher- We can't regulate content of the message.

Member Laubach- One thing I don't want to see is flashing neon lights. Other than that, this is commercial enterprise. It doesn't matter to me because it doesn't detract from anything other than maybe his message and that's his problem.

Secretary Kentner- Right. That's what it comes down to. Most of the messages won't really be legible.

Member Lopez- When we started discussing this topic, it was a relatively new technology. It was hard for me to visualize at first but I like them. I don't see any reason to not decrease the time.

Member Lucas- There is no indication that there is any safety issues with reducing the time.

Secretary Kentner- Well, actually there is.

Member Lucas- It would be negligible though.

Secretary Kentner- It's considered inconclusive.

Richard Strandmark- I disagree a little with what Kaleb said; I've driven by these signs in Wichita. We tell our advertisers to keep it simple. The drivers don't have time to read a bunch of text and we don't want them to have a bunch of text. I agree that it's my problem if the public can't read the message. There are no other counties that require anything different.

Secretary Kentner- It's hard to compare that because most of those counties adopted that regulation before the highway department did. I would agree that there isn't a significant difference between the 15 seconds and eight seconds.

Member Weber- If a study came out that determined eight seconds was dangerous, then we would look at it again.

OPEN PUBLIC COMMENT

Dave Jones- I would like to offer a win-win; he wants eight seconds and that is what the highway department says. If the regulations stated that it should be the same as the State, then it would change if the State changed it.

Richard Strandmark- I couldn't find a single county that listed a specific time.

Secretary Kentner- So the options for the amendment would be approve the eight seconds or make it the same as the State. It's up to you but I think I would just change it to eight seconds since that's what was requested.

Member Lopez- I would still like to maintain a local option.

Secretary Kentner- Timing is something that we have control over and they will have to comply to whatever you make it.

Member Lopez- We have already reduced the time considerably.

*CLOSE PUBLIC COMMENT
MEMBER LOPEZ MAKES MOTION TO APPROVE 8 SECONDS.
MEMBER GIGOT SECONDS MOTION.*

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

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

Motion passed.

Meeting adjourned at approximately 9:50am.

Ken Rishel
Mario Lopez

Chairman
Vice-Chairman

Kaleb Kentner
Carol Davidson
Craig Fisher

Secretary

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

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

- I. The meeting was called to order at 5:10
- II. Approval of Agenda – The agenda was approved.
- III. Approval of Minutes –The minutes from the November meeting were approved.
- IV. New Business
 - a. Zoo Monthly Report – Firecracker, the red panda passed away at the age of 23 years, breaking the old North American record of 19 years. The bison calf that came with its mother was transferred back to the bison range. A conference called took place with staff, the architect for the elephant yard expansion, and the construction company that bid, to discuss the disparity between the estimate and bid. Talks will continue on 12/23. The zoo is considering installing more surveillance cameras as there were unauthorized people in the zoo one night. Facilities Managers candidates are being interviewed. Winter Adventures will take place December 22, 23, 29, and 30. The new coiled snake sculpture was placed on the playground. Renovations to otter holding should be done soon, and otters will be back on exhibit.
 - b. FOLRZ Report –The Safari Shoppe took in \$1,700 on Small Business Saturday. The shop will close December 21 for the season. Tales in Tinseltown will take place Saturday morning, December 13 with visits with Santa, a craft, train ride, and breakfast with Mrs. Claus.
- V. Old Business
 - a. Animal Trust Termination Update – FOLRZ opted to cash out the trust, and has chosen Brian Love to manage the funds.
 - b. Elephant Update and Discussion – At the last FOLRZ board meeting, the board decided to continue to raise money for the primate exhibit, and look toward a new elephant exhibit in the future. A number of things would need to happen before a new elephant exhibit project could be added as a CIP (conceptual plans/drawings, solid cost estimate, possibly a feasibility study). FOLRZ Board would like a sales tax to be considered to provide part of the funds, if appropriate. It would fund the new elephant exhibit, other zoo projects and possibly other city/county entities, with the rest of the money for the elephant project coming from fundraising. The board discussed elephant family groups, staffing needs, how the current elephant yard expansion fits with a new exhibit, when elephants would be available in the future, and scenarios regarding the zoo's current elephants, including if the board would support sending both the current elephants to another zoo together while they are both healthy enough to travel. Evelyn moved that the ZAB support zoo staff in decisions regarding the current elephants. Jimmy seconded and the motion passed.
- VI. Board Member Reports –
- VII. The meeting was adjourned at 6:26 p.m.

Next scheduled Meeting is January 6, 2014 at 5:00 p.m.