

AGENDA
CITY COMMISSION MEETING
Tuesday, March 3, 2015
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 meet with our Legislative delegation regarding city legislative issues and an update of the 2015 Legislative session. 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. Governing Body consideration and approval to allow the Mayor to proclaim April 24, 2015 as Arbor Day.
 - B. Governing Body consideration and approval to authorize the Mayor to proclaim the month of March 2015 as Problem Gambling Awareness Month.
- VII. **REPORT OF THE CITY MANAGER.**
 - A. Proposals for use of the State Theater are to be submitted by 10:00 a.m., Monday, March 2, 2015. Staff will be present to inform the Commission on the submittals.
 - B. Staff has provided an update on the progress of the emergency repairs to the swimming pool.
 - C. The Governing Body is being advised of the progression of important meetings and events which will determine the appropriate action to take regarding the future care of Lee Richardson Zoo's two elephants.
 - D. Public Utilities Director Muirhead has included a public notification for a Statewide Emergency Siren Test.
 - E. Staff has provided items of information for Governing Body review including the following: from Finance Director Hitz, the monthly sales tax report.
 - F. Meetings of note:
 - ✓ March 2, 2015 – Joint Meeting of the Governing Bodies of Garden City, Holcomb and Finney County at 11:00 a.m. – 1:00 p.m.in the Carol Brown Conference Room at the Finney County Administrative Center

- ✓ March 18, 2015 – Garden City Area Chamber of Commerce monthly breakfast at The Golf Club at Southwind at 7:30 a.m.
- ✓ March 21, 2015 – Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.
- ✓ March 21, 2015 – Shop Small Saturday in Downtown Garden City
- ✓ March 28, 2015 - GCPD Citizens Police Academy – seven sessions held once a week from 9:00 a.m. – 12:00 p.m.
- ✓ March 30, 2015 – Candidate Forum at the City Administrative Center, TBA
- ✓ April 4, 2015 – Lee Richardson Zoo’s Eggstravaganza from 8:30 a.m. – 3:30 p.m.
- ✓ April 11-14, 2015 – Western Kansas Congressional Delegation reception in Washington, D.C.
- ✓ April 15, 2015 – Garden City Area Chamber of Commerce monthly breakfast – The Golf Club at Southwind at 7:30 a.m.
- ✓ April 18, 2015 – Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.
- ✓ April 18, 2015 – Shop Small Saturday in Downtown Garden City
- ✓ April 22, 2015 – Earth Day at Lee Richardson Zoo
- ✓ May 8, 2015 – 2nd Annual Downtown Vision Golf Tournament at The Golf Club at Southwind

VIII. CONSIDERATION OF APPROPRIATION ORDINANCE.

- A. Appropriation Ordinance No. 2383-2015A.

IX. CONSIDERATION OF ORDINANCES AND RESOLUTIONS.

- A. Ordinance No. _____-2015, an ordinance approving the rezoning of land from “C-2” General Commercial District to “R-3” Multiple Family Residential District; amending the zoning ordinance and the district zoning map of the city; and repealing the current zoning ordinance and district zoning map; all to the Code of Ordinances of the City of Garden City, Kansas. (1012 N. Main Street)
- B. Bernard Chappel, on behalf of the property owners of Chappell Heights, requests annexation of a 13.58 acre tract adjacent to Chappel Heights First Addition. This is a non-contiguous annexation and requires consent of the County Commission.
 - 1. Resolution No. _____-2015, a resolution requesting that the Board of County Commissioners of Finney County, Kansas, make findings and determinations pursuant to K.S.A.12-520c, that the annexation of a parcel of land will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within Finney County, Kansas.

X. OLD BUSINESS.

- A. Amro Samy, owner of Clarion Inn and Sleep Inn, had requested vacation of Kansas Plaza on the south and east side of the property. As a follow-up, he has presented a concept plan for Governing Body consideration.

XI. NEW BUSINESS.

- A. The City Commission is asked to consider and approve the 2015-2016 goals discussed at the February 23, 2015 retreat.
- B. Nicole Lucas and representatives from Downtown Vision will be present to review the annual report.
- C. Stone Development, Inc. requests Governing Body consideration and approval of the release of surplus right-of-way at Jennie Barker Road and Spruce Street.
- D. Advisory Board Recommendations:
 - 1. Parks & Tree Board – 1 appointments
- E. **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 acceptance of a temporary construction easement from Wal-Mart Real Estate Business Trust for the Kansas Avenue Pathway project.
 - 2. Governing Body consideration and approval of a three-year manhole rehabilitation agreement with Mayer Specialty Services for 2015-2017.
 - 3. Governing Body consideration and approval of bids received on February 20, 2015 for a distribution transformer.
 - 4. Governing Body consideration and approval of bids received on February 24, 2015 for the purchase of a Toro 4100-D Mower for the Parks Department.
 - 5. Governing Body consideration and approval of bids received on February 23, 2015 for the purchase of a heavy duty utility vehicle for Buffalo Dunes Golf Course.
 - 6. Governing Body consideration and acceptance of the sole bid from Dynamic Technologies d/b/a Ocean Systems for hardware/software upgrade for the Garden City Police Departments audio/video forensic computer system.
 - 7. Governing Body consideration and approval of bids received for six vehicles for Garden City Police Department.
 - 8. Governing Body consideration and approval of a contract for plan review services with Larry Laubhan.
 - 9. Quit Claim Deed from Heirs of Vera M. McQueen transferring Space 8, Lot 170, Zone A of Sunset Memorial Gardens to Randall J. McQueen.
 - 10. Quit Claim Deed from Alfred J. Buschmann transferring Spaces 1, 2, 3 and 4, Lot 56, Zone D of Valley View Cemetery to John Dee Buschmann.
 - 11. Permission for Henry or Jenny Cruz to reserve Space 3, Lot 7, Zone J of Valley View Cemetery for the consideration of \$50.00 for the period of one year.

12. Licenses:

(2015 New)

- a) Coast to Coast Builders, Inc Class A General
- b) M&J Electric of Wichita, LLC Class D-E Electrical
- c) Downey Lawn & Landscaping (Arborist) Class E-SOC Specialized Other
- d) Downey Lawn & Landscaping (Fences) Class E-SOC Specialized Other
- e) Downey Lawn & Landscaping (Sprinkler) Class E-SOC Specialized Other

(2015 Renewal)

- f) Janet Doll Goldsmith Precious Metal
- g) Joyeria America Precious Metal
- h) Joyeria America Pawnbroker

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
February 17, 2015

The regular meeting of the Board of Commissioners of the City of Garden City was held at 1:00 p.m. at the City Administrative Center on Tuesday, February 17, 2015 with all members present. Commissioner Fankhauser opened the meeting with the Pledge of Allegiance to the Flag and Invocation.

Commissioner Law moved to approve and allow the Mayor to proclaim March 2, 2015 as Read Across America Day. 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 a request from Mr. Russ Tidwell, President of the Tumbleweed Festival, Inc., for the use of the west green at Lee Richardson Zoo on August 21-23, 2015 for the 24th annual Tumbleweed Festival. The request includes set-up August 17 – 20 and teardown August 24-25. The request also includes allowing volunteers to drive in gates at no charge, and closing the drive in gates during the festival to maintain safe walking areas. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Staff provided an update on the progress of the emergency repairs to the swimming pool.

The Planning and Community Development Department completed its annual report containing information regarding Garden City, Finney County and Holcomb.

The City received an annual royalty check in the amount of \$5,021.39 from Service Line Warranties of America.

Staff provided several items of information for Governing Body review including the following: from Director of Aviation Powell the monthly activity report, from Community Development Director Kentner the monthly building report and code enforcement report, from Finance Director Hitz the monthly financial report, from Police Chief Hawkins the monthly activity report, from Public Works Director Curran the monthly projects update, and from Zoo Director Newland the monthly activity report.

Meetings of note:

- ✓ February 16, 2015 – Downtown Vision Annual Meeting & 10 year Anniversary Celebration at 6:00 p.m. at High Plains Public Radio Meeting Room
- ✓ February 18, 2015 – Garden City Area Chamber of Commerce monthly breakfast – The Golf Club at Southwind at 7:30 a.m.
- ✓ February 21, 2015 – Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.
- ✓ February 21, 2015 – Shop Small Saturday and Winter Sidewalk Sale in Downtown GC
- ✓ February 23, 2015 – Governing Body Goal Setting Retreat at Finnup Center at 8:30 a.m. – 4:00 p.m.
- ✓ March 2, 2015 – Joint Meeting of the Governing Bodies of Garden City, Holcomb and Finney County at 11:00 a.m. – 1:00 p.m. in the Carol Brown Conference Room at the Finney County Administrative Center

- ✓ March 18, 2015 – Garden City Area Chamber of Commerce monthly breakfast – The Golf Club at Southwind at 7:30 a.m.
- ✓ March 21, 2015 – Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.
- ✓ March 28, 2015 - GCPD Citizens Police Academy – seven sessions held once a week from 9:00 a.m. – 12:00 p.m.
- ✓ April 11-14, 2015 – Western Kansas Congressional Delegation reception in Washington, D.C.
- ✓ April 15, 2015 – Garden City Area Chamber of Commerce monthly breakfast – The Golf Club at Southwind at 7:30 a.m.
- ✓ April 18, 2015 – Legislative Coffee at St. Catherine Hospital, Classroom B at 10:00 a.m.

Appropriation Ordinance No. 2382-2015A, “AN APPROPRIATION ORDINANCE MAKING CERTAIN APPROPRIATIONS FOR CERTAIN CLAIMS IN THE AMOUNT OF \$1,427,962.14,” was read and considered section by section. Commissioner Fankhauser moved to approve and pass Appropriation Ordinance No. 2382-2015A. Commissioner Dale seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Ordinance No. 2689-2015, “AN ORDINANCE REZONING LAND FROM “L-R” LOW DENSITY RESIDENTIAL DISTRICT TO “R-1” SINGLE FAMILY RESIDENTIAL DISTRICT AND “R-3” MULTIPLE FAMILY RESIDENTIAL DISTRICT IN THE CITY OF GARDEN CITY, KANSAS; AMENDING THE DISTRICT ZONING MAP OF THE CITY OF GARDEN CITY, KANSAS; REPEALING THE CURRENT DISTRICT ZONING MAP AND ORDINANCE 2592-2013; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS (Chappel Heights First Addition),” was read and considered section by section. Commissioner Fankhauser moved to approve Ordinance No. 2689-2015. 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. 2690-2015, “AN ORDINANCE GRANTING BLACK HILLS/KANSAS GAS UTILITY COMPANY, LLC D/B/A BLACK HILLS ENERGY, A KANSAS CORPORATION, ITS LESSEES, SUCCESSORS AND ASSIGNS, A NATURAL GAS FRANCHISE AND THE AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN, AND EXTEND A NATURAL GAS DISTRIBUTION PLANT AND SYSTEM, AND GRANTING THE RIGHT TO USE THE STREETS, ALLEYS, AND OTHER PUBLIC PLACES WITHIN THE PRESENT OR FUTURE CORPORATE LIMITS OF THE CITY OF GARDEN CITY, KANSAS,” was read and considered section by section. Commissioner Doll moved to approve Ordinance No. 2690-2015. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

Resolution No. 2623-2015, “A RESOLUTION OF THE CITY OF GARDEN CITY, KANSAS, OPPOSING THE KANSAS STATE LEGISLATURE’S CONSIDERATION OF MAKING MUNICIPAL ELECTIONS PARTISAN AND MOVING THEM TO THE FALL OF EVEN NUMBERED YEARS, A PROPOSAL CURRENTLY CONTAINED IN SB 171,” was read and considered section by section. Commissioner Law moved to approve Resolution No. 2623-2015. 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 authorize the Mayor and/or his designee to submit written or oral testimony in support of HB2248, a bill which expands the definition of TIF “Eligible area” to include a building or buildings which are 65 years of age or older and any adjacent vacant or condemned lots. 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 direct the Trustee to call the series 2011 and series 2005 tax exempt bonds as requested in a letter from Bruce Mueller, Wheatland Electric, dated February 11, 2015. The Governing Body was also asked to direct the Trustee to call the series 2010 taxable bonds as described in a subsequent letter from Mr. Mueller, Wheatland Electric. 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

Lona Duvall, Finney County Economic Development Corporation President and Ray Purdy, the City’s representative from Finney County Economic Development Corporation Board gave a review of their annual report.

Commissioner Fankhauser moved and directed staff to submit an application to KDOT for the 2015 fund exchange program for the areas of Buffalo Jones Avenue from 5-Points to Thirteenth Street and Walnut Street from Eighth Street to Garden City Avenue. 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 a proposal to clean approximately 6,709’ feet of cast iron water main in various locations in Garden City. The requested work is in addition to the existing Sanitary Sewer Collections System agreement with Mayer Specialty Services, LLC of Goddard, Kansas. 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 Law moved to reject the bids received for a skid loader at the Garden City Regional Airport.

BIDDERS	COST	LESS GOVT DISCOUNT	TOTAL CITY COST	DELIVERY DATE	EXCEPTIONS & COMMENTS
White Star Machinery	\$58,810.83	\$19,765.95	\$39,044.88	10 - 12 wks	Bobcat S650 T4
Foley Tractor	\$41,331.60 \$3,500/month	\$0.00	\$41,331.60 \$42,000.00	6 wks	CAT 246D 12 month lease
American Implement	\$59,118.00	\$16,526.91	\$42,591.09	8 wks	John Deere 323 E Series
Kanequip Inc	\$62,006.00	\$18,906.00	\$43,100.00	7 - 8 wks	New Holland L228
Foley Tractor	\$44,407.71 \$3,500/month	\$0.00	\$44,407.71 \$42,000.00	6 wks	*Option to annual lease \$3,500 with no purchase CAT 262 12 month lease 250 hrs/year - \$10/hour after that
Victor L. Phillips Co.	\$48,937.00 \$3,500/month	\$0.00	\$48,937.00 \$42,000.00	6 wks	Case SR270 12 month lease

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

Public Works Director Curran presented the bids for a Solid Waste Sideload collection truck, and discussed an alternate bid for a Compressed Natural Gas (CNG) vehicle. Commissioner Fankhauser moved to approve bids received on February 10, 2015 for a Solid Waste Sideload Collection Truck and award the bid to the low net cost bid without the compressed natural gas alternate.

BIDDERS	LIST PRICE	GOV'T DISCOUNT	LESS TRADE-IN	NET CITY COST	DELIVERY DATE	EXCEPTIONS & COMMENTS
Maupin-Western Star Truck Brian Tabor (800) 950-4155	\$157,597.00		\$17,500.00	\$140,097.00	Mid October	Freightliner MT106 w/Champion
Dodge City International Ken Kerschen (620) 276-8500	\$161,372.27		\$17,500.00	\$143,872.27	15 - 18 wks	International 7400 with Champion CL30-LH
Downing Sales & Service Inc. Jaret Wohler (785) 770-2612	\$152,504.00		\$15,000.00	\$137,504.00	150 - 210 days	DID NOT MEET SPECS International 7400 with PakMor HLR 29 Yard with Emco Lift Carriage, Streetside
Downing Sales & Service Inc. Jaret Wohler (785) 770-2612	\$149,227.00		\$15,000.00	\$134,227.00	280 - 340 days	DID NOT MEET SPECS Freightliner MS-106 with PakMor HLR 29 Yard with Emco Lift Carriage, Streetside
Maupin-Western Star Truck Brian Tabor (800) 950-4155	\$199,829.00		\$17,500.00	\$182,329.00	Mid October	ALTERNATE BID - CNG 2015 Freightliner M2 112

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

Cessna Dale Doll Fankhauser Law
Yea Yea Yea Yea Yea

Commissioner Doll moved to approve bids received on February 10, 2015 for a Solid Waste Frontload Collection Truck and award the bid to the low net cost bid

BIDDERS	LIST PRICE	GOV'T DISCOUNT	LESS TRADE-IN	NET CITY COST	DELIVERY DATE	EXCEPTIONS & COMMENTS
Downing Sales & Service Inc. Jaret Wohler (785) 770-2612	\$212,720.00		\$15,000.00	\$197,720.00	210 - 265 days	2016 Peterbilt 320 with Bridgeport Frontier 40 cu yd frontload
Armor Equipment Steve Simpson	\$240,868.00		\$25,000.00	\$215,868.00	3 weeks	2015 Mack MRU163 with Heil Body

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 appoint the individuals listed below with term limits to the Community Health Advisory Board:

Scott Taylor, Ashley Goss and LeeAnn Shrader – 02/17/2015 – 01/01/2018
Donna Gerstner, Troy Unruh and Kevin Campbell – 02/17/2015 – 01/01/2017
Jette Desalvo, Beth Koksall and Judy Nusser – 02/17/2015 -01/01-2017

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 bids received February 10, 2015 for the irrigation system at Santa Fe Park.

BIDDER	BID AMOUNT	
Engineer's Estimate	\$ 10,000.00	
Kel's Tender Lawn Care Scott City	\$ 5,995.00	LOW
Western Irrigation Inc. Garden City	\$ 6,680.00	
Ward's Garden Center, inc. Garden City	\$ 7,150.00	

2. Governing Body consideration and approval of the Amendment to Lease Agreement between J. Kent Scott, d/b/a Scott Auction and the City of Garden City, Kansas.
3. Governing Body consideration and approval of crop lease agreements at the Garden City Regional Airport.
4. Governing Body consideration and approval of a crop lease agreement between the City of Garden City, Kansas and Michael J. Richmeier.
5. Permission for Estella G. Mull to reserve burial rights of Space 7, Lot 56, Zone J of Valley View Cemetery of the consideration of \$50.00 for the period of one year.

6. Licenses:

(2015 New)

- a) Kel-Mar Properties, LLC..... Class A General
- b) Heco Heating and Cooling Class D-M Mechanical
- c) Ace Masonry & RemodelingClass E-SOC Specialized Other
- d) T-John HandymanClass E-SOC Specialized Other

(2015 Renewal)

- e) Crossland Construction Class A General
- f) Dodge City Home Builders Class A General
- g) Dave Tabor Construction Class B General
- h) Dwight Ford Class B General
- i) Farr Construction..... Class B General
- j) Garden City Habitat for Humanity Class B General
- k) Nemechek Construction Class B General
- l) Robert Wirth..... Class B General
- m) Tim Fuller Construction Class B General
- n) Outlaw Enterprises Class B General
- o) Rod Fercking Construction. Class B General
- p) Superior Home Improvements, LLC..... Class B General
- q) Brungardt Construction Class C General
- r) Woodbridge Home Exteriors of Kansas, Inc..... Class C General
- s) Black Hills/Kansas Gas Utility Company Class C General
- t) Encore Electric, Inc. Class C General
- u) Faith Technologies, Inc. Class C General
- v) Stegman Brothers Electric, Inc..... Class C General
- w) Wallace Electric Class C General
- x) Angel AC & Refrigeration Class D-M Mechanical
- y) Black Hills/Kansas Gas Utility Company Class D-M Mechanical

- z) Fowler’s Heating & Cooling Class D-M Mechanical
- aa) IMAC & Heating..... Class D-M Mechanical
- bb) Ray Omo, Inc. Class D-M Mechanical
- cc) Black Hills/Kansas Gas Utility Company Class D-P Plumbing w/ Gas
- dd) City of Garden City Class D-P Plumbing w/ Gas
- ee) A-R Roofing, LLC Class D-R Roofing
- ff) Swank Landscaping & Sprinklers Class E-BF Backflow Test
- gg) BJ Concrete Class E-SOC Specialized Other
- hh) E&L Lawncare Class E-SOC Specialized Other
- ii) Garden True Value (fences) Class E-SOC Specialized Other
- jj) Garden True Value (sprinklers)..... Class E-SOC Specialized Other
- kk) Kel’s TLC..... Class E-SOC Specialized Other
- ll) Niemens Siding & Home Improvement Class E-SOC Specialized Other
- mm) Ramos Concrete..... Class E-SOC Specialized Other
- nn) Swank Landscaping & Sprinklers (sprinklers). Class E-SOC Specialized Other
- oo) Swank Landscaping & Sprinklers (arborist).... 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	Abstained

Mayor Cessna moved that the City Commission go into executive session pursuant to K.S.A. 75-4319(b)(2) for 20 minutes for the purpose of consultation with City legal counsel on matters which are privileged in the attorney/client relationship which if discussed in open session would waive that privilege and that the City Commission reconvene into open session in the City Commission Chambers at 2:44 p.m.. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

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

Mayor Cessna moved that the City Commission go into executive session pursuant to K.S.A. 75-4319 (b)(6) for 15 minutes for the purpose of preliminary discussion relating to the acquisition of real property and that the City Commission reconvene into open session in the City Commission Chambers at 3:00 p.m.. Commissioner Fankhauser seconded the motion. The vote was taken by yeas and nays and recorded as follows:

Cessna	Dale	Doll	Fankhauser	Law
Yea	Yea	Yea	Yea	Yea

At the expiration of the designated time, and in open session, 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 stated he would not be in attendance at the Legislative Coffee scheduled for February 21, 2015.

Commissioner Law had no comments.

Mayor Cessna stated he attended the TET Celebration and that it was well attended. Mayor Cessna announced that he would be in attendance at the Legislative Coffee and encouraged others to attend.

Commissioner Dale stated since the Girl Scouts came to the last Commission meeting, he has had a few stop by his residence and was pleased to find out that if a person doesn't need any more cookies, they can purchase cookies and they will be sent to a military person on active duty.

Commissioner Doll commented that she attended the Downtown Vision's annual meeting and is excited to see the plans they have this year for the downtown area.

Petitions

PROCLAMATION

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, for the 37th year, Garden City, Kansas has been recognized as a Tree City USA by The National Arbor Day Foundation and desires to continue its tree-planting practices.

NOW, THEREFORE, I, Mayor of the City of Garden City, Kansas, do hereby proclaim April 24, 2015 as



ARBOR DAY

in Garden City, Finney County, Kansas and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands and I also encourage all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

SIGNED this 3rd day of February 2015.

Roy Cessna, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

PROCLAMATION

- Whereas;** the National Council on Problem Gambling, the Finney County Community Health Coalition, and the Southwest Kansas Problem Gambling Task Force have designated March 2015 as Problem Gambling Awareness Month;
- Whereas;** problem gambling is a public health issue affecting millions of Americans of all ages, races, and ethnic backgrounds;
- Whereas;** problem gambling has a significant societal and economic cost for individuals, families, businesses and communities;
- Whereas;** problem gambling is treatable and treatment is effective in minimizing this harm to both individuals and society as a whole;
- Whereas;** numerous individuals, professionals and organizations have dedicated their efforts to the education of the public about problem gambling and the availability and effectiveness of treatment;
- Whereas;** the National Council on Problem Gambling, the Finney County Community Health Coalition and the Southwest Kansas Problem Gambling Task Force invite all residents of Garden City to participate in Problem Gambling Awareness Month.

Now, Therefore, I, Roy Cessna, Mayor of Garden City do hereby proclaim the month of March 2015 as:

National Problem Gambling Awareness Month

In Garden City, Kansas and encourage all citizens to support the National Council on Problem Gambling, the Finney County Health Coalition, and the Southwest Kansas Problem Gambling Task Force in their efforts to Have the Conversation with friends, family, patients and clients about gambling addiction.

Roy Cessna, Mayor

Attest:

Celyn N. Hurtado, City Clerk

Report of the City Manager



Memo

To: Mayor and City Commissioners

Thru: Matt Allen, City Manger

From: Fred Jones, Water Resource Manager and Steve Cottrell, City Engineer

Date: March 3, 2015

Re: Progress on Emergency Repairs to the Big Pool

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

An update on the progress of the emergency repairs to the swimming pool, authorized on January 20th and February 3rd is provided.

BACKGROUND

The new pipe has been tapped for outlets and fill material has been compacted in the trenches. The excavations have been covered in preparation for the recent inclement weather and covered with blankets to discourage frost in the excavation. When the weather improves Dick Construction will proceed pouring concrete.



The work on the west wall is proceeding and new piping is being installed. As weather improves the forms for the new wall will be constructed and poured.



The weather has slowed progress significantly over the past two weeks, but the project is still on schedule for completion by May 1st.



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

ALTERNATIVES

There is no action required at this time.

RECOMMENDATION

There is no Governing Body action required at this time. The project is on schedule to be completed by May 1st.

FISCAL NOTE

Sufficient funds are available to cover another previously authorized \$175,000 in the Capital Improvements Fund.

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
FROM: Matt Allen, City Manager
DATE: February 26, 2015
RE: Lee Richardson Zoo Elephants

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 being advised of the progression of important meetings and events which will determine the appropriate action to take regarding the future care of Lee Richardson Zoo's two elephants.

Background

Discussions regarding species survival plans and taxon advisory groups as they relate to Lee Richardson Zoo exhibits first occurred in a public City Commission workshop on October 7, 2014. Zoo Advisory Board and FOLRZ reps were in attendance and the pending decision facing the zoo regarding the elephant exhibit was outlined. Subsequently, Zoo Advisory Board and FOLRZ Boards have heard the matter in their own board meetings in preparation for a future Commission meeting date.

Staff had anticipated bringing those recommendations and other staff findings to the Commission in March. Discussions with the former FOLRZ Board chair indicated their recommendation was made at a November meeting. The Director is of the opinion that FOLRZ has not decided on its recommendation to the Commission, therefore we will provide sufficient time for that to occur. In the meantime, this update seeks to advise you of the upcoming discussion. Given the public discussion on the matter in a Commission workshop, FOLRZ meetings, ZAB meetings, newspaper articles, the possibility of Lee Richardson Zoo being without elephants is understandably circulating through the community. There have been some factually incorrect emails and email strings circulating and the City Manager's Update is intended to outline the progression of the City Commission's progression through the decision-making process.

Alternatives

1. For Information purposes only.

Recommendation

None

Fiscal Note

None

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Progression of decision regarding the future care and custody of Lee Richardson Zoo elephants

1. March 3rd – The City Commission meeting will have a non-business item under City Manager’s report on the pending topic and intended timeline. Review the public conversations, stakeholder conversations, and news articles to date which have previewed the issue to the community.
2. (March) FOLRZ provides “input.”
3. (March) Lee Richardson Zoo Advisory Board provides input.
4. (March 17th or April 7th) City Commission business meeting item – Consideration of the existing elephant collection.
 - a. City Commission receives FOLRZ, Zoo Advisory Board, staff recommendation and public input.
 - b. This may happen over one meeting or over more than one meeting. That will be determined by the City Commission.
 - c. Commission makes determination.
5. If the Commission directs staff to keep the elephants until one dies, then there is nothing else to consider. If it is determined to solicit proposals to move the elephants, then:
6. (April-May) Stakeholder Committee (i.e., FOLRZ rep, ZAB rep, staff reps, CC member or appointee) design criteria for inclusion in an RFP and release RFP to zoos.
7. (May-June?) Stakeholder Committee considers proposals, prepares a recommendation for City Commission consideration.
8. (July) City Commission selects a zoo with whom to begin coordinating a relocation, or chooses not to select any of the options and revisit number 4 above.
9. (Unknown – depending on the proposal) Relocation



STATEWIDE SEVERE WEATHER WARNING WEEK

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

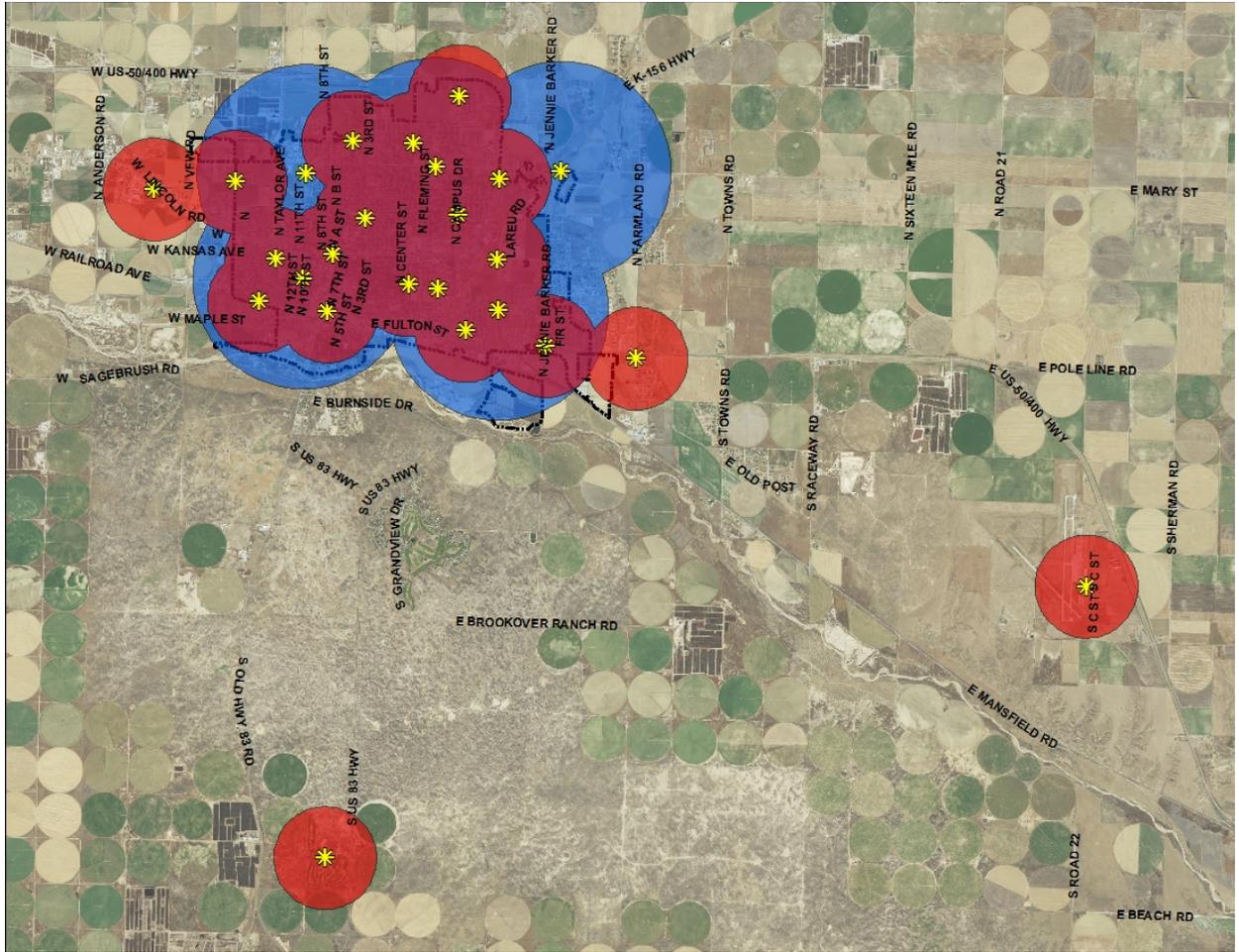
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In conjunction with the proclamation signed by Governor Brownback declaring the week of March 2nd as Severe Weather Warning Week, today March 3rd at 1:30 p.m., Garden City will be participating in a statewide test of our emergency sirens.

There are twenty-three emergency sirens that the City maintains which include one at the Airport and one at the Buffalo Dunes golf course. There are also two additional units located outside the city boundaries which the City maintains. One is on the west side and one on the east side of Garden City. There are two sirens at Holcomb and one at the Southwind development. However, these are maintained by other entities.

We are adding two new installations in 2015, one at the College and one just east of the Chappell Heights subdivision. Five of the sirens are equipped with battery back-up and will operate, if the normal AC power is lost. These battery back-ups have twice the coverage area as the others and will cover the entire city should that be necessary.

The attached map shows the coverage of the emergency sirens and how they overlap for redundancy purposes.



Staff Reports

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

MONTH RECEIVED	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
JANUARY	82,749	119,104	99,080	87,049	90,999	89,620	90,890	96,504	112,365	136,559	194,148	172,402	201,675	215,987	207,262	300,664
FEBRUARY	135,771	115,633	119,867	107,746	112,817	106,162	108,918	117,464	120,392	112,708	168,090	206,332	201,136	213,048	244,277	362,832
MARCH	111,517	94,385	89,945	83,994	93,138	83,528	84,800	91,096	111,384	127,434	176,275	176,089	187,616	198,757	200,357	
APRIL	110,045	92,941	86,892	88,516	82,176	88,156	88,367	97,920	97,076	105,529	136,058	140,393	176,191	179,735	202,588	
MAY	111,720	98,017	94,809	97,270	92,019	96,607	100,809	103,484	113,955	102,518	173,875	182,165	217,621	215,823	225,522	
JUNE	99,148	93,362	101,379	98,922	86,040	82,884	99,561	98,793	107,235	110,225	174,577	192,468	197,406	205,745	227,284	
JULY	111,647	91,208	99,915	97,573	91,205	88,888	95,381	109,492	130,863	126,193	163,203	175,188	199,698	238,623	232,796	
AUGUST	113,844	98,717	96,327	91,715	97,295	101,836	104,308	99,317	123,221	103,580	180,595	178,778	209,006	213,331 *	223,986	
SEPTEMBER	84,773	99,232	88,585	102,820	94,038	87,159	93,570	106,941	133,521	111,381	174,612	178,054	180,008	232,303	304,118	
OCTOBER	* 129,697	106,658	102,705	97,918	90,696	105,259	101,146	112,166	117,796	108,343	174,202	189,062	203,819	218,503	313,005	
NOVEMBER	103,094	97,348	82,869	78,619	89,706	95,946	94,231	107,500	117,428	111,973	153,378	174,342	208,611	184,384	304,259	
DECEMBER	97,466	89,406	101,296	96,993	94,616	88,792	94,570	109,693	114,846	160,409	161,622	196,711	182,159	236,524	312,690	
TOTAL RECEIPTS	<u>1,291,473</u>	<u>1,196,011</u>	<u>1,163,668</u>	<u>1,129,136</u>	<u>1,114,745</u>	<u>1,114,837</u>	<u>1,156,551</u>	<u>1,250,370</u>	<u>1,400,082</u>	<u>1,416,852</u>	<u>2,030,635</u>	<u>2,161,984</u>	<u>2,364,946</u>	<u>2,552,763</u>	<u>2,998,144</u>	<u>663,496</u>
PERCENTAGE CHANGE	13.05%	-7.39%	-2.70%	-2.97%	-1.27%	"FLAT"	3.74%	8.11%	11.97%	1.20%	43.32%	6.47%	9.39%	7.94%	17.45%	

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

CITY OF GARDEN CITY, KANSAS

ANALYSIS OF CITY SALES TAX RECEIPTS

MONTH RECEIVED	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
JANUARY	310,710	390,595	379,780	309,257	357,335	335,673	351,457	351,627	409,255	529,129	415,161	432,278	483,869	508,705	480,712	521,960
FEBRUARY	447,336	389,764	444,123	419,884	434,310	423,853	416,061	444,506	465,707	415,062	416,555	509,745	497,844	514,511	575,307	638,635
MARCH	371,146	344,152	321,705	304,720	346,371	316,320	317,599	338,956	418,336	461,822	432,675	426,585	438,777	468,745	469,435	
APRIL	364,979	334,588	303,909	313,029	317,571	318,835	321,431	358,967	361,119	388,668	328,743	328,309	409,253	411,491	468,167	
MAY	377,482	356,202	340,131	354,013	345,880	351,143	372,027	382,562	426,812	362,989	430,701	442,882	502,577	481,623	528,216	
JUNE	344,293	341,573	336,435	356,920	340,240	319,314	364,552	363,536	398,458	413,934	423,173	471,595	457,884	469,940	526,978	
JULY	361,811	331,627	359,143	329,005	338,923	330,628	350,754	394,947	456,516	469,538	402,144	431,189	453,965	554,262	540,941	
AUGUST	369,837	350,737	342,529	322,875	376,955	371,521	377,510	372,473	456,809	373,995	433,641	420,914	490,394	504,212	526,281	
SEPTEMBER	304,050	363,139	324,385	366,794	362,024	323,475	341,558	388,244	463,398	421,706	415,115	433,117	424,160	529,341	509,837	
OCTOBER	449,981	382,926	368,395	357,624	341,725	369,193	365,725	408,881	446,179	411,421	425,392	450,833	468,586	501,467	516,778	
NOVEMBER	332,271	355,951	296,743	287,373	339,384	337,133	351,892	352,723	435,767	402,883	390,433	412,877	474,976	422,213	496,772	
DECEMBER	327,755	323,048	381,904	364,126	338,971	338,058	356,317	396,872	432,701	461,792	412,973	481,207	424,131	501,046	519,605	
TOTAL RECEIPTS	<u>4,361,650</u>	<u>4,264,300</u>	<u>4,199,181</u>	<u>4,085,619</u>	<u>4,239,689</u>	<u>4,135,146</u>	<u>4,286,883</u>	<u>4,554,294</u>	<u>5,171,057</u>	<u>5,112,939</u>	<u>4,926,706</u>	<u>5,241,531</u>	<u>5,526,416</u>	<u>5,867,556</u>	<u>6,159,029</u>	<u>1,160,595</u>
PERCENTAGE CHANGE	6.46%	-2.23%	-1.53%	-2.70%	3.77%	-2.47%	3.67%	6.24%	13.54%	-1.12%	-3.64%	6.39%	5.44%	6.17%	4.97%	

**CONSIDERATION OF
APPROPRIATION ORDINANCE**

Ordinances & Resolutions

STAFF REPORT

GC2015-11: Rezoning from “C-2” General Commercial District to “R-3” Multi-Family District, 1012 N Main Street, Garden City, KS

GENERAL INFORMATION

Date:	February 4, 2015	Jurisdiction:	Garden City
Owner:	Rebecca Gigot		
Applicant:	Rebecca Gigot		
Requested Action:	Rezoning from “C-2” General Commercial District to “R-3” Multi-Family Residential District		
Purpose:	Rezone property to a residential zone to re-finance the property		
Location address:	1012 N Main Street, Garden City		
Comprehensive Plan:	Proposed land use is consistent with the Comprehensive Plan		
Sites Existing Zoning:	“C-2” General Commercial Office		
Surrounding Zoning:	North “C-2” General Commercial District South “C-2” General Commercial District East “R-3” Multi-Family Residential District West “C-2” General Commercial District		
Land Area:	Contains .19 acres +/-		
Notice Date:	This project was published and noticed by mail as required by code.		

COMMENTS & REQUIRED IMPROVEMENTS

1. The applicant would like to rezone this property to a residential zone to re-finance the property with a residential loan and continue using the house as a single family unit.
2. In November 2012 the Comprehensive Plan and Future Land Use Map was updated to allow for Commercial/Residential potential along the 800, 900, and 1000 blocks of North Main Street, or from Walnut Street to Kansas Avenue along Main Street. (See case #GC2012-62)
3. Properties to the south and east are currently being used for residential purposes, and the properties to the west across Main Street are being used for office and retail uses.

RECOMMENDATION

Staff Recommends approval.

PLANNING COMMISSION RECOMMENDATION: Planning Commission recommended approval on February 19, 2015.

Members Present- 6

Yea vote- 6

Nay vote- 0

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



Case Number: GC2015-11
 Applicant: Rebecca Gigot
 Address: 1012 N. Main
 Request: Rezone from "C-2" to "R-3"

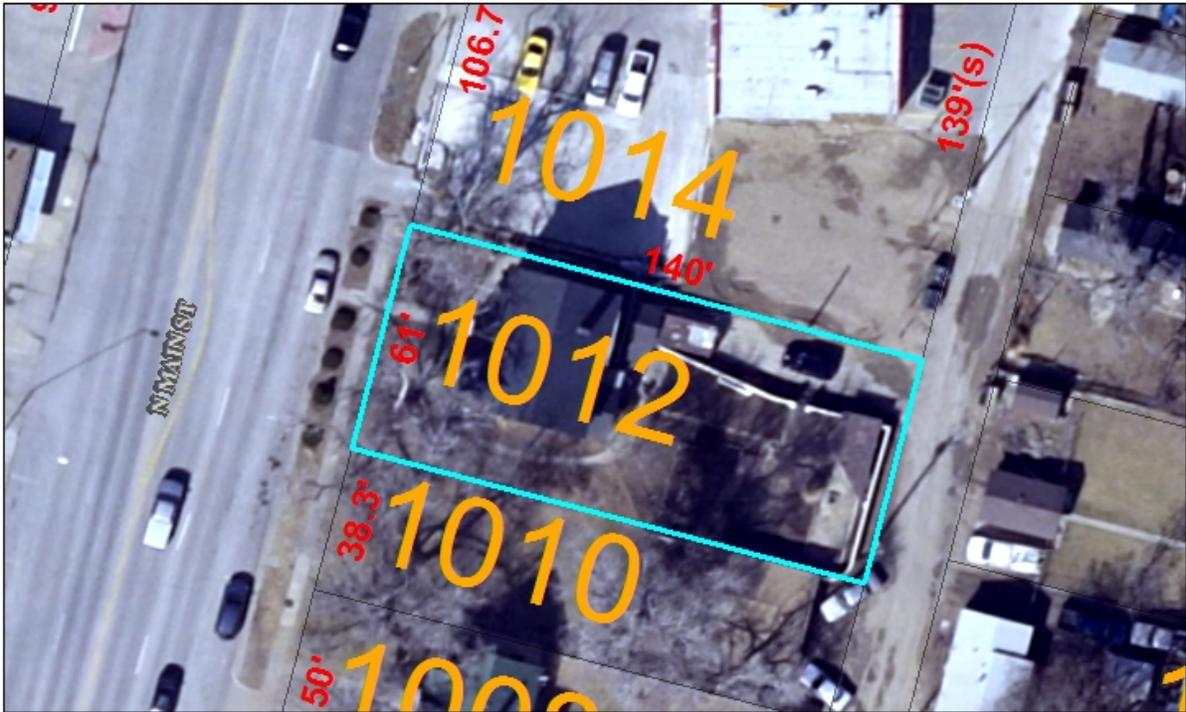


Figure 1: Front view of the property.



Figure 2: View from the property looking southeast along Main Street.



Figure 3: View from the property looking north.



Figure 4: View from the property looking northeast.



Figure 5: View from the property looking northwest.



Figure 6: View to the west looking across Main Street.



Figure 7: View from the property looking southwest down Main Street.



Figure 8: View from south of the property looking northeast toward the subject property.



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

2/19/2015

GC2015-11 Rezone 1012 N. Main from “C-2” to “R-3”, Rebecca Gigot

Staff Fisher reads staff report.

Secretary Kentner explains case.

Secretary Kentner- This mostly comes down to financing; it’s really difficult to get a residential loan on a commercial property.

Rebecca Gigot- The house south of us is actually attached to my property. We have party wall. They wanted to rezone it as well but didn’t want to pay the fee. When I bought the house in 2007, I got an FHA loan even though it was commercial. I don’t know how no one caught it. I didn’t realize the property was commercial until I tried to refinance.

OPEN PUBLIC COMMENT

CLOSE PUBLIC COMMENT

Rebecca Gigot- I understand it would be pretty easy to rezone it back to commercial if someone wanted to develop it that way.

Secretary Kentner- Yes, the comprehensive plan would allow it to go either way.

MEMBER HOWARD MAKES MOTION TO REZONE.

MEMBER GERMANN SECONDS MOTION.

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

Germann	Lucas	Gigot	Howard	Law	Lopez	Laubach	Schneider	Schwindt
Yea	Not Present	Not Present	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

(Published in the Garden City Telegram on the 3rd day of March, 2015)

ORDINANCE NO. _____-2015

AN ORDINANCE APPROVING THE REZONING OF LAND FROM "C-2" GENERAL COMMERCIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; AMENDING THE ZONING ORDINANCE AND THE DISTRICT ZONING MAP OF THE CITY; AND REPEALING THE CURRENT ZONING ORDINANCE AND DISTRICT ZONING MAP; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

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

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

Beginning at a point on the West line of Block Three (3), Stevens Addition to the City of Garden City, Finney County, Kansas, said point being 238.3 Feet North of the Southwest corner of Block Three (3), thence North along the West line of Block Three (3) a distance of 61 Feet; thence East parallel to the South line of Block Three (3) a distance of 140 Feet; thence South parallel to the West line of Block Three (3) a distance of 61 Feet; thence West parallel to the South line of Block Three (3) a distance of 140 Feet to the point of beginning.

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

SECTION 3. The current Zoning Ordinance and District Zoning Map of the City of Garden City, Kansas, as previously existing and amended, be and the same hereby are repealed, to be replaced as specified in this ordinance. All sections of the Zoning Ordinance, Zoning Regulations, and District Zoning Map not specifically amended herein, shall remain in full force and effect.

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

APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 3rd day of March, 2015.

ROY CESSNA, Mayor

ATTEST:

Celyn N. Hurtado, City Clerk

APPROVED AS TO FORM:

RANDALL D. GRISELL, City Counselor

MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 26 February 2015

RE: ANNEXATION REQUEST

ISSUE

Bernard Chappel, on behalf of the property owners of Chappel Heights, requests annexation of a 13.58 acre tract adjacent to Chappel Heights First Addition.

BACKGROUND

Chappel Heights First Addition was annexed in 2013, which was also a non-contiguous annexation. Even though Chappel Heights First Addition is in the City Limits, since it was a non-contiguous annexation it may not be used to establish contiguity and thus requires consent of the County Commission.

ALTERNATIVES

The Governing Body may adopt the resolution or defer action to a later date.

RECOMMENDATION

Staff recommends adopting the Resolution.

FISCAL

There is no cost to the City for this action.

Steve Cottrell



Engineering Department

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

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

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FAX 620.276.1137
www.garden-city.org

26 February 2015

Mayor and City Commissioners
City of Garden City
301 N. 8th
Garden City KS 67846

Mayor and City Commissioners,

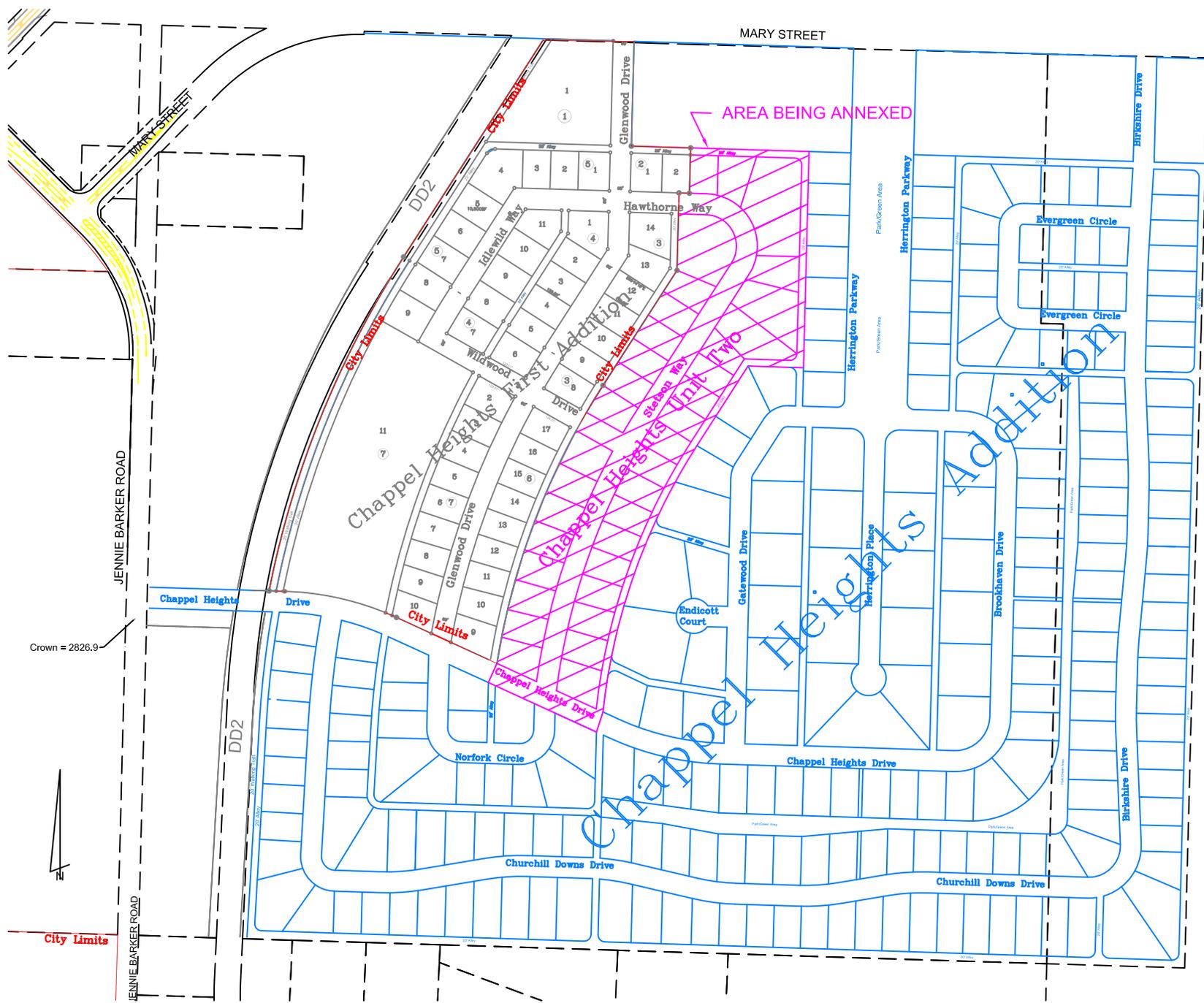
On behalf of the property owners, we are requesting that our property shown on the proposed plat of Chappel Heights Unit Two be annexed to the City of Garden City.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Bernard Chappel". The signature is written in black ink and is positioned above the printed name.

Bernard Chappel



AREA BEING ANNEXED

Chappel Heights Unit One

Chappel Heights Unit Two

Crown = 2826.9



City Limits

RESOLUTION NO. _____-2015

A RESOLUTION REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF FINNEY COUNTY, KANSAS, MAKE FINDINGS AND DETERMINATIONS PURSUANT TO K.S.A.12-520c, THAT THE ANNEXATION OF A PARCEL OF LAND WILL NOT HINDER OR PREVENT THE PROPER GROWTH AND DEVELOPMENT OF THE AREA OR THAT OF ANY OTHER INCORPORATED CITY LOCATED WITHIN FINNEY COUNTY, KANSAS.

Whereas, the Governing Body of the City of Garden City has received a petition pursuant to K.S.A. 12-520c from Bernard Chappel and Marion Chappel, Glen Woods Trust and RBC-LLC requesting the annexation of a parcel of land that lies in the Southeast corner of Mary Street and Jennie Barker Road and is more particularly described on the attached Exhibit A and as depicted on Exhibit B and,

Whereas, the Governing Body of the City of Garden City has planned for the growth of the City as outlined in its comprehensive plan and,

Whereas, the Governing Body of the City of Garden City has deemed it advisable to annex the described parcel pursuant to K.S.A. 12-520c.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of Garden City, Kansas, that the Board of County Commissioners of Finney County, Kansas, make a finding as required by K.S.A. 12-520c(a)(3), and notify the Governing Body as required by subsection (c) of the statute.

PASSED AND APPROVED by the Governing Body of the city of Garden City, Kansas, on this 3rd day of March, 2015.

Roy Cessna, MAYOR

ATTEST:

Celyn N. Hurtado, CITY CLERK

Exhibit A
Legal Description

A tract of land in the Northwest Quarter of Section 10, Township 24 South, Range 32 West of the Sixth Principal Meridian, City of Garden City, Finney County, Kansas described as follows:

Beginning at the Southeast Corner of Lot 2, Block 2, Chappel Heights, First Addition, City of Garden City, Finney County, Kansas; thence N 01°25'37" E 129.94 feet (Plat: N 00°00'52" W 130.00 feet); thence S 88°18'53" E 339.98 feet; thence S 01°25'58" W 619.97 feet; thence N 88°18'53" W 158.87 feet; thence S 32°42'25" W 271.57 feet; thence on a curve to the left with a radius of 1755.00 feet an arc distance of 816.49 feet, chord being S 19°22'22" W 809.14 feet; thence S 24°29'50" W 59.85 feet; thence N 65°30'10" W 155.41 feet; thence N 65°29'49" W 179.14 feet; thence N 24°31'48" E 59.98 feet to the Southeast Corner of Chappel Heights, First Addition, City of Garden City; thence on a curve to the right with a radius of 2075.00 feet, an arc distance of 859.25 feet (Plat: 859.29 feet), chord being N 20°50'16" E 853.13 feet; thence N 32°42'25" E 391.88 feet (Plat: N 31°15'41" E 391.87 feet); thence N 01°25'41" E 222.07 feet (Plat: N 00°00'52" W 221.99 feet); thence S 88°16'55" E 29.99 feet (Plat: S 89°45'29" E 30.00 feet) to the point of beginning, containing 13.58 acres.

HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION

STATE OF KANSAS)
FINNEY COUNTY)
This plat has been reviewed and is hereby approved this _____ day of _____, 2014.

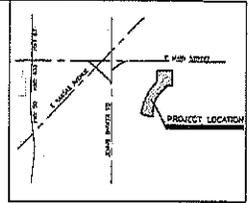
Ken Hibel, Chairman
Vickie Kertner, Secretary

DESCRIPTION:

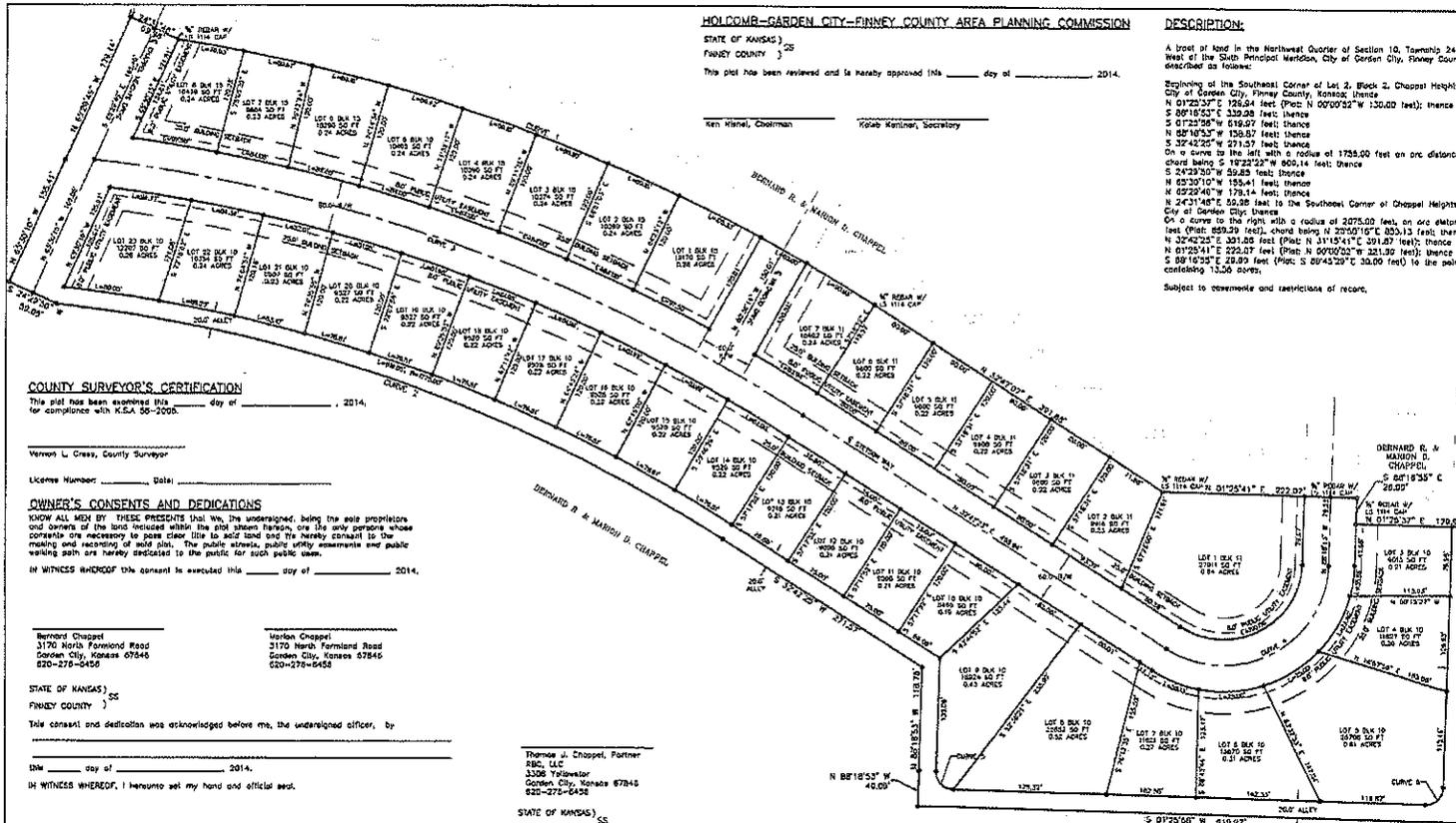
A tract of land in the Northwest Quarter of Section 10, Township 34 South, Range 32 West of the Sixth Principal Meridian, City of Garden City, Finney County, Kansas described as follows:

Beginning at the Southeast Corner of Lot 2, Block 2, Chappel Heights, First Addition, City of Garden City, Finney County, Kansas, thence
N 01°23'37" E 126.04 feet (Ptac: N 00°00'00" W 130.00 feet); thence
S 89°18'53" E 330.00 feet; thence
S 01°23'37" W 316.07 feet; thence
N 89°18'53" W 130.07 feet; thence
S 37°42'25" W 271.57 feet; thence
On a curve to the left with a radius of 1755.00 feet on an arc distance of 815.49 feet,
chord being S 19°22'22" W 805.14 feet; thence
S 24°23'50" W 55.85 feet; thence
N 62°30'10" W 153.41 feet; thence
N 62°30'40" W 178.14 feet; thence
N 24°31'48" E 55.98 feet to the Southeast Corner of Chappel Heights, First Addition, City of Garden City, Kansas.
60% of a zone to the right with a radius of 2075.00 feet, on an arc distance of 859.25 feet (Ptac: 859.29 feet), chord being N 20°02'16" E 835.13 feet; thence
N 32°43'25" E 331.00 feet (Ptac: N 31°15'41" E 331.07 feet); thence
N 01°25'41" E 255.37 feet (Ptac: N 00°00'00" W 251.02 feet); thence
S 89°18'53" E 20.89 feet (Ptac: S 89°43'20" E 33.00 feet) to the point of beginning, containing 10.58 acres.

Subject to easements and restrictions of record.



VICINITY MAP (NOT TO SCALE)



COUNTY SURVEYOR'S CERTIFICATION

This plat has been examined this _____ day of _____, 2014, for compliance with K.S.A. 56-200.

Vernon L. Cross, County Surveyor

License Number: _____ Date: _____

OWNER'S CONSENTS AND DEDICATIONS

I, the undersigned, being the sole proprietor and owner of the land herein shown, on the only persons whose consent is necessary to pass claim title to said land and its hereby consent to the making and recording of said plat. The public streets, public utility easements and public walking paths are hereby dedicated to the public for such public uses.

IN WITNESS WHEREOF, this consent is executed this _____ day of _____, 2014.

Bernard Chappel, 3170 North Farmstead Road, Garden City, Kansas 67846, 820-272-6456

Marion D. Chappel, 3170 North Farmstead Road, Garden City, Kansas 67846, 820-272-6456

STATE OF KANSAS)

FINNEY COUNTY)

This consent and dedication was acknowledged before me, the undersigned officer, by _____

this _____ day of _____, 2014.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public My commission expires: _____

IN WITNESS WHEREOF, this consent is executed this _____ day of _____, 2014.

Dirk A. Wood, Trustee, Carl Woods Trust, 822 Center Street, Garden City, Kansas 67846, 820-272-7381

STATE OF KANSAS)

FINNEY COUNTY)

This consent and dedication was acknowledged before me, the undersigned officer, by _____

this _____ day of _____, 2014.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public My commission expires: _____

IN WITNESS WHEREOF, this consent is executed this _____ day of _____, 2014.

Thomas J. Chappel, Partner, RSO, LLC, 3308 Yellowstone, Garden City, Kansas 67846, 820-272-6456

STATE OF KANSAS)

FINNEY COUNTY)

This consent and dedication was acknowledged before me, the undersigned officer, by _____

this _____ day of _____, 2014.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public My commission expires: _____

IN WITNESS WHEREOF, this consent is executed this _____ day of _____, 2014.

THE CITY OF GARDEN CITY, KANSAS

STATE OF KANSAS)

FINNEY COUNTY)

These rights-of-ways and easements accepted by the Governing Body of the City of Garden City, Kansas, as shown on this plat, are hereby dedicated this _____ day of _____, 2014.

Don Fawcous, Mayor ATTEST: Debra N. Hurlbaw, City Clerk

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)

FINNEY COUNTY)

I, a surveyor, certify that the herein described property was surveyed and subdivided by me, and that as of the subdivision exterior corner monuments actually exist and that their positions are correctly shown to the best of my knowledge and belief, and that I am a Licensed Professional Land Surveyor in the State of Kansas.

Sub Consultants: Dr. Tim Shaw

Tim Shaw, P.E.S., President

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS)

FINNEY COUNTY)

This instrument was filed for record on the _____ day of _____, A.D. 2014, at _____ o'clock _____ M., and duly recorded in Book _____ on Page _____

Ulika Lappin, Finney County Register of Deeds

LEGEND

- 0 UNDEVELOPED PLATS 5/16" BOUNDARY LINE
1/4" CHAPPEL PLAT OF CHAPPEL HEIGHTS, FIRST ADDITION
1/4" PLAT OF FARM W/CLUSE OFF SET
SECTION CORNER
PLATTED BOUNDARY
SPRINKLER BOUNDARY
ADJACENT BOUNDARY

BOUNDARY CLOSURE:

1/2012/24

SECTIONS REGISTERED:

27' Frontyard Setback on all lots

See Text & Plan for setbacks determined by current zoning resolutions

PROPERTY LINE CORNER DATA table with columns for Lot No., Corner, Distance, and Bearing.

Final Plat
CHAPPEL HEIGHTS, UNIT TWO
an Addition to the City of Garden City, Finney County, Kansas



43010 Madison Avenue, Suite 100 - Manhattan, Kansas 66503
(785) 732-0241 • FAX: 785-476-0100 • Email: info@smithm.com
Project # 1409D4027 DD 8/10/2014

DECEMBER 2014

Exhibit B

Old Business

MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 25 February 2015

RE: STREET VACATION – KANSAS PLAZA

ISSUE

Amro Samy, owner Clarion Inn and Sleep Inn, had requested vacation of Kansas Plaza on the south and east sides of the property. As a follow-up, they have presented a concept plan for Governing Body consideration.

BACKGROUND

Last March, Amro Samy, owner Clarion and Sleep Inns, requested vacation of Kansas Plaza on the south and east sides of the property, for parking lot expansion, a pedestrian pathway and enhanced landscaping at the southeast corner of the property. The Governing Body agreed in principal to the request, but asked for a concept plan before making a final decision. The Governing Body may waive compensation for the right-of-way depending upon the resulting public benefit.

The right-of-way for Kansas Plaza was provided by the Clarion and Sleep Inns property, and as such all vacated right-of-way would revert to them. The street was constructed in 1977 and split 50/50 between the then property owner and the City-at-large. The total original construction cost was \$168,030.00, with the City-at-large share being \$84,015.00.

Mr. Samy and representatives will be present to discuss the plan and answer questions.

ALTERNATIVES

- 1) The Governing Body may accept the vacation request and instruct Staff to prepare an Ordinance for consideration and approval at your meeting.
- 2) The governing Body may defer action and request additional information.
- 3) The Governing Body may deny the request.

RECOMMENDATION

Staff recommends approval of the request and will prepare an ordinance for the next regular meeting.

FISCAL

There is no cost to the City for this vacation, and the property value will increase with the enhancements to the property.

Steve Cottrell



Engineering Department

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

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

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



CLARION INN HOTEL

PARKING LOT DATA
 EXISTING PARKING - 341 STALLS
 PROPOSED PARKING - 410 STALLS
 PARKING STALLS GAINED - 69

EXPANDED PARKING LOT

FOCAL POINT/MONUMENT FEATURE

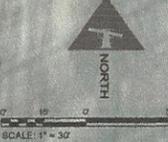
EXPANDED PARKING LOT

EXISTING SIDEWALK TO REMAIN

CLOSE OFF FRONTAGE ROAD

CAMPUS DRIVE

KANSAS AVENUE



CLARION INN PARKING LOT

CONCEPT #1
 GARDEN CITY, KANSAS

PROGRESS DOCUMENTS
 NOT FOR CONSTRUCTION

REVISION DATE	REVISION DESCRIPTION (DESCRIPTION)
00/00/00	

PROJECT # 1502DG4000
 CHECKED BY: BML
 DRAWN BY: BML

DATE: 02/24/2015

SHEET #
1

TOTAL SHEETS
 1

CONCEPTUAL PARKING LOT PLAN

New Business



MEMORANDUM

TO: Governing Body
FROM: Matt Allen, City Manager
DATE: February 26, 2015
RE: 2015-2016 City Commission Goals

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

Issue

The City Commission is asked to consider and approve their 2015-2016 goals.

Background

The City Commission met on February 23rd and established the attached goals for 2015-2016. The goals will be used to assist staff in developing the 2016 budget, and is a tool by which staff performance can be evaluated.

Alternatives

1. Approve the 2015-2016 goals as presented.
2. Approve the 2015-2016 goals with amendments.
3. Do not approve the 2015-2016 goals.

Recommendation

Approve the 2015-2016 goals as presented.

Fiscal Note

None

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

**2015-2016
City of Garden City
Strategic Objective Plan**

ACTION STEPS

DEPARTMENTS

STATUS

GOAL: Develop fully improved, price-certain industrial property

Examine existing inventory of industrial land and identify/remedy what may lack in infrastructure improvements or price certainty		
Identify infill properties that would be candidates for industrial development		
Identify, in conjunction with Finney County, next generation industrial locations		

GOAL: Develop the STAR Bond Project

Work with developers to establish a detailed project plan		
Work with Developers to Conduct a Feasibility Study		
Gain authorization to proceed on a feasible project.		

GOAL: Achieve independence for the Electric Utility in order to maximize benefit to City existing and prospective customers

Investigate and analyze power delivery options to GC through the southwest Power Pool transmission delivery system.		
Acquire reliable, low cost energy supply.		
Develop operating plans for the Jameson Energy Center in conjunction with the Southwest Power Pool in a manner that will maximize savings.		

GOAL: Address water regionally in a manner that preserves the quality and quantity of the resource

Be present and active in regional and statewide water policy discussions.		
Develop existing City water rights.		
Reduce water use by City departments and model Next Generation Landscaping in the community.		
Develop Residential and Business water use reduction strategies.		
Develop reuse strategies for stormwater and effluent.		

GOAL: Expand Garden City Regional Airport into a truly regional airport

Establish a Development Master Plan for Land and Air Side Properties which reflects a Regional Airport.

Design terminal alternatives to service regional commercial air service.

GOAL: Implement a Multi-year Fire Department Plan

Identify a multi-year plan reflecting the recommendations of the Fire Service Study.

Design Fire Station #1 Remodel in 2015.

Build Fire Station #1 Remodel in 2016.



GARDEN CITY DOWNTOWN VISION

2014 Annual Report



Table of Contents

- Overview.....2
- 2014 Board of Directors3
- 2014 Committees.....4
- Funding Partners/Members5
- Mission & 2014 Goals6
- 2014 Review7
- Downtown Stats8
- The Future10



*The new office is located
at 120 E. Laurel, in
Downtown Garden City*



Overview

The Garden City Downtown Vision Board of Directors welcomes you to take a look at what we've accomplished over the last year.

The Annual Report gives an accurate overview of Downtown Vision activities as well as activities in the district. The report serves the purpose of communicating to the public where we've been and where we're going.

As we continue in our mission of strengthening Downtown's economic base, we appreciate our partnerships with the City of Garden City and all its various departments, Finney County Economic Development Corporation and the Garden City Area Chamber of Commerce.

As a community driven organization, we appreciate the input and participation of our citizens. If you are interested in serving on one of our committees or as an event volunteer, please don't hesitate to contact us.





2014 Board of Directors

Andy Fahrmeier, President	Hutton Construction
Kendall Kepley, Vice President	Kep's Menswear
Curt Kinney, Treasurer	Kinney Glass, Inc.
Julie Christner, Secretary	Key Office
Miranda Helfrich	Keller & Miller CPAs LLP
Erin Burke	Irsik & Doll Feed Yard
Cassandra Gonzales	Patrick Dugan's Coffee House
Deborah Oyler	High Plains Public Radio
Dana Miller	The Bottom Line
Kaleb Kentner, Ex-Officio	City of Garden City
Steve Dyer, Ex-Officio	Garden City Area Chamber of Commerce
Lona DuVall, Ex-Officio	Finney County Economic Development Corp.



2014 Committees

Design

Bruce Glass, <i>Chair</i>	The Architect
Julie Christner.....	Key Office
Carol Davidson.....	City of Garden City
Andy Fahrmeier.....	Hutton Construction
Kendall Kepley.....	Kep's Menswear
Curt Kinney.....	Kinney Glass
Vince Mancini.....	GMCN
Dana Miller.....	The Bottom Line
Manuel Ortiz.....	The Architect

Economic Restructuring

Doug Harder, <i>Chair</i>	The Paraclete Group
Vicki Germann.....	Coldwell Banker The Real Estate Shoppe
Kaleb Kentner.....	City of Garden City
Curt Kinney.....	Kinney Glass
Dana Miller.....	The Bottom Line
Deb Oyler.....	High Plains Public Radio
Cheryl Schmale.....	Kansas Small Business & Development Center



Promotions

Cassie Gonzales, <i>Chair</i>	Patrick Dugan's Coffee House
Erin Burke.....	Irsik & Doll Feed Yard
Heather Davis.....	Davis Designs
Miranda Helfrich.....	Keller & Miller CPA's LLP
Chandra Lay.....	Girl Scouts of Kansas Heartland
Michelle Mayo	

Funding Partners/Members

Legacy Circle

City of Garden City
Finney County CVB
Samy's Spirits & Steakhouse

Benefactor

BlueLine Rental
Commerce Bank
Cox Communications
Finnup Foundation
Garden City Telegram
Golden Plains Credit Union
Plaza Pharmacy
Western Motor Co.
Western State Bank
Wharton's for Every
Blooming Thing

Community Partner

The Architect
Black Hills Energy
Burtis Motor Co.
Collett & Associates
Key Office
Kinney Glass
Women's Clinic
Touchstone Enterprises

Business

Advanced Merchant Services
American Implement
American State Bank
Anita Vitarise
ASM Engineering Consultants
Baker Boot
The Bike Rack
Paul & Stephanie Bogner
The Bottom Line
Brown's Shoe Fit
Brungardt, Hower, Ward, Elliott
& Pfeifer
Coleen's Trophies

Conestoga Energy Partners, LLC
Consolidated Printing
Davis Designs
Farm Credit of Southwest
Kansas
Finney Co. Economic
Development
Finney County United Way
First American Title
Fry Eye Associates
Garden City Arts
Garden City Community College
GC Area Chamber of Commerce
GC Recreation Commission
Garden City State Bank
Gipson Jewelry
GMCN, PA
The Golf Club at Southwind
Girl Scouts of Kansas Heartland
Hopkins, Hopkins & Ackerman
Hutton Construction
Illusions Hair Salon
Irsik & Doll Feed Yard
Janet Doll, Goldsmith
John Doll-State Representative
Keller-Leopold Insurance
Keller & Miller CPA's LLP
Kennedy & Coe
Kep's Menswear
King's Portrait Studio
Lansdon & Company, LLC
Las Margaritas
Legends Salon
Lewis, Hooper & Dick
Linenberger Jewelry
Little Britches/Moodz
Fashions
Lorie's Alterations
Metzen Veterinary Services
Nusser, Inc.
Omega Internet Services
Palace Computer Center

The Paraclete Group
Patrick Dugan's Coffee House
Phoenix Restoration
Plaza Medical Center
Premier Housing, Inc.
Price & Sons Funeral Home
Prudential Insurance- Richard
McNaught
Regan & Co. Real Estate
Regan Jewelers
Rental Enterprises
Rocking M Radio
RT Sporting Goods
Rutter/Cline Insurance
Scheopner's Water Conditioning
Schweiterman, Inc.
Sign Source
Square Deal Handi Services
Stage
Steckline Communications
Strecker Family Chiropractic
Unger Heating & Air
Conditioning
Brian & Alicia Weber
Western Kansas Community
Foundation
Wheatfield's on Main
Wheatland Electric Corp.
Wind River Grain

Personal

Julie Christner
Vicki Germann
Ed & Nelda Lewis
Michelle Mayo
Max Miller
Ken & Candy Rauhut
Liz Sosa
Duane West

Our Vision

Historic Downtown Garden City is the regional destination in southwest Kansas for unique shopping opportunities, dining, healthcare, arts, and entertainment. Fully occupied and renovated buildings, surrounded by beautiful, clean streetscapes make this an exciting, safe gathering place—the community’s heart and soul.

Our Mission

Creating opportunities to strengthen Downtown Garden City’s economic base.

2014 Goals

- ✓ Refocus committee work towards the betterment of the downtown district
- ✓ Update investor/recruitment information and make more readily accessible to the potential investor &/or business owner (website)
- ✓ Re-establish and refocus our efforts on building relationships in our core business district
- ✓ Firmly establish ourselves as an advocate for downtown & member businesses
- ✓ Focus energies on making the website useful: up to date information on events & programs, links to partner agencies and an accurate calendar of events. The website & social media sites will be the “go-to” tool to find out what’s happening in Downtown Garden City.



2014 Review *at a glance...*

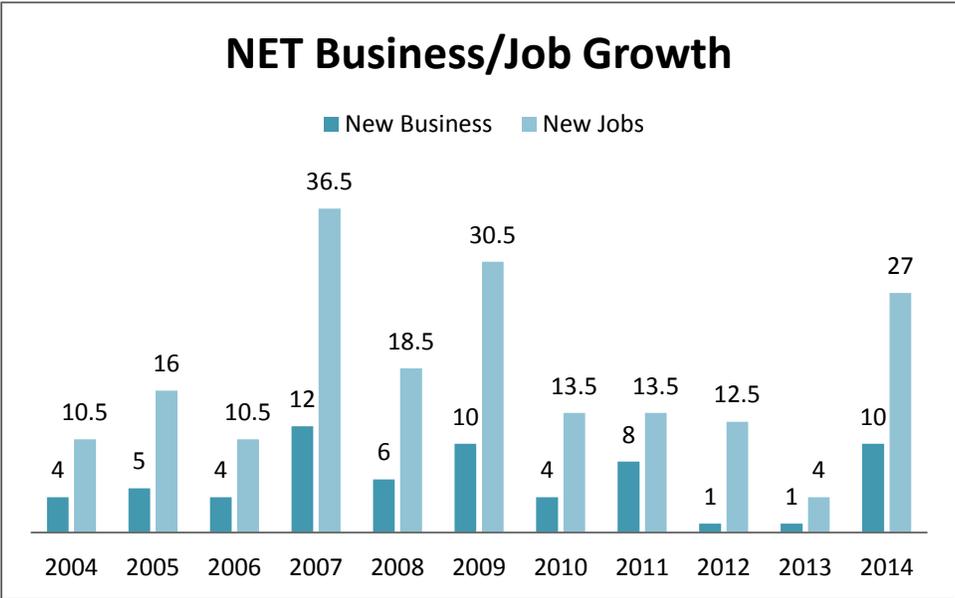
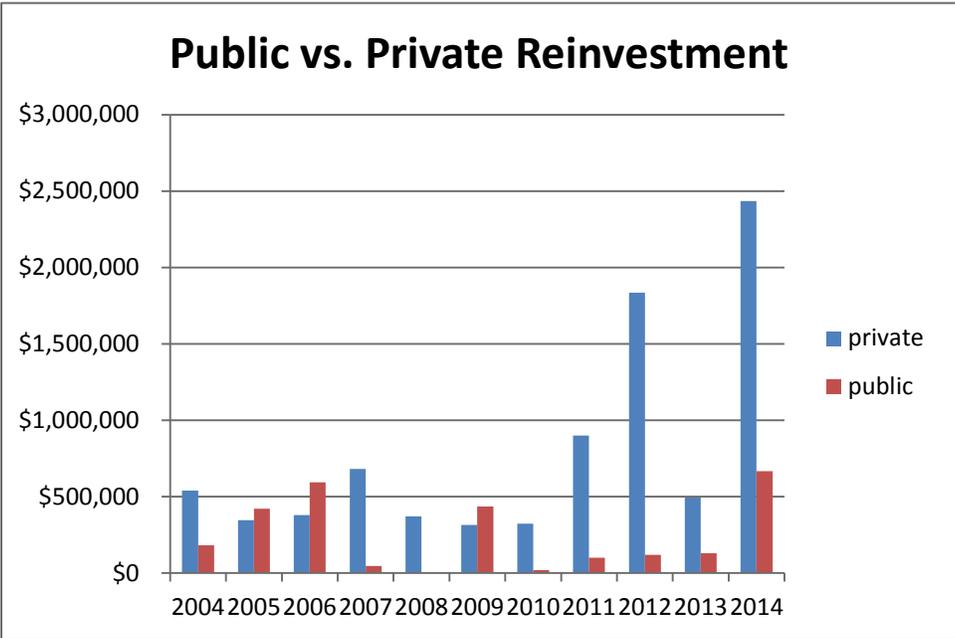
- 2014 Private/Public Reinvestment: **\$3,102,079.36**
- Total Reinvestment Year to Date: **\$11,333,172**
- 2014 Volunteers Hours/\$\$: **1,320.62 hrs./ \$23,176.88**
- **4 new** businesses
- **8 businesses relocated/expanded** in downtown district
- Net of **27 jobs** created
- Secured **public/private partnerships** to fund Jump Start Business Developer initiative
- Awarded **2 IWW** (Incentive Without Walls) 0% interest loans
- Gain of **20** new members to the organization

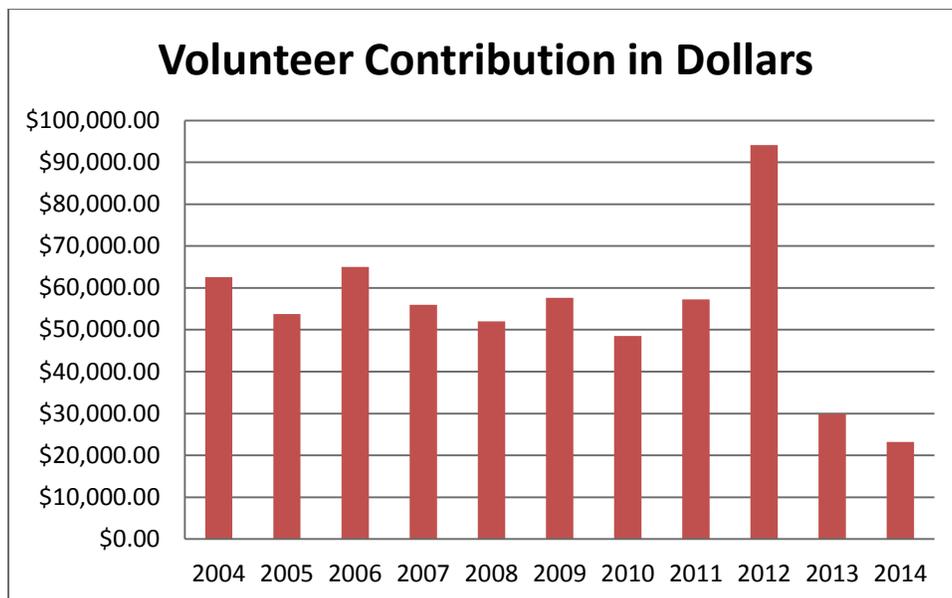
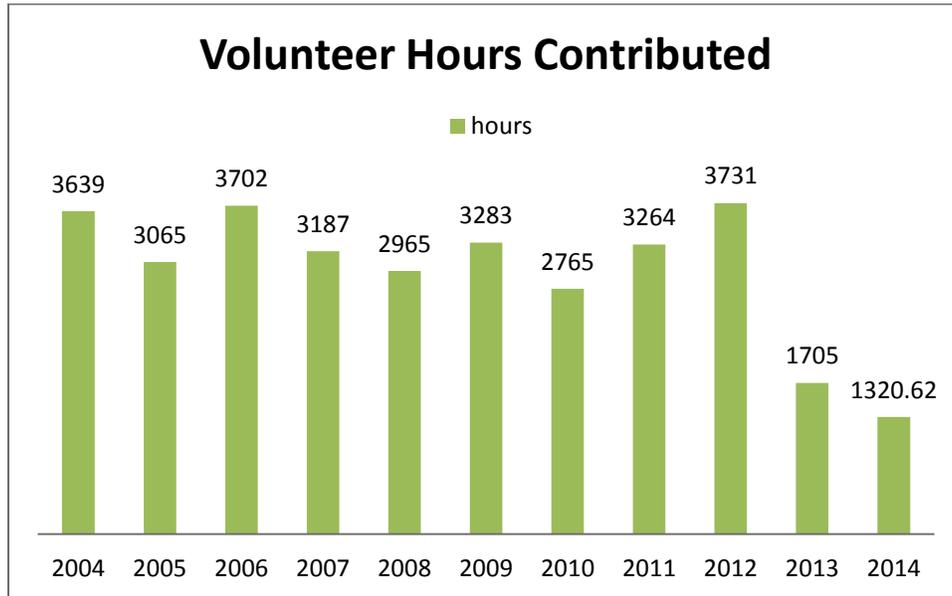
New Downtown Businesses

- The Dark Side
- Bridal N More
- Loving's Cakes
- April Harmon Photography

Relocated/Expanded Businesses

- RJ's Plumbing (relocated)
- Davis Designs (expansion)
- Downtown Vision (relocated)
- KFSA/Rutter Cline (relocated & expanded)
- Exclusive Barber Shop & Spa (relocated & expanded)
- Farm Bureau Insurance-Robert McDowell (relocated)
- Arnie Reinert, CPA (relocated)
- United Capital Management of Kansas (relocated)





2015 & Beyond Goals

- Continue to work to fill the empty storefronts with retail & restaurants, especially businesses that will help create a “night-life” in Downtown Garden City.
- Focus on making Downtown the center of activity in Garden City.
- Work to build and maintain the trust and respect of all of our downtown businesses, and continue to advocate for the district and our membership.
- Maintain our fiscal responsibility as an organization to remain a viable partner in the future of Garden City.



2015 Committee Goals

Design

- Work with City to move forward with the Heroes Way Project to fulfill the demand for an event venue Downtown.
- Develop strategic plan for future business locations and update the current market study. (in conjunction with ER Committee)
- Conduct an educational seminar to inform members/public about the Neighborhood Revitalization and Streetscape Programs available through the City of Garden City.

- Remove and redo our current directional signage around town, work on getting more signage at retail developments and develop a plan for future downtown signage placement. (in conjunction with Promotions Committee)

Economic Restructuring

- Develop incentive program for commercial development in the downtown district and present proposal to City of Garden City.
- Develop incentive program for residential development in the downtown district and present proposal to City of Garden City.
- Develop incentive program for existing businesses in the downtown district and present proposal to City of Garden City.
- Develop strategic plan for future business locations and update the current market study. (in conjunction with Design Committee)
- Develop strategic plan to target specific businesses for recruitment to the downtown district.

Promotions

- Improve economic impact in downtown district during Banner Art and sidewalk sales.
- Identify and showcase/promote existing merchant events.
- Downtown Vision/Promotions presence at all Retailers meetings to keep the lines of communication open between the downtown merchants and the organization.
- Improve representation of downtown retailers/merchants on the Promotions Committee.

2014 Yearly Report
Garden City Downtown Vision

Private Reinvestment	\$2,435,784.00
Public Reinvestment	\$666,295.36
Volunteers Hours \$\$	\$23,176.88
Total Quarterly Investment	\$3,125,256.24

FACADE RENOVATIONS

Name	Address	Amount Invested	Source of Funds
KFSA/Rutter Cline	110 W. Chestnut	\$5,500.00	private
Panchita's Rentals	407 N. 8th	\$3,900.00	private
TOTAL		\$9,400.00	

OTHER BUILDING REHABILITATION PROJECTS AND NEW CONSTRUCTION

Name	Address	Amount Invested	Source of Funds
RJ's Plumbing	507 N Main	\$2,250.00	private
Wharton's Limited LLC	515 N. Main	\$30,000.00	private
L&L Floorcovering	112 N. Main	\$4,447.00	private
Commerce Bank	512 N. 7th	\$28,000.00	private
Whiteley	618 N. 8th	\$4,000.00	private
McAllister Building	7th & Laurel	\$199,900.00	private
Panchita's Rentals	407 N. 8th	\$8,500.00	private
RT's Sporting Goods	306 N. Main	\$1,000.00	private
Rose's House of Flowers	515 N 8th	\$20,000.00	private
GMCN, Inc.	115 E. Laurel	\$58,810.00	private
Panchita's Rentals	407 N. 8th	\$1,000.00	private
Cameceria Garcia	622 N. 8th	\$667.00	private
Dongo Trust (Legion Bldg)	125 W. Pine	\$500,000.00	private
KFSA	215 N. Main St	\$246,000.00	private
KFSA/Rutter Cline	221 N. Main	\$600.00	private
TOTAL		\$1,105,174.00	

BUILDINGS SOLD

Name	Address	Amount Invested	Source of Funds
RJ's Plumbing/Johnson	507 N Main	\$166,760.00	private
Hulton Construction	116 E Laurel	\$100,000.00	private
Heck's (Panchita's Rentals)	407 N. 8th	\$75,000.00	private
Vintage Billards	116 E. Laurel	\$109,000.00	private
Commerce Bank	215 N. Main St	\$870,450.00	private
TOTAL		\$1,321,210.00	

PUBLIC IMPROVEMENTS

Name	Address	Amount Invested	Source of Funds
City of Garden City Electric Dept	Downtown	\$30,270.93	public
City of Garden City Parks Dept	Downtown	\$21,033.69	public
City of Garden City Streets Dept	Downtown	\$19,338.99	public
City Of Garden City Water Dept	Downtown	\$8,571.75	public
City of Garden City/KDOT	Main Street	\$587,080.00	public
TOTAL		\$666,295.36	

NEW BUSINESS OPENINGS

Name of Business	Address	Category	Number of New Jobs	New/Expansion/Relocation
RJ's Plumbing	507 N Main	Service	15	relocation
Loving's Cakes	210 E Spruce	Retail	2	new
Davis Designs	426 N. Main	Retail	0	expansion
KFSA/Rutter Cline	110 W. Chestnut	Service	5	relocation & expansion
Bridal N More	105 W. Chestnut	retail	2	New
Exclusive Barber Shop & Spa	214 N. Main	service	3	relocation
The Dark Side	115 W. Grant Ave	retail	2	New
April Harmon Photography	103 W Chestnut Suite 204	Service	1	New
Farm Bureau Insurance-Robert McDowel	McAllister Bldg	Service	3	relocation
Arnie Reinert, CPA	McAllister Bldg	Servic3e	1	relocation
Garden City Downtown Vision	120 E. Laurel	Service	0.5	relocation
United Capital Management of Kansas	118 E. Laurel	Service	0.5	relocation
TOTAL			35	

BUSINESSES LOST

Name of Business	Address	Category	Number of Jobs Lost	Closed/Relocated out of district
Marv's Garage	507 N Main	Service	6	closed
Finley's Menswear	325 N. Main	retail	2	Closed
TOTAL			8	

NUMBER OF HOUSING UNITS CREATED

Address	Upper Stories	Other
	0	0
TOTAL		0

VOLUNTEER HOURS WORKED

TOTAL HOURS	1320.62
VALUE IN \$\$	\$23,176.88

MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 25 February 2015

RE: CLARION PARK ESTATES

ISSUE

Stone Development, Inc. requests Governing Body consideration and approval of the release of surplus right-of-way at Jennie Barker Road and Spruce Street.

BACKGROUND

The Clarion Park Estates plat was recorded September 19, 2014. The plat reflected the existing right-of-way on Jennie Barker Road, which included a 35' x 35' square at the Spruce Street intersection – which was acquired for the Jennie Barker Road project in 2005. This square of right-of-way affects the available building area for the duplex on the adjacent lot, and the developer is requesting release of a portion of right-of-way, as shown on the accompanying drawing. Should the Governing Body grant this request, the change, including utility easements will be reflected on a replat of the subdivision in the very near future.

Representatives of Stone Development, Inc. will be present to answer questions.

ALTERNATIVES

- 1) The Governing Body may grant the request for release of surplus right-of-way.
- 2) The Governing Body may deny request for release of surplus right-of-way.

RECOMMENDATION

Staff recommends approving the request for release of the right-of-way and authorization for the Mayor and City Clerk to execute the deed.

FISCAL

There is no cost to the City for this action.

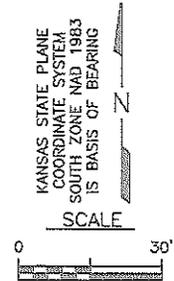
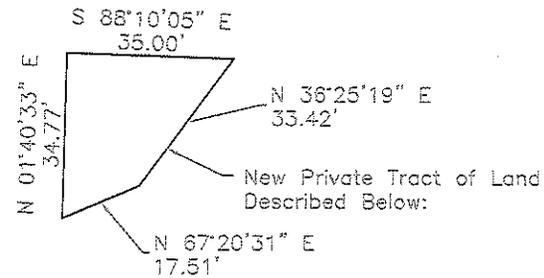
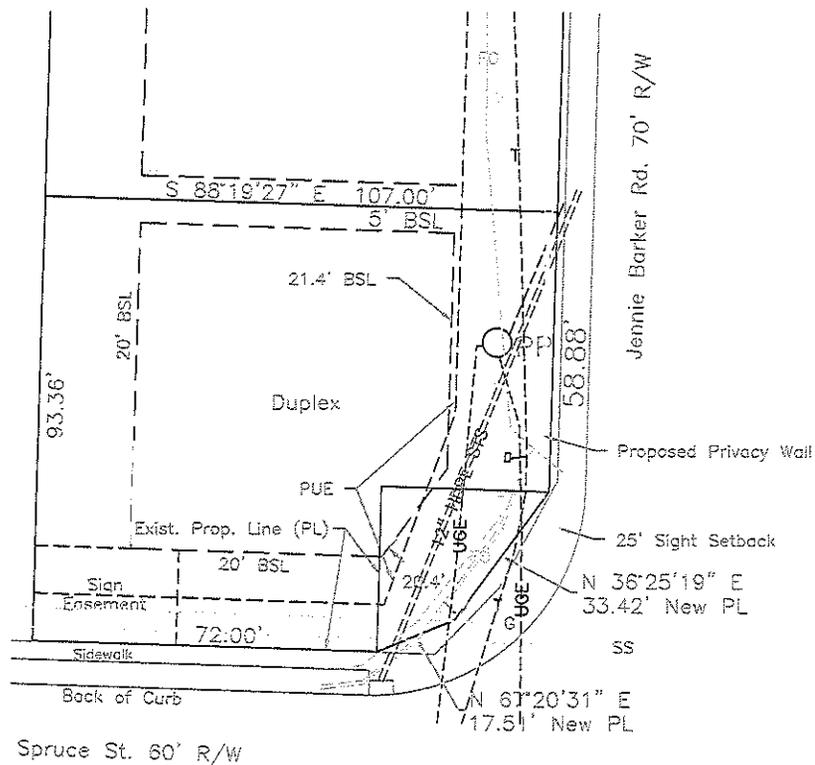


Engineering Department

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



Legal Description of a New Tract of Land located in the Southeast Quarter of the Northeast Quarter of Section 16, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas, more particularly described as follows:

Beginning at the South, Southeast Corner of Clarion Park Estates, being a found 1/2" R-bar, Parks;
 thence North 01°40'33" East on the Boundary of said Estates a distance of 34.77 feet to a found 1/2" R-bar, Parks;
 thence South 88°10'05" East on the Boundary of said Estates a distance of 35.00 feet to a found 1/2" R-bar, Parks;
 thence South 36°25'19" West a distance of 33.42 feet to a set 1/2" R-bar, Parks;
 thence South 67°20'31" West a distance of 17.51 feet to the point of beginning, containing an area of 0.02 acres, more or less.

LOT 8 BLOCK 6,
CLARION PARK ESTATES

CORNERSTONE Professional Services, Inc. 1555 North Shore Circle Garden City, KS. 67846 1750 620-272-7552 11 Feb., 2015 Copyrighted

WARRANTY DEED

The City of Garden City, Kansas, a municipal corporation,

CONVEYS AND WARRANTS TO

Stone Development Inc.

all of the following described REAL ESTATE in the County of Finney and the State of Kansas, to-wit:

Beginning at the South, Southeast corner of Clarion Park Estates, thence N 01°40'33" E on the boundary of said Clarion Park Estates, 34.77 feet; thence S 88°10'05" E on the boundary of said Clarion Park Estates, 35.00 feet; thence S 36°25'19" W; thence S 67°20'31" W to the point of Beginning. Said tract containing 0.02 acres, more or less.

For the sum of \$10.00 and other good and valuable consideration.

RESERVING UNTO the Grantor, its successors and assigns, all vested water rights and rights to appropriate water appurtenant to the above-described property.

EXCEPT AND SUBJECT TO: Easements, restrictions, reservations, and leases of record.

Dated March 3, 2015.

City of Garden City, Kansas

Attest:

Roy Cessna, Mayor

Celyn N. Hurtado, City Clerk

STATE OF KANSAS)
) ss.
COUNTY OF FINNEY)

BE IT REMEMBERED, that on the _____ day of _____, 2015, before me, a Notary Public in and for the County and State aforesaid, came Roy Cessna, Mayor and Celyn N. Hurtado, City Clerk of the City of Garden City who are 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.

Notary Public

My Commission Expires:



MEMORANDUM

TO: Governing Body
FROM: Andrew M. Liebelt
DATE: February 19, 2015
SUBJECT: Authorization to Fill Vacant Position(s) on Park and Tree Board

CITY COMMISSION

ROY CESSNA,
Mayor

MELVIN DALE

JANET DOLL

DAN FANKHAUSER

CHRIS LAW

ISSUE

The Park and Tree Board, a seven member Board, has one vacant position.

BACKGROUND

Kris Smith stepped down the end of 2014. Ed Sattler has volunteered to finish Kris' term which expires at the end of 2015. Board Confirmed.

ALTERNATIVES

- Alternate 1:** Authorize to appoint Mr. Sattler to fill the vacant seat
- Alternate 2:** Governing Body select another candidate to fill the vacant Position
- Alternate 3:** Deny the request

RECOMMENDATION

Board recommends appointing Mr. Sattler to fill the vacant seats (**Alternative 1**), on the Park and Tree Board.

FISCAL NOTE

None

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

Consent Agenda

MEMORANDUM

TO: GOVERNING BODY

FROM: Steve Cottrell

DATE: 24 February 2015

RE: TEMPORARY CONSTRUCTION EASEMENT

ISSUE

Governing Body consideration and acceptance of a temporary construction easement from the Wal-Mart Real Estate Business Trust for the Kansas Avenue Pathway Project.

BACKGROUND

In order to construct the Kansas Avenue Pathway temporary construction easements are needed to allow construction project adjacent to the right-of-way line. 4 temporary easements of the 10 needed have been returned. Generally, we do not record such temporary easements, but Wal-Mart has returned their standard document which requires recording.

ALTERNATIVES

The Governing Body may accept or reject the easement.

RECOMMENDATION

Staff recommends accepting the temporary construction easement from Wal-Mart Real Estate Business Trust and also authorizing staff to record a release of easement at completion of the project.

FISCAL

The City is responsible for 20% of the cost of the Pathway Project and KDPT is providing the remaining 80%. Our funds were provided in the 2014 G.O. Bond issue.



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
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PRIMARY INTERCHANGE HWY

US-50/83/400 BYPASS HWY

Temporary Construction Easement

ERKANSAS AVE

R-156 INTERCHANGE HWY

LAREURD



TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT ("Agreement"), dated January 26th, 2015, is made by and between **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, whose address is 702 S.W. 8th Street Bentonville, AR 72716, with a mailing addresses of Sam M. Walton Development Complex, 2001 S.E. 10th Street Bentonville, AR 72716-0550, Attn: Realty Management ("Grantor") and the **CITY OF GARDEN CITY**, a municipality, whose address is 301 N. 8th, P.O. Box 998, Garden City, KS 67846-0998 ("Grantee"). The following statements are a material part of this Agreement:

WHEREAS, Grantor is the owner of a tract of land depicted as Tract 1 on **Exhibit A**, attached; and

WHEREAS, Grantor wishes to quitclaim, and Grantee wishes to receive, a temporary easement over, under and across Tract 1 solely for the purposes set forth herein.

THEREFORE, in consideration of the covenants contained in this Agreement and other good and valuable consideration, the receipt of which is acknowledged, the parties agree as follows:

1. Grantor quitclaims to Grantee a temporary, non-exclusive easement for the benefit of Grantee to construct a sidewalk over and across the real property more particularly described in **Exhibit B** (the "Easement"). Grantee, through its officers, employees and agents, at Grantee's sole cost and expense, shall have the right to enter upon the Easement in such a manner as may be reasonably necessary for the sole purpose as above written. This Easement shall expire upon the completion of Grantee's stated purpose, but, in no event, shall the Easement survive beyond December, 2015; provided, all Grantee's warranties, representations and indemnities shall survive the termination of the Easement and continue for the benefit and protection of Grantor for as long as possible under applicable law. In no event shall Grantee use this Easement in a manner which, in Grantor's sole discretion, interferes with Grantor's use of Tract 1. Grantee also covenants and agrees that the Easement will not be used for the erection of any temporary structures. Grantor shall have the right, in Grantor's sole discretion, to relocate the Easement upon Grantor's property. Following termination of the Easement, Grantee shall provide Grantor written release and extinguishment, in recordable form, of all Grantee's rights in and to the Easement.

2. Grantee agrees to use due care in any use of the Easement, and in the construction, installation, repair, replacement and maintenance of Grantee's improvements, so as not to unreasonably disturb Grantor's use of Grantor's property. Grantee further agrees Grantee shall not interfere with Grantor's business operations while utilizing the Easement. Grantee covenants and agrees to properly maintain the Easement and keep same in good order, free and clear from rubbish. Grantee further covenants and agrees that all construction activities will be timed so as to not interfere with trucking schedules of Grantor, and that driveways damaged by Grantee's use of the Easement will be promptly replaced in accordance with Grantor's specifications at Grantee's sole cost and expense, and to Grantor's satisfaction. Notwithstanding the foregoing, routine maintenance, construction and use of the Easement shall be prohibited during the months of November and December and all work shall be completed by October 31st of the then-current year. Grantee covenants and agrees that Grantor's tract will not be used as a staging area and will not be used to store equipment, trucks, dirt, supplies, materials, rubble, spoil or any other materials of Grantee. Grantee shall not dig any open pits, trenches, borings or holes on or under the Easement. Grantee also covenants and agrees that no heavy trucks or equipment associated with the use of the Easement by Grantee shall utilize the entranceways, streets or roadways located on Grantor's property or the Easement without Grantor's prior written consent.
3. Following completion of work, if Grantee has removed or damaged any of Grantor's improvements, including but not limited to paving, sod, herbage, lighting standards, signage or landscaping within the Easement or otherwise on Grantor's property, Grantee shall at Grantee's sole cost and expense immediately restore the property injured by Grantee's activities to the same condition as existed previous to Grantee's entry upon the particular property.
4. Grantee, and Grantee's successors and assigns, shall indemnify, defend and hold harmless Grantor and Wal-Mart (as defined herein) from and against any and all losses, liabilities (including strict liability), claims, causes of action, damages, injuries, liens (including mechanic's liens and materialman's liens), expenses and costs, including without limitation reasonable attorney's fees of any settlement, judgment or claims of any and every kind whatsoever paid, incurred or suffered, in connection with any damage or liability to persons or property that might arise directly or indirectly during construction of Grantee's improvements, from use of Grantee's improvements by Grantee, its customers, suppliers, employees, and tenants or anyone else using the such improvements, or use of the Easement. Grantee further agrees that Grantee shall, at all times during the duration of this Agreement, maintain and pay for comprehensive general liability insurance affording protection to Grantor and Grantee, and naming Grantor, and Wal-Mart Stores, Inc., a Delaware corporation ("Wal-Mart"), as an additional insureds on the policy or policies for a combined bodily injury and property damage limit of liability not less than \$5,000,000.00 for each occurrence. Grantee further agrees, upon request, to deliver to Grantor a certificate or certificates from an insurance company or insurance companies

satisfactory to Grantor evidencing the existence of such insurance and naming Grantor and Wal-Mart as an additional insured.

5. Grantee, and Grantee's successors and assigns, shall indemnify, defend and hold harmless Grantor and Wal-Mart from and against any and all losses, liabilities (including strict liability), claims, causes of action, damages, injuries, expenses and costs, including without limitation reasonable attorney's fees of any settlement, judgment or claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Grantor and/or Wal-Mart, and their respective successors and assigns, by any person or entity or governmental agency, for, with respect to, or as a direct or indirect result of, the construction of Grantee's improvements, use of Grantee's improvements by Grantee, its customers, suppliers, employees, and tenants or anyone else using the such improvements, the use of the Easement, or any claims the escape, seepage, leakage, spillage, emission, discharge or release of any hazardous substance resulting from the operations of Grantee upon or under any tract of land owned by Grantor including without limitation, any losses, liabilities (including strict liability), damage, injuries, expenses and costs, including, without limitation, reasonable attorney's fees, of any settlement or judgment or claims asserted or arising under, as amended, the Comprehensive Environmental Response, Compensation and Liability Act, the Superfund Amendment and Reauthorization Act, the Resource Conservation Recovery Act, the Federal Water Pollution Control Act, the Federal Environmental Pesticides Act, the Clean Water Act, any so called federal, state or local "Superfund" or "Superlien" statute, or any other statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability (including strict liability), or standards of conduct concerning any hazardous substance.
6. In exercising any rights and privileges under this Agreement, Grantee shall comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control of erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C. § 1251 *et seq.*, and the Storm Water General Permit for Discharges Associated with Construction Activities (collectively the "Storm Water Requirements"). In addition to any other provisions of any Storm Water Requirements:
 - A. Grantee shall, as required by any Storm Water Requirements, prepare a Storm Water Pollution Prevention Plan (the "Grantee SWPPP") for that part of the property owned by Grantor and shown on **Exhibit A** on which Grantee plans to conduct earth-disturbing activities. The Grantee SWPPP shall identify and describe the role of any other contractor, entity or individual contemporaneously undertaking earth-disturbing activities in complying with the Storm Water Requirements, and shall identify the manner in which Grantee and any such contractor, entity or individual shall coordinate to comply with the Storm Water Requirements and to avoid negatively impacting any erosion or sediment controls

during earth-disturbing activities. Grantee shall provide Grantor with a copy of the Grantee SWPPP prior to initiating any earth-disturbing activities.

B. Grantee shall, as required by any Storm Water Requirements, submit a "Notice of Intent" (as such term is commonly defined in the environmental compliance industry) or other permit application prior to initiating any ground-disturbing activities at the property owned by Grantor and shown on **Exhibit A** covering the number of acres which will be disturbed by Grantee. Grantee shall submit such Notice of Intent or other permit application regardless of whether Grantor or any agent or contractor of Grantor has also submitted any Notice of Intent or other permit application, unless any Storm Water Requirements expressly prohibit such submittal. Grantee shall provide Grantor with a copy of the Notice of Intent or other permit application prior to initiating any earth-disturbing activities.

C. If Grantee and Grantor, or any agent or contractor of Grantor, contemporaneously undertake any earth-disturbing activities, Grantee shall attend any weekly meetings held by Grantor, or any agent or contractor of Grantor, to review the requirements of any applicable permits, the Grantee SWPPP and other SWPPPs prepared for the property owned by Grantor and shown on **Exhibit A** to address any problems that have arisen in implementing the SWPPPs or maintaining Best Management Practices ("BMPs").

D. In the event Grantee, in exercising the rights and privileges of this Agreement requires the development and/or use of borrow, material, equipment or waste storage sites, Grantee agrees it shall, prior to the development and/or use of such sites, obtain any permits or approvals necessary for the legal use of such sites, and shall also comply with all laws, regulations and permit conditions applicable to such sites.

7. Grantee shall (i) comply in all respects with all immigration laws, statutes, rules, codes and regulations, (ii) properly maintain all records required by the United States Citizenship and Immigration Services (the "USCIS"), including, without limitation, the completion and maintenance of the Form I-9 for each of Grantee's employees, and (iii) respond in a timely fashion to any inspection requests related to such I-9 Forms. Grantee shall fully cooperate in all respects with any audit, inquiry, inspection or investigation that may be conducted by the USCIS of Grantee or any of its employees. Grantee shall, on a bi-annual basis during the term of this Agreement, conduct an audit of the I-9 Forms for its employees and shall promptly correct any defects or deficiencies which are identified as a result of such audit. Grantor may, in its sole discretion, terminate this Agreement immediately if, at any time during the term, (x) Grantee violates or is in breach of any provision of this paragraph or (y) the USCIS determines that Grantee has not complied with any of the immigration laws, statutes, rules, codes and regulations of the United States. Grantee shall require all

subcontractors performing any work on the Utility System to comply with the covenants set forth in this paragraph.

8. Grantee shall secure, maintain and comply with all required licenses, permits and certificates relating to, or otherwise necessary or appropriate for, the construction, installation, repair, replacement and maintenance of Grantee's improvements. Grantee shall comply with any and all applicable federal, state and local laws, rules, regulations, statutes, codes, orders and ordinances, including, but not limited to, those governing the prevention, abatement and elimination of pollution and/or protection of the environment and the employment of its workers.
9. If Grantee defaults in the performance of any provision contained in this Agreement, Grantor may terminate this Agreement following written notice and a fifteen-(15) day period during which Grantee shall have the opportunity to cure such default to Grantor's satisfaction. If Grantor terminates this Agreement under this provision, Grantee may exercise any and all remedies available at law or in equity.
10. Grantee acknowledges that it is Grantee's sole responsibility to obtain any governmental permits to perform any required maintenance checks, and to abide by any governmental regulations associated with the use, construction, patrolling, replacement and maintenance of Grantee's improvements, as applicable.
11. This Agreement may be executed in one or more counterparts (including by facsimile), all parties need not be signatories to the same documents, and all counterpart signed documents shall be deemed to be an original and one (1) instrument.

[Signature Page Follows]

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

**WAL-MART REAL ESTATES
BUSINESS TRUST**, a Delaware statutory
trust

(20)

ATTEST:

By: 
Its: Assistant Secretary

By: 
Darryl Spinks
Its: Senior Realty Manager

CITY OF GARDEN CITY
("Grantee")

ATTEST:

By: 
Steven F. Cottrell, P.E.
Its: City Engineer

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) §§
COUNTY OF BENTON)

On this 26 day of January, 2015, before me, the undersigned notary public in and for said County and State, personally appeared before me Darryl J. Spinks, to me personally known, who, being by me duly sworn, did say that he/she is Sr. Realty Manager of **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, and that the seal affixed to the foregoing instrument is the seal of said entity, and said acknowledged said instrument to be the free act and deed of said entity.

WITNESS MY HAND and notarial seal subscribed and affixed in said County and State the 26 day of January, 2015.

Ronda Gail Carroll
NOTARY PUBLIC

My Commission Expires:

06-03-2022

RONDA GAIL CARROLL
BENTON COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires June 3, 2022
Commission No. 12388316

EXHIBIT B

[Easement Legal Description]

Beginning at a point 750 feet East of the North Quarter corner of said Section 9 at an assigned bearing of North 90°00'00" East to the point of beginning; thence continuing North 90°00'00" East along the North line of said Section 9 a distance of 219 feet; thence South 00°00'00" West a distance of 662.81 feet; thence South 46°54'13" East a distance of 475.69 feet; thence South 43°05'47" West a distance of 933.69 feet; thence South 50°08'43" West a distance of 201.30 feet; thence South 44°03'36" West a distance of 357.20 feet; thence North 24°19'40" West a distance of 652.42 feet; thence North 00°15'50" West a distance of 164.23 feet; thence North 06°27'22" East a distance of 645.66 feet; thence North 90°00'00" East a distance of 671.43 feet; thence North 00°00'00" East a distance of 655 feet to the point of beginning. This tract contains 29.17 acres, more or less.



CITY COMMISSION

DAN FANKHAUSER,
Mayor

ROY CESSNA

MELVIN DALE

JANET DOLL

CHRIS LAW

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

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www.garden-city.org

MEMORANDUM

TO: Governing Body
THRU: Matt Allen, City Manager
FROM: Mike Muirhead, Public Utilities Director
DATE : February 24, 2015
RE : 2015 Manhole Rehabilitation

ISSUE:

The City of Garden City rehabilitates several existing sanitary sewer manholes on an annual basis. The attached document lists the location of manholes proposed to be rehabilitated this fiscal year.

BACKGROUND:

Existing manhole rehabilitation is part of the ongoing, routine maintenance of the City of Garden City's sanitary sewer collection system. Manholes are subjected to numerous caustic gases that are created within the collection system over time. The Hydrogen Sulfide and Methane gas eventually erode the inside of the manholes. For several years, the Wastewater Division has identified on an annual basis, manholes that are in need of being cleaned and then lined with a spray-on sealant to prolong the life of the manhole structure. This process extends the life of the structure for up to an additional 15-20 years.

Mayer Specialty Services, LLC, of Goddard, Kansas has provided this service for Garden City, and numerous other Kansas communities, with excellent results for many years.

ALTERNATIVES:

- 1) Approve the three (3) year manhole rehabilitation agreement with Mayer Specialty Services for 2015-2017.
- 2) Do not approve the three (3) year manhole rehabilitation agreement with Mayer Specialty Services for 2015-2017.

RECOMMENDATION:

Staff recommends approval of the three (3) year contract for service to Mayer Specialty Services, LLC.

FISCAL NOTE:

The Wastewater Division's account # 080-312-6040.08 for budget year 2015 allocated \$65,000 for this work. Estimated total cost is \$55,000

MAYER SPECIALTY SERVICES, L.L.C.

MANHOLE REHABILITATION AGREEMENT FOR THE CITY OF GARDEN CITY, KS

Mayer Specialty Services, LLC agrees to supply certified materials, equipment, applicators, and management to perform manhole rehabilitation on standard 4' diameter manholes for the City as follows:

2015 Rehabilitate manholes with Strong-Seal MS-2®C @ \$ 96.50 per v.f.

And/Or

Rehabilitate manholes with Zebron 100% solids polyurethane @ \$206.50 per v.f.
(includes base coat of Strong Seal Profile Mix)

Total project shall not exceed annual budget dedicated to manhole rehabilitation. Actual price will be computed by multiplying the actual total footage rehabilitated (6' foot minimum footage per structure applies) and the per vertical foot price.

Standard manhole rehabilitation includes most rehabilitation; however there are occasions where a structure is abnormally deteriorated and requires more than standard preparation before the actual rehab can be performed (large voids, no bench or invert exists, many missing bricks, etc).

- Should these conditions exist in any structure slated for rehabilitation, the city will be informed prior to beginning work and maintain the right to either approve the extra work/charges/materials or decline the rehabilitation of this given structure.

Choice of product shall be decided prior to work being scheduled each year: 100 vertical foot minimum for Strong Seal rehabilitation, 100 vertical foot minimum for Zebron rehabilitation.

Additional charges that may apply:

1. Any manhole with an internal diameter of 5' will be charged at the rate of 1.25 times the per vertical foot price listed above; any manhole with an internal diameter of 6' will be charged at the rate of 1.50 times the per vertical foot price listed above.
2. Any manhole requiring a new bench or a complete bench rebuild will be charged at the rate of \$500.00 each, in addition to the rehabilitation vertical foot price. City shall be notified and approve the extra work.
3. Adjustments to grade and new ring/lid assemblies available upon request for an additional charge.

City responsibilities:

City to provide a map of the system with manholes identified for each year, legal & physical access to manholes as needed, dumpsite for any debris created from the pre-cleaning process and clean water for product mixing & structure cleaning.

Term:

The term of this agreement is three years consisting of three annually renewable calendar periods each ending on December 31. This agreement begins January 1, 2015 and renews each January 1 thereafter through 2017. This agreement may be terminated by either party with written notice given 30 days prior to termination.

Mayer Specialty Services, LLC



Whitney Mayer – MSS authorized signature

ACCEPTANCE OF PROPOSAL & NOTICE TO PROCEED

Authorized signature, City of Garden City, KS

Printed signature name

Title

Date

P.O. Box 469 / 831 Industrial Rd. Goddard, KS 67052 Phone: 316-794-1165 / Fax: 316-794-2717
Toll Free: 866-794-1165 - www.mayerllc.com

2015 Manhole Rehab

Manhole	Depth	Address
50	9'9"	Fulton & Campus
51	12'3"	203 N. Campus
49	10'	Fulton & Campus
2631	8'3"	2010 E. Roadside
2643	8'7"	S. Campus & Railroad
2643A	9'	Field Road South of 2643
2560	12'	Behind International Paper
2644	9'4"	Field Road South of 2643A
1533	10'	East of 2644
1534	10'	East of 1533
2658	11'8"	East of 1534
2659	12'	East of 2658
0	11'6"	East of 2659
1535	8'	East of 0
2660	9'7"	East of 1535
2661	10'5"	SE of 2660
2662	11'7"	SE of 2661
2616	13'	SW Corner of WWTP
2654	13'10"	West of WWTP
2614	11'6"	Jameson Field Road & RR
475	7'	108 W Hackberry



**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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www.garden-city.org

MEMORANDUM

TO : Governing Body
THRU: Matt Allen, City Manager
FROM: Mike Muirhead, Public Utilities Director
DATE : February 23, 2015
RE : Distribution Transformer Purchase

ISSUE:

Bids were received on February 20, 2015 for distribution transformer purchase from seven vendors. All vendors submitted bids and met minimum specifications. Please see attached bid tab summary.

BACKGROUND:

These distribution transformers will be used for Capital Improvement Projects (CIP) for 2015, and other commercial developments that are currently in the planning stages, along with replenishing emergency transformer stock.

ALTERNATIVES:

- 1) Accept the low bid from HD Supply Power Solutions, Stanion Wholesale Electric Co. and Kriz-Davis Company.
- 2) Reject all bids and direct staff to re advertise for bids.

RECOMMENDATION:

Staff recommends awarding the bid to HD Supply Power Solutions in the total amount of \$178,868.28 (\$165,160.00 net, \$13,708.28 tax), Stanion Wholesale Electric Co. in the total amount of \$110,644.70 (\$102,165.00 net, \$8,479.70 tax) and Kriz-Davis Co. in the total amount of \$52,938.45 (\$48,881.30 net, \$4,057.15 tax).

FISCAL NOTE:

The Electric Department's Transformer account #068-41-411-6180.01 in the 2015 budget, appropriated \$422,750.00 to fund this \$342,451.43 expenditure

**City of Garden City
Transformer Bid Sheet**

Due By **2-20-2015 2pm CT**

ITEM NO.	SIZE AND TYPE	PRIMARY VOLTAGE	SECONDARY VOLTAGE	QTY	NLLB	LLB	BID EACH	DELIVERY	TOTAL COST	BC/T	BID WINNER	VENDOR	Manuf.
1	25 KVA Pad 1Ø	2400/4160Y- 7200/12470Y	120/240	24	63	298	\$1,761.00	10-12 weeks	\$42,264.00	\$2,800.30		Wesco	ABB
					70	244	\$1,364.10	8-10 weeks	\$32,738.40	\$2,340.30		WEUSC	Ermco
					56	286	\$1,568.51	10-12 weeks	\$37,644.24	\$2,535.61		KD	Cooper
					64	268	\$1,865.00	14-16 weeks	\$44,760.00	\$2,849.60		Solomon	Moloney
					62	235	\$1,755.00	8-10 weeks	\$42,120.00	\$2,658.35		Stanion	Howard
					70	244	\$1,319.13	8-10 weeks	\$31,659.12	\$2,295.33		KD	Ermco
					63	290	\$1,295.00	6-8 weeks	\$31,080.00	\$2,317.90	X	HD	GE
					70	244	\$1,302.00	8-10 weeks	\$31,248.00	\$2,278.20		Stanion	Ermco
					62	235	\$1,781.65	8-10 weeks	\$42,759.60	\$2,685.00		KD	Howard
					2	25 KVA Pad 1Ø	7200/12470Y	120/240	30	65	238	\$1,255.39	8-10 weeks
70	271	\$1,615.00	10-12 weeks	\$48,450.00						\$2,646.55		Wesco	ABB
59	279	\$1,475.35	10-12 weeks	\$44,260.50						\$2,448.50		KD	Cooper
62	266	\$1,391.00	8-10 weeks	\$41,730.00						\$2,357.90		Stanion	Howard
65	238	\$1,214.99	8-10 weeks	\$36,449.70						\$2,144.89		KD	Ermco
65	238	\$1,200.00	8-10 weeks	\$36,000.00						\$2,129.90	X	Stanion	Ermco
60	259	\$1,230.00	6-8 weeks	\$36,900.00						\$2,168.95		HD	GE
			No Bid	\$0.00						\$0.00		Techline	
62	266	\$1,410.00	8-10 weeks	\$42,300.00						\$2,376.90		KD	Howard
56	251	\$1,585.00	14-16 weeks	\$47,550.00						\$2,480.35		Solomon	Moloney
3	50 KVA Pad 1Ø	2400/4160Y- 7200/12470Y	120/240	12	95	556	\$1,762.50	10-12 weeks	\$21,150.00	\$3,548.30		KD	Cooper
					91	455	\$2,095.00	14-16 weeks	\$25,140.00	\$3,646.55		Solomon	Moloney
					112	444	\$2,305.00	8-10 weeks	\$27,660.00	\$3,976.80		Stanion	Howard
								No Bid	\$0.00	\$0.00		Techline	
					97	528	\$1,550.00	6-8 weeks	\$18,600.00	\$3,292.00		HD	GE
					120	452	\$1,500.87	8-10 weeks	\$18,010.44	\$3,243.47	X	KD	Ermco
					94	561	\$1,995.00	10-12 weeks	\$23,940.00	\$3,784.25		Wesco	ABB
					112	444	\$2,339.11	8-10 weeks	\$28,069.32	\$4,010.91		KD	Howard
					106	472	\$1,600.00	8-10 weeks	\$19,200.00	\$3,288.40		Stanion	Ermco
					106	472	\$1,674.87	8-10 weeks	\$20,098.44	\$3,363.27		WEUSC	Ermco

1-31-2015

City of Garden City Transformer Bid Sheet

Due By **2-20-2015 2pm CT**

4	50 KVA Pad 1Ø	7200/12470Y	120/240	24	96	512	\$1,740.81	10-12 weeks	\$41,779.44	\$3,443.21		KD	Cooper
					120	452	\$1,551.80	8-10 weeks	\$37,243.20	\$3,294.40		WEUSC	Ermco
					86	468	\$1,995.00	14-16 weeks	\$47,880.00	\$3,539.20		Solomon	Moloney
					120	452	\$1,500.87	8-10 weeks	\$36,020.88	\$3,243.47		KD	Ermco
					106	438	\$1,960.00	8-10 weeks	\$47,040.00	\$3,578.70		Stanion	Howard
								No Bid	\$0.00	\$0.00		Techline	
					120	452	\$1,482.00	8-10 weeks	\$35,568.00	\$3,224.60		Stanion	Ermco
					100	467	\$1,470.00	6-8 weeks	\$35,280.00	\$3,107.35	X	HD	GE
					93	588	\$1,818.00	10-12 weeks	\$43,632.00	\$3,655.80		Wesco	ABB
					106	438	\$1,988.91	8-10 weeks	\$47,733.84	\$3,607.61		KD	Howard
5	150 KVA Pad 3Ø	2400/4160Y-7200/12470Y	120/208Y	3	300	1571	\$7,591.14	10-12 weeks	\$22,773.42	\$12,851.69		KD	Cooper
					237	1597	\$6,200.00	8-10 weeks	\$18,600.00	\$11,085.45		HD	GE
					320	1468	\$6,931.28	10-12 weeks	\$20,793.84	\$12,116.68		WEUSC	CG
								No Bid	\$0.00	\$0.00		Techline	
					335	1245	\$6,068.00	8-10 weeks	\$18,204.00	\$10,898.25	X	Stanion	Howard
					219	1415	\$6,626.67	10-12 weeks	\$19,880.01	\$11,016.62		WEUSC	Ermco
					335	1245	\$6,144.38	8-10 weeks	\$18,433.14	\$10,974.63		KD	Howard
					219	1415	\$6,338.00	10-12 weeks	\$19,014.00	\$10,727.95		Stanion	Ermco
					320	1788	\$7,680.00	11-13 weeks	\$23,040.00	\$13,521.40		Solomon	CG
					219	1415	\$6,409.84	10-12 weeks	\$19,229.52	\$10,799.79		KD	Ermco
					306	1082	\$8,011.00	10-12 weeks	\$24,033.00	\$12,309.90		Wesco	ABB
6	150 KVA Pad 3Ø	2400/4160Y-7200/12470Y	277/480Y	3	272	1096	\$6,516.92	10-12 weeks	\$19,550.76	\$10,613.32		WEUSC	Ermco
					335	1239	\$6,057.59	8-10 weeks	\$18,172.77	\$10,875.54		KD	Howard
					287	1044	\$8,068.00	10-12 weeks	\$24,204.00	\$12,159.80		Wesco	ABB
					307	1662	\$7,890.00	11-13 weeks	\$23,670.00	\$13,384.70		Solomon	CG
					272	1096	\$6,303.65	10-12 weeks	\$18,910.95	\$10,400.05		KD	Ermco
					302	1504	\$7,519.67	10-12 weeks	\$22,559.01	\$12,656.47		KD	Cooper
					335	1239	\$5,983.00	8-10 weeks	\$17,949.00	\$10,800.95	X	Stanion	Howard
								No Bid	\$0.00	\$0.00		Techline	
					269	1474	\$6,100.00	8-10 weeks	\$18,300.00	\$10,950.90		HD	GE
					272	1096	\$6,224.00	10-12 weeks	\$18,672.00	\$10,320.40		Stanion	Ermco
					307	1355	\$7,118.98	10-12 weeks	\$21,356.94	\$11,984.33		WEUSC	CG

City of Garden City Transformer Bid Sheet

Due By **2-20-2015 2pm CT**

7	150 KVA Pad 3Ø	7200/12470Y	277/480Y	3	331	993	\$6,537.00	10-12 weeks	\$19,611.00	\$10,823.45		Wesco	ABB
					291	1396	\$7,002.78	10-12 weeks	\$21,008.34	\$11,843.38		KD	Cooper
					348	1110	\$5,122.00	8-10 weeks	\$15,366.00	\$9,763.90	X	Stanion	Howard
					321	1156	\$6,000.00	8-10 weeks	\$18,000.00	\$10,552.60		HD	GE
								No Bid	\$0.00	\$0.00		Techline	
					307	1130	\$6,179.00	10-12 weeks	\$18,537.00	\$10,583.10		Stanion	Ermco
					307	1130	\$6,257.71	10-12 weeks	\$18,773.13	\$10,661.81		KD	Ermco
					348	1110	\$5,178.51	8-10 weeks	\$15,535.53	\$9,820.41		KD	Howard
					307	1130	\$6,469.74	10-12 weeks	\$19,409.22	\$10,873.84		WEUSC	Ermco
					324	1517	\$6,250.00	11-13 weeks	\$18,750.00	\$11,563.05		Solomon	CG
					324	1193	\$5,632.82	10-12 weeks	\$16,898.46	\$10,281.67		WEUSC	CG
8	225 KVA Pad 3Ø	2400/4160Y- 7200/12470Y	120/208Y	2	393	1616	\$7,655.39	10-12 weeks	\$15,310.78	\$13,640.59		WEUSC	Ermco
					459	1907	\$8,715.38	10-12 weeks	\$17,430.76	\$15,745.93		KD	Cooper
					422	2333	\$9,220.00	11-13 weeks	\$18,440.00	\$16,872.25		Solomon	CG
					393	1616	\$7,405.31	10-12 weeks	\$14,810.62	\$13,390.51		KD	Ermco
					374	1606	\$10,193.00	10-12 weeks	\$20,386.00	\$16,028.50		Wesco	ABB
					469	1887	\$7,629.93	8-10 weeks	\$15,259.86	\$14,687.48		KD	Howard
					422	1911	\$8,317.95	10-12 weeks	\$16,635.90	\$15,105.10		WEUSC	CG
					469	1887	\$7,543.00	8-10 weeks	\$15,086.00	\$14,600.55		Stanion	Howard
								No Bid	\$0.00	\$0.00		Techline	
					401	1847	\$7,750.00	8-10 weeks	\$15,500.00	\$14,263.15		HD	GE
					393	1616	\$7,323.00	10-12 weeks	\$14,646.00	\$13,308.20	X	Stanion	Ermco
9	750 KVA Pad 3Ø	7200/12470Y	277/480Y	5	915	5080	\$11,833.39	10-12 weeks	\$59,166.95	\$28,469.39		KD	Ermco
					875	5348	\$12,761.03	10-12 weeks	\$63,805.15	\$29,674.43		WEUSC	CG
								No Bid	\$0.00	\$0.00		Techline	
					1016	4926	\$11,285.00	8-10 weeks	\$56,425.00	\$28,292.10		Stanion	Howard
					979	5213	\$10,800.00	8-10 weeks	\$54,000.00	\$28,143.85	X	HD	GE
					915	5080	\$11,690.00	10-12 weeks	\$58,450.00	\$28,326.00		Stanion	Ermco
					875	6223	\$14,140.00	11-13 weeks	\$70,700.00	\$32,847.15		Solomon	CG
					869	5476	\$12,877.36	10-12 weeks	\$64,386.80	\$30,012.36		KD	Cooper
					915	5080	\$12,233.85	10-12 weeks	\$61,169.25	\$28,869.85		WEUSC	Ermco
					1016	4926	\$11,419.89	8-10 weeks	\$57,099.45	\$28,426.99		KD	Howard
					1035	3899	\$16,818.00	10-12 weeks	\$84,090.00	\$31,848.95		Wesco	ABB

**City of Garden City
Transformer Bid Sheet**

Due By 2-20-2015 2pm CT

10	1000 KVA Pad 3Ø	2400/4160Y- 7200/12470Y	277/480Y	2	1185	5426	\$17,721.50	10-12 weeks	\$35,443.00	\$36,902.80		KD	Ermco
					1077	7879	\$21,060.00	13-15 weeks	\$42,120.00	\$44,535.55		Solomon	CG
					1187	5545	\$21,224.00	10-12 weeks	\$42,448.00	\$40,662.85		Wesco	ABB
					1163	5871	\$19,151.92	8-10 weeks	\$38,303.84	\$39,095.87		KD	Howard
					1185	5426	\$18,321.03	10-12 weeks	\$36,642.06	\$37,502.33		WEUSC	Ermco
					1163	5871	\$18,908.00	8-10 weeks	\$37,816.00	\$38,851.95		Stanion	Howard
					1238	6481	\$15,700.00	8-10 weeks	\$31,400.00	\$37,404.45		HD	GE
					1185	5426	\$17,507.00	10-12 weeks	\$35,014.00	\$36,688.30		Stanion	Ermco
								No Bid	\$0.00			Techline	
					1122	7540	\$15,435.43	10-12 weeks	\$30,870.86	\$38,522.03	X	KD	Cooper
					1077	6802	\$19,007.18	12-14 weeks	\$38,014.36	\$40,274.88		WEUSC	CG
11	1000 KVA Pad 3Ø	7200/12470Y	277/480Y	4	1104	5849	\$15,563.10	10-12 weeks	\$62,252.40	\$35,060.75		KD	Ermco
					1171	5928	\$15,252.72	8-10 weeks	\$61,010.88	\$35,367.92		KD	Howard
					1066	6226	\$18,516.00	10-12 weeks	\$74,064.00	\$38,528.10		Wesco	ABB
					1104	5849	\$16,089.23	10-12 weeks	\$64,356.92	\$35,586.88		WEUSC	Ermco
					1089	7045	\$15,411.86	10-12 weeks	\$61,647.44	\$37,259.31		KD	Cooper
					1193	7780	\$16,420.00	13-15 weeks	\$65,680.00	\$40,481.40		Solomon	CG
					1171	5928	\$15,089.00	8-10 weeks	\$60,356.00	\$35,204.20		Stanion	Howard
					1104	5849	\$15,393.00	10-12 weeks	\$61,572.00	\$34,890.65		Stanion	Ermco
								No Bid	\$0.00			Techline	
					1116	8540	\$11,200.00	8-10 weeks	\$44,800.00	\$36,295.80	X	HD	GE
					1193	6587	\$14,815.39	12-14 weeks	\$59,261.56	\$36,431.14		WEUSC	CG



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
FROM: Andy Liebelt
DATE: February 24, 2015
SUBJECT: Purchase Request on Toro 4100-D Mower

ISSUE

Bids were opened for the following item:
➤ Toro 4100-D Mower

BACKGROUND

Bids were opened on February 24, 2015 in the Administration Building at 10:00 a.m. The attached table represents the bids submitted.

ALERNATIVES

1. Approve the low bid for the purchase of the Toro GM 4100 Tier 4 Interim Mower from Professional Turf Products in the amount of \$53,152.00.
2. Reject the bids for the proposed Toro Mower.

RECOMMENDATION

Staff recommends Governing Body consideration and approval for the purchase of the Toro GM 4100 Tier 4 Interim Mower from Professional Turf Products in the amount of \$53,152.00.

FISCAL NOTE

Toro GM 4100 Tier 4 Interim Mower - \$53,152.00, fund cite #001-14-135-6100.09, Budgeted Amount \$60,000.00.

CITY OF GARDEN CITY

RIDING MOWER

Bid Tabulation Sheet

Date & Time: Tuesday, 24 February 2015 10:00 a.m.
 Equipment: One (1) Toro 4100-D Mower
 Location: Large Meeting Room

DEPT. BUDGET
Parks \$60,000.00

BIDDERS	LIST PRICE	GOV'T DISCOUNT	NET CITY COST	DELIVERY DATE	EXCEPTIONS & COMMENTS
Turf Professional Products	\$74,282.00	(\$21,130.00)	\$53,152.00	2 - 4 weeks	Toro GM4100 30449N Tier 4 Interim
Turf Professional Products	\$80,375.00	(\$23,055.00)	\$57,320.00	2 - 4 weeks	Alternate Bid Toro GM4100 30608 Tier 4 Final
Colorado Golf and Turf	NO BID				
Kansas Golf and Turf	NO BID				
MTI Distributing	NO BID				
Van Wall Equipment	NO BID				



MEMORANDUM

TO: Governing Body
FROM: Toby Witthuhn
DATE: February 23, 2015
SUBJECT: Purchase Request on Utility Vehicle Bid

CITY COMMISSION

ROY CESSNA,

Mayor

MELVIN L. DALE

JANET A. DOLL

DAN FANKHAUSER

J. CHRISTOPHER LAW

ISSUE

Bids were opened for the following item:

- Heavy Duty Utility Vehicle

BACKGROUND

Bids were opened on February 23, 2015 in the Administration Building at 10:00 a.m. The following table represents the bids submitted:

CITY OF GARDEN CITY GOLF COURSE HEAVY DUTY UTILITY VEHICLE					
Bid Tabulation Sheet					
Date & Time: <u>Monday, 23 February 2015 10:00 a.m.</u>				<u>DEPT.</u>	<u>BUDGET</u>
Equipment: <u>One (1) Heavy Duty Utility Vehicle</u>				<u>Golf</u>	<u>\$23,000.00</u>
Location: <u>Large Meeting Room</u>					
BIDDERS	LIST PRICE	GOV'T DISCOUNT	NET COST	DELIVERY DATE	EXCEPTIONS & COMMENTS
Van Wall Equipment Terry Elliott	\$28,754.06	(\$6,908.06)	\$21,846.00	6 weeks	JD MY15 ProGator
Turf Professionals Equip Co Greg Snyder	\$29,543.58	(\$6,440.50)	\$23,103.08	4 - 6 weeks	Toro Workman HDX

ALERNATIVES

1. Approve the low bid for the purchase of the 2015 John Deere MY15 ProGator from Van Wall Equipment in the amount of \$21,846.00.
2. Reject the bids for the proposed utility vehicle for 2015.

RECOMMENDATION

Staff recommends Governing Body consideration and approval for the purchase of the 2015 JD MY15 ProGator from Van Wall Equipment in the amount of \$21,846.00.

FISCAL NOTE

John Deere MY15 ProGator in the amount of \$21,846.00, fund cite #070-70-712-6100.04, Budgeted Amount \$23,000.00.

MATTHEW C. ALLEN
City Manager

MELINDA A. HITZ, CPA
Finance Director

RANDALL D. GRISELL
City Counselor

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www.garden-city.org

MEMORANDUM

TO: Governing Body
FROM: James R. Hawkins, Chief of Police
DATE: February 23, 2015
SUBJECT: Purchase Request on Audio/Video Forensic Upgrade



ISSUE

Staff is requesting Governing Body consideration of accepting the sole bid from Dynamic Technologies dba Ocean Systems (Ocean Systems) for the following item:

- Hardware/software upgrade for the Garden City Police Departments audio/video forensic computer system.

BACKGROUND

The Garden City Police Department installed the audio/video forensic computer system over 5-years ago to enhance recordings to assist in investigations. The system is due for an upgrade. Ocean Systems is the sole proprietor for the audio/video forensic computer system. A bid was received on February 19, 2015 from Ocean Systems for \$11,315.00. No other vendor is available

Staff has attached the bid tabulation sheet for your review.

ALTERNATIVES

1. Approve the bid for the purchase of the hardware/software upgrade for the audio/video forensic computer system from Ocean Systems.
2. Reject the bids for the Hardware/software upgrade for the Audio/Video Forensic Computer System

RECOMMENDATION

Staff recommends Governing Body consideration and approval for the purchase of the hardware/software upgrade for the Audio/Video Forensic Computer system from Ocean Systems for \$11,315.00.

FISCAL NOTE

New Equipment-Computers- \$11,315.00, fund cite #001-121-6110.08. Budgeted amount \$11,500.00.

CITY OF GARDEN CITY SOLID WASTE CONTAINERS

BID TABULATION SHEET

Date & Time: 19-Feb-15
 Equipment: Audio/Video Forensic Upgrade Software & Hardware
 Location: Garden City Police Department

<u>DEPT.</u>	<u>BUDGET</u>
Police	<u>\$11,500.00</u>

BIDDERS	Audio/Video Forensic Software & Hardware Upgrade	GOV'T DISCOUNT	TOTAL	DELIVERY DATE	EXCEPTIONS & COMMENTS
Dynamic Technologies dba Ocean Systems Burtonsville, MD	\$11,315.00	\$0.00	\$11,315.00	4-weeks	Ocean Systems is the sole proprietor for this system and there is no other bids.

Ocean Systems

Proposal # Q15- 15,119

To: Garden City PD
 304 N. 9th
 Investigations
 Garden City, KS 67846
 Mark Johnson (P) 620-276-1349
 mjohnson@garden-city.org

Ship

From Dynamic Technologies dba Ocean Systems
 4016 Blackburn Lane
 Burtonsville, MD 20866
 Charles Guarino
 301-476-8015
 cguarino@oceansystems.com

#:	Q15- 15119
Date:	2/19/2015
Good Until:	10/31/2014
Terms:	N30
Order Total:	\$11,315.00

SM ID: CG

Qty	Description	Unit Price		Part #
1	Ocean Tower, Avid Media Composer - Window 7 OS - Dual CPU Mother Board with Single Eight Core Xeon 2.0 GHz E5-2650, 20MB Cache, 32GB RAM DDR3 1600MHz, 500 GB 7200 RPM "C" drive, BLU-RAY, K2200, NIC, USB 3.0 & 2.0, Firewire, and eSATA, Mouse, Speakers, Ghost, 1 yr. 800 Support, Parts and Labor warranty.	5995	5,995	TOW-MC-SFT-40
4	AV Storage - 1TB SATA300, 7200RPM (Int)	120	480	HDD-IDE-500G-00
1	Matrox MXO2MINI Includes the Matrox MXO2 Mini input/output box, Matrox MXO2 PCIe cable (1 meter), external power supply, two S-Video adapters and Matrox MXO2 Desktop adapter.	449	449	MXO2MINI/D
1	Adobe PHOTOSHOP CC one Year subscription	359	359	PS-CC-S
1	Ocean Systems ClearID - Forensic Image Clarification Plug-Ins for Adobe PhotoShop - Incl 1 yr 800 Support and 1 yr of Free Software Upgrades	995	995	SFT-CLR-ID-01
1	dTective Forensic Bundle dPlex, dPlexPro V2, dVeloper, dVeloper 4D, DVR Dcoder V2, SpotLight, MAGNIFi, arithMATIC, archive-R, Standalone TBC for Frame Sync - 1yr 800 Phone support and software upgrades	2962	2,962	SFT-BND-FNS-05

Price excludes Shipping & Handling unless otherwise stated

Item removal/substitution may require price recalculations

Credit Cards Accepted: Visa, MC, AMEX, Discover

S&H \$75

Total: \$11,315.00

MEMORANDUM



TO: Governing Body
FROM: James R. Hawkins, Chief of Police
DATE: February 20, 2015
SUBJECT: Vehicle Purchase Request

ISSUE

The Police Department is requesting Governing Body consideration of accepting the low bid from Kansas Highway Patrol (KHP) Partner's Program / Government Service Administration (GSA) for the following vehicles:

- Six Police Purpose Vehicles

BACKGROUND

The bids were requested from eight different vendors. Bids were opened on January 15, 2015 and February 13, 2015 at 2:00 pm at the Garden City Police Department for two (2) Ford Police Interceptor Utilities and four (4) Chevrolet Police Purpose Vehicles. The low bidder was KHP/GSA for both the Ford and the Chevrolet for \$180,385.90. The delivery date for the vehicles is 90-120 days from approval of the bid.

The vehicles are authorized in the GCPD's 2015 budget. The bid tabulation sheet is included for your review.

ALTERNATIVES

1. Approve the low bid for the purchase of the two (2) Ford Police Interceptor Utilities and four (4) Chevrolet Police Purpose Vehicles.
2. Reject the bids for the proposed vehicles for 2015.

RECOMMENDATION

Staff recommends Governing Body consideration and approval for the purchase of the two (2) Ford Police Interceptor Utilities and four (4) Chevrolet Police Purpose Vehicles through the KHP/GSA.

FISCAL NOTE

The total bid is **\$180,385.90** financed over three years. The following general ledger accounts will be utilized for funding:

GL Account Number 11 (Local Forfeiture Funds)

GL Account Number 005-17-000-5252

GL Account Number 001-121-6100.16 (New Equipment – Vehicles)

Leasing will be coordinated by Finance Director Melinda Hitz



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

Memo

To: City Commission
From: Kaleb Kentner
CC: File
Date: February 23, 2015
Re: Larry Laubhan Plan Review Services

ISSUE: The Inspection Department currently does not have a dedicated plan reviewer.

BACKGROUND: The City had decided rather than having a full time plan reviewer on staff, to contract out for services for the last couple of years. This third party reviewer is sent the construction plans from the City to review. The contractor reviews the plans and sends their comments back to the City. The City inspections staff reviews the comments based on our adopted codes and procedures. The City then prepares a letter of corrections if necessary and sends them back to the design professional. The design professional works with the City Building Inspector and resubmits the corrected plans and a permit is then issued.

Attached is a contract for approval regarding plan review services by Larry Laubhan. Mr. Luabhan's services will only be requested for large, commercial/industrial projects when there are staff time constraints. The contract terms state that the Consultant shall charge \$75.00 per hour of professional time and \$75.00 per hour for support staff.

ALTERNATIVES:

1. Approve the attached contract for plan review services.
2. Deny the attached contract for plan review service.

RECOMMENDATION: Staff recommends approval of the contract.

FISCAL NOTE: All fee's for plan review services are passed through to the builder and paid for with the building permit.

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301 N. 8TH
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GARDEN CITY, KS
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www.garden-city.org

Agreement for Plan Review Services

SCOPE OF WORK

An initial scope of work for the plan review is outlined below:

- A. Building Plans
1. Review building plans for 2009 International Building Code, 2009 International Performance Code for Buildings and Facilities, 2009 Electrical Code-Administrative Provisions, 2009 International Plumbing Code, 2009 International Mechanical Code & 2009 International Fuel Gas Code.
 2. Meet with staff to consult on review letters
 3. Create a review letter to be submitted to architect

All work will be undertaken at the specific direction of the Client.

DEFINITIONS

- A. Consultant shall mean LARRY W. LAUBMAN
B. Client shall mean The City of Garden City.

TIMING

Project timing and scheduling will be based on the various projects to be reviewed. Each project with take one to two weeks depending on its complexity. In this context, the consultant will provide assistance in accordance with mutually agreeable schedules to be established by the Client.

MEETINGS

The Consultant's representatives will attend meetings as necessary to gather information, present ideas and discuss findings as required by the Client.

FEE PROPOSAL

Because the full range of service required to complete the plan review process outlined above is indefinite, an overall project cost will be difficult to define with any degree of precision. Accordingly, we propose to charge on the basis of special hourly rates plus expenses. At the present time, special hourly rates will be \$ 75⁰⁰ /per hour for professional time and \$ 75⁰⁰ /per hour for support staff. Printing and other incidental expenses are billed at-cost.

Each project assigned by the Client will have an initial upper maximum limit fee of \$650.00. Prior approval from the Client will be required before any project fee can exceed the initial fee. Projects of large scale should be reviewed and an upper estimate provided before any work is to begin.

OTHER CONSIDERATIONS

This Agreement may be extended through fee negotiation to include any additional services performed by the following reasons at any time in the future:

A. When directed by Client to perform services either by verbal or by written instructions, which may or may not relate to the originally performed services, and for which no other specific contractual arrangements exist between Client and Consultant.

B. When subpoenaed by a litigant to make depositions or testify in any matter in which we have performed services for you. These services include preparation and research, travel, court appearances, and waiting at or in court at the request of any party to the proceedings or intended proceedings.

The right is reserved by the Client to terminate this Agreement at any time, upon written notice, in the event that the project is abandoned or indefinitely postponed, because the services of the Consultant are unsatisfactory or the Consultant fails to prosecute work with due diligence, or for any other reason deemed appropriate by Client; provided, however, that in any such case the Consultant shall be paid the reasonable value of the services rendered up to the time of termination as mutually agreed.

The Consultant reserves the right to terminate this agreement by written notice for any specific assignment whenever it believes that it cannot effectively serve the Client, when it has a conflict of interest, or when it cannot, for other ethical reasons, act on the Client's behalf.

This Agreement shall be effective this _____ day of _____, ~~2014~~ 2015

Consultant:

LW Ruller CBO, CPFS

Date: 2/22/2015

City of Garden City, Kansas-Client:

Date: _____

Other Entities Minutes

Garden City Police Department
Police/Citizens' Advisory Board Meeting
February 17, 2015

Present: James R. Hawkins, Chief of Police; Sergeant Andrew Roush; Cindy Hernandez; Vinh Nguyen; Brandon Neeb; Mellaina Johnson; Mel Galvez; Lupe Carrasco, Administrative Assistant.

Not Present: Charles Allen; Connie Bonwell; Helen Batchelder; Alicia Weber; Stan Kennedy.

The meeting convened at 1730.

Chief Hawkins welcomed Mel Galvez as the latest member of the board.

Chief Hawkins led a review of the monthly activity reports.

Chief Hawkins stated the Police Citizens' Academy will be starting on March 28.

The meeting adjourned at 1815.